City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, February 24, 2026
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Approve Agenda

3. Presentation

4. Citizen Input

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

5. Consent Agenda

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

1. Approve the Following Meeting Minutes:

1. City Council Work Session dated February 10, 2026
2. City Council Regular Session dated February 10, 2026

2. Approve Business License Applications

3. **Adopt Resolution #26-040 Approving a Roster of Qualified Hearing Officers for Dangerous and Potentially Dangerous Dog Appeal Hearings** ~~Approval of Hearing Officer Roster for Dangerous Dog Appeal Hearings~~

4. Approve Request To Sell Surplus Equipment

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

6. Authorization to hire a Part-time Police Technician

7. Adopt Resolution #26-063 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 5, 2026 through February 18, 2026.

8. Adopt Resolution #26-007 Approving Final Payment to GMH Asphalt Corporation for Improvement Project #24-03, 2024 NE Ramsey Street Reconstructions.

9. Adopt Resolution #26-034, Approving Partial Payment #31 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

10. Adopt Resolution #26-045 Approving Final Payment to Park Construction Company for Improvement Project #25-06 Sorteberg's Street Reconstructions.

11. Adopt Resolution #26-047 Approving Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement - Ramsey Properties, LLC

12. Adopt Resolution #26-051 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR

13. Adopt Resolution #26-052 Approving Amended and Restated Right of Re-Entry Agreement: Blanery LLC

14. Adopt Resolution #26-053 Approving On-Street Parking Restrictions Around Skyline Apartments

15. Adopt Resolution #26-054 Accepting Proposals for 2026 Geotechnical and Construction Testing Services

16. Adopt Resolution #26-055 Approving Assessment Agreements for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

17. Adopt Resolution #26-057 Approving Partial Payment #32 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.

18. Adopt Resolution #26-060 Approving Construction Contingency Expense #13 for Centralized Water Treatment Plant, Improvement Project #21-09

6. Public Hearing

7. Council Business

1. Adopt Resolution #26-048 Accepting Bids and Awarding Contract for Countryside Estates Street Reconstructions, Improvement Project #26-04

2. Adopt Resolution #26-049 Accepting Bids and Awarding Contract for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07

3. Adopt Resolution #26-050 Accepting Bids and Awarding Contract for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 02/24/2026

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated February 10, 2026
2. City Council Regular Session dated February 10, 2026

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 February 10, 2026
2. City Council Regular Session dated February 10, 2026

Attachments

02-10-26 CCWS

02-10-26 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Katie Schmidt		Started On: 02/13/2026 03:16 PM
Final Approval Date: 02/19/2026		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, February 10, 2026, 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
Parks and Assistant Public Works Director Mark Riverblood
Planning Manager Todd Larson
Economic Development Manager Sean Sullivan
Zoning Code Enforcement Officer Craig Swalchick
City Attorney Amanda Johnson

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: Improve the Image of Ramsey Along the Highway 10 Corridor Discussion

Planning Manager Larson discussed the state's $138 million investment and the need to improve the area's cleanliness and tidiness. He listed various issues, including shipping containers, tires, and unauthorized storage yards, and outlined a plan to work with different departments to address these issues. The plan used a systematic approach, starting at one end of the city and working toward the other, to ensure thorough enforcement.

Councilmember Riley questioned the efficiency of starting at one end, citing perceived selectivity.

Planning Manager Larson explained the benefits of a systematic approach, noting that it will be more efficient and fairer.

Councilmember Stewart inquired about notifications to businesses.

Planning Manager Larson confirmed that letters would be sent informing businesses about the council’s goals and the need for compliance.

Councilmember Buscher supported the systematic approach, emphasizing fairness and the need to give businesses time to address issues before enforcement.

Councilmember Stewart asked about repercussions for non-compliance.

Planning Manager Larson outlined the path to compliance, including obtaining building permits and navigating the planning commission process.

Economic Development Manager Sullivan discussed the importance of communication and proactive enforcement, noting that businesses appreciated knowing what to expect.

Mayor Heineman emphasized the need to focus on aesthetics and avoid expanding the scope of enforcement to unrelated issues.

Planning Manager Larson assured the council that the focus would be on visible issues from the highway and not on interior inspections.

Mayor Heineman expressed concerns about the perception of selective enforcement and the importance of articulating the policy clearly.

City Attorney Johnson explained the legal justification for the policy and the importance of articulating the public purpose.

Planning Manager Larson clarified that the goal was to bring businesses into compliance and that the policy would be communicated clearly to avoid misunderstandings.

Councilmember Specht supported the proactive enforcement but emphasized the need to avoid scope creep and ensure fairness.

2.02: Local Affordable Housing Aid (LAHA) Policy Discussion and Direction

Planner Manager Larson opened the discussion on local affordable housing aid, outlining eligibility criteria and the types of projects that can be funded.

Councilmember Riley suggested focusing on exterior improvements and forgivable loans to prevent properties from flipping.

Councilmember Buscher supported matching funds and income verification for recipients.

Mayor Heineman and the council discussed the potential for targeting specific demographics, such as seniors, and the importance of prioritizing structural improvements.

Planning Manager Larson outlined the available funding and the need for a balanced approach to ensure the program’s impact.

The council discussed the potential for multiple programs to address different needs, such as exterior improvements and utility connections. The importance of verifying income and ensuring that funds were used effectively was emphasized.

Planning Manager Larson agreed to draft a detailed policy based on the council's direction and return with further recommendations.

2.03: Mississippi Skyway Pedestrian Bridge

City Administrator Hagen provided an update on the Mississippi Skyway Pedestrian Bridge Project, noting the need for additional funding to secure the North Star Rail stop. The project has been in development for several years, and recent efforts have focused on securing funding and addressing the potential impact on the rail stop.

Councilmembers discussed the potential benefits of the project, including improved connectivity and economic development. The council agreed to explore fully funded options and, if necessary, consider a local contribution of up to $1 million.

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 6:42 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER……...2
2. APPROVE AGENDA……..2
3. PRESENTATIONS……..2
3.01: Oath of Office for Two Patrol Officers……...2
3.02: State of the City 2026: Mayor's Address……3
4. CITIZEN INPUT……..3
5. CONSENT AGENDA……13
6. PUBLIC HEARING……...14
7. COUNCIL BUSINESS…….. 14
7.01: Adopt Resolution #26-042 Authorizing Contract Amendment with H & U Construction for Improvement Project #25-58, Waterfront Waterplay Park Improvements…14
7.02: Adopt Resolution #26-020 and #26-021 Approving the Preliminary Plat of "Oshaughnessy Third Addition" and Variance to Scenic River Protection Overlay at 17201 St. Francis Blvd. NW……..15
7.03: Adopt Resolution #26-024, Approving a Conditional Use Permit for Motor Vehicle Repair Uses at 14310 Sunfish Lake Boulevard NW (Clark Companies)……..16
7.04: Adopt Resolution #26-025, Approving Conditional Use Permit for Motor Vehicle Repair Uses at 14047 Azurite Street NW (Clark Companies)…….. 18
7.05: Adopt Ordinance #26-02, Repealing and Replacing Chapter 10 for Animal Regulations……18
7.06: Adopt Ordinance #26-01, Amending Section 30-5, Nuisances……... 19
8. MAYOR, COUNCIL, AND STAFF INPUT…….20
9. ADJOURNMENT……..20

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, February 10, 2026, 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
Parks and Assistant Public Works Director Mark Riverblood
Planning Manager Todd Larson
City Planner Adam Martin

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 Buscher, Olson, Peters, Riley, Specht, and Stewart. Voting No: None.

3. PRESENTATIONS

3.01: Oath of Office for Two Patrol Officers

Police Chief Bluml introduced Officers Abby Spitzer, hired in July 2025, and Andrew Kavanaugh, hired in September 2025.

Officer Spitzer's background includes a career in real estate and community service before becoming a licensed peace officer.

Officer Kavanaugh has a bachelor's degree in criminal justice, served in the Minnesota National Guard, and previously worked as a community service officer.

Mayor Heineman issued the ceremonial Oath of Office to Officer Spitzer and Officer Kavanaugh.

3.02: State of the City 2026: Mayor's Address

Mayor Heineman reported continued progress and strategic growth across the City of Ramsey, with a focus on infrastructure investment, community amenities, and fiscal responsibility.

Key accomplishments include completing the Ramsey Gateway highway corridor, which has significantly improved traffic flow, safety, and access to local businesses. The city is also advancing regional discussions on a new Mississippi River crossing to Dayton, with multi-jurisdictional partnerships in place and plans to pursue funding for a Tier 1 Environmental Impact Study.

Major utility investments include a new water treatment facility that is now largely operational, addressing iron and manganese concerns and providing reliable, high-quality drinking water. The facility currently meets demand at approximately 10 million gallons per day and can be expanded to meet future growth.

Quality-of-life improvements remain a priority. Development of the Waterfront Waterplay Park in the COR is underway, featuring a large splash pad, a seven-acre pond, and a DNR-donated fishing pier. The project is fully funded by park dedication fees, with no impact on the general fund or property taxes. Additional park upgrades include ADA-compliant playground renovations and the launch of the Ramsey Farmers Market, running June through October.

Economic growth remains strong, with 28 new businesses added over the past year and expansions by existing employers. New dining, hospitality, and entertainment venues, including a new hotel and multiple restaurants, continue to enhance Ramsey's role as a regional destination. Residential development remains active, highlighted by the opening of a mixed-use apartment community with ground-floor retail.

Mayor Heineman concluded by thanking residents and reaffirming the City Council's commitment to responsible spending, balanced growth, and continued investment in services and amenities that benefit the community.

4. CITIZEN INPUT

Kali Gonzalez, 7092 139th Ave NW, described an incident that occurred after grocery shopping, when she briefly drove through the Home2 Suites hotel parking lot to assess whether ICE activity in the city had decreased. She stated she remained in the lot for under a minute and took no photos. As she exited, she reported being blocked by two individuals she identified as U.S. Immigration and Customs Enforcement (ICE) agents, one of whom she said gestured aggressively at her. After

leaving the lot, she stated she was followed first by ICE vehicles and later by Ramsey Police Department vehicles, prompting her to drive around until she felt safe to return home.

Ms. Gonzalez reported that, upon returning to the grocery store in a different vehicle to avoid being followed again, she observed police vehicles near the hotel exit. She expressed ongoing concern about frequent ICE presence in her neighborhood.

Ms. Gonzalez stated that her family, who are Mexican American, now feel unsafe in the community and fear being targeted, despite her husband being a U.S. citizen. She shared that her family has altered daily routines due to fear of detention or harassment. She concluded by asking when the Ramsey Police Department will prioritize protecting residents over intimidating community members. She called on the City of Ramsey, the City Council, and the Ramsey PD to formally denounce ICE activity in the city.

Mayor Heineman thanked Ms. Gonzalez for coming forward and affirmed that sharing personal experiences during public comment is appropriate and valued. He emphasized the importance of using accurate information and respectfully asked speakers to avoid assigning motives to any group's actions, while acknowledging individuals' right to express how they felt about the situation.

Mayor Heineman stated that discussing experiences such as feeling followed by ICE or Ramsey Police is acceptable, but encouraged framing comments around observed actions rather than assumptions about intent. He clarified that this request was not a demand, but a general guideline for constructive dialogue.

Mayor Heineman then spoke in support of the Ramsey Police Department, noting its long-standing commitment to community-based policing focused on partnership and public safety rather than crime-seeking enforcement. Drawing on his personal experience of living in the community since 1991, he expressed confidence in the department's approach. In response to the specific concerns raised, Mayor Heineman invited the Police Chief to address departmental protocol and explain why officers may have been present in the situation described.

Police Chief Bluml thanked Mayor Heineman for the opportunity to speak and acknowledged community concerns. He emphasized that the Ramsey Police Department's mission is grounded in its oath to protect and serve with courage, integrity, and honor, and that the department is deeply invested in the Ramsey community, having served since 1974.

Police Chief Bluml stated that Ramsey Police do not enforce immigration laws, noting that this has always been the department's position and is not a recent change. He reiterated that the department's role is to maintain order, protect people and property, and uphold the U.S. and Minnesota Constitutions. He explained that the department has responded to increased activity and concerns related to lodging locations, patrol requests, and reported sightings in certain neighborhoods. In these situations, officers are focused on maintaining public safety, preventing property damage, and ensuring peaceful conditions for the entire community.

Police Chief Bluml stated that Ramsey Police are prepared to manage peaceful protests and, if necessary, address situations that escalate beyond peaceful activity. He noted that the department must balance preventing harassment of residents with preventing vandalism and property damage, citing incidents in other communities in which hotel vehicles were damaged, often belonging to visitors. He added that Ramsey Police work closely with other law enforcement agencies in Anoka County, including neighboring departments and the sheriff's office, to share resources and coordinate responses to complex situations.

Police Chief Bluml concluded by offering to speak further with Ms. Gonzalez privately after the meeting to discuss concerns in more detail.

Mayor Heineman thanked the Police Chief and reiterated that Ramsey Police leadership and officers are available to speak directly with residents who have questions or concerns. He acknowledged that raising issues during a public meeting is appropriate. Still, he noted that formal meetings governed by Robert's Rules of Order are not always the best setting for detailed or nuanced discussions.

Mayor Heineman encouraged residents who wish to continue the conversation to meet with the Police Department or City Council members outside the formal meeting environment, stating that he and other council members are willing to engage in face-to-face discussions. He emphasized that Ramsey police officers are members of the community, many of whom live locally, and have a vested interest in the city's long-term success. He acknowledged that residents and officials may not always agree on individual cases. Still, he stressed that all parties share the same goal: ensuring residents feel safe and protected while upholding the law. He concluded by reaffirming the Police Department's mission to protect lawful residents and foster community trust, encouraged respectful dialogue focused on actions rather than assumed motives, and invited the next speaker to come forward.

Mitchell Manofsky, a Ramsey resident living near City Hall, expressed appreciation for city leadership, the City Council, and the Ramsey Police Department, stating that he has a high level of trust in local officials and law enforcement due to their training, experience, and commitment to humane, community-based policing.

Mr. Manofsky contrasted that trust with deep concern about the presence of U.S. Immigration and Customs Enforcement (ICE), stating that he does not trust ICE agents due to what he described as insufficient training and the fear their presence creates in the community. He emphasized that armed ICE activity is alarming to residents, particularly people of color, and referenced the distress experienced by families who feel targeted or unsafe in their own neighborhood. He stated that residents should feel secure in their community and asked how ICE operations are coordinated, including how individuals are identified and whether advance notice or mitigation measures are in place to prevent residents from feeling terrorized. He urged city leaders to take steps to prevent similar incidents in the future and concluded by reiterating his trust in Ramsey city officials and police while pressing for stronger protections for community members.

Elliot Niven, 7541 147th Circle NW, expressed strong concern about what he described as racism and hostility toward community members, particularly immigrants and people of color. He stated

that fear related to the presence of U.S. Immigration and Customs Enforcement (ICE) has caused anxiety in the community, including among students who he said carry documentation out of fear of being detained.

Mr. Niven asserted that some residents are afraid to perform routine activities such as attending school or grocery shopping, even when they are U.S. citizens or legally present. He urged the City of Ramsey and the City Council to take action to protect residents from what he characterized as an ongoing threat posed by ICE activity. He criticized what he described as silence or inaction by community members and leaders, arguing that failing to speak out enables harm.

Mr. Niven framed the issue as a moral and civil rights concern, drawing historical comparisons to emphasize the seriousness of his fears and calling on city leadership to actively protect all residents they consider neighbors.

Mayor Heineman encouraged the speaker to continue, but reiterated the importance of maintaining decorum during public comment. He emphasized that while individuals have the right to express their views, the City Council expects comments to avoid assigning blanket motives or labels to groups of people.

Mayor Heineman stated that attributing intent broadly can detract from the clarity and effectiveness of a speaker's message. He affirmed that the city would not ascribe motives to individuals and asked that speakers apply the same standard. He concluded by requesting that rhetoric be toned down on all sides to support a more constructive and respectful discussion.

Elliot Niven concluded his comments by reiterating his fear that residents are being terrorized by the presence and actions of U.S. Immigration and Customs Enforcement (ICE). He referenced historical persecution to emphasize the level of fear he believes community members are experiencing today.

Mr. Niven directly challenged the City Council to take action, asking what steps would be taken to protect residents and how many incidents would be required before intervention. He urged city leaders to decide whether to oppose what he described as harmful and intimidating ICE activity or to allow it to continue, and he concluded by calling on elected officials to take a stand on behalf of residents.

Lisa, a Ramsey resident and active community member, urged the Mayor, City Council, and Ramsey Police Department to issue a clear public statement denouncing the presence and actions of U.S. Immigration and Customs Enforcement (ICE) within the city. She stated that she has personally observed ICE agents operating in neighborhoods, businesses, hotels, and parking lots, and described these activities as intimidating and alarming.

Lisa asserted that the current situation conflicts with Ramsey's stated vision of being a secure, citizen-driven, collaborative community. She reported that residents, children, families, and business owners feel unsafe, citing fears related to school bus stops, grocery stores, homes, and workplaces. She stated that some businesses have altered operations to protect employees.

Lisa expressed concern that ICE activity appears to involve questioning, following, or intimidating individuals based on appearance rather than confirmed immigration violations, which she characterized as racial profiling and fear-based enforcement. She stated that this activity erodes civil rights, damages public trust, and disrupts daily life.

Lisa posed three questions to city leadership:

1. Whether the City will publicly state that ICE activity targeting the community is not supported or tolerated.
2. What concrete steps will be taken to restore safety and trust for residents and business owners?
3. Whether the Ramsey Police Department will commit to protecting residents and workers whom she believes are being unjustly targeted or harassed.

Lisa concluded by urging city leaders to consider how allowing such activity aligns with Ramsey's stated community values and emphasized the importance of a public response and leadership on the issue.

Will Boyle, 7037 139th Avenue NW, a current resident and an instructor at Anoka-Ramsey Community College, stated that while he respects the request made during the meeting to avoid assuming motives, residents are seeking clarity and action from city leadership. He emphasized that community members want a clear statement from the Mayor and City Council on their position on the issue.

Mr. Boyle expressed concern that, in the absence of a public position or response, it becomes difficult for residents not to draw assumptions. He referenced recent deaths in Minnesota that he attributed to the actions of U.S. Immigration and Customs Enforcement (ICE) and noted that ICE agents are reportedly staying at a nearby hotel. He shared that his students are fearful and stated that this level of fear is unacceptable. He concluded by asking what actions the Mayor and City Council are taking in response to these concerns.

Mayor Heineman acknowledged the difficulty of responding in real time during public comment, noting that he serves as both a representative of the City and an elected representative of residents. He stated that he intends to address the questions raised later in the meeting and asked for patience while additional public comments are heard.

Mayor Heineman explained that his forthcoming remarks will reflect his perspective as an elected official and resident, and that he cannot guarantee his comments will satisfy all attendees. He emphasized his commitment to fairness and said he would be available after the meeting for further discussion.

Mayor Heineman clarified that his responses will be his own and do not represent the views of city staff, the Police Department, or other members of the City Council. He encouraged residents to continue sharing their comments and questions, assuring the audience that he does intend to respond before the meeting concludes.

Michelle Powers, a Ramsey resident, parent, educator, and co-founder of Parents for Good, shared concerns based on her work supporting families across the district and her experiences with fearful students. She stated that hearing these stories has been distressing, particularly when children and youth are affected.

Ms. Powers asked city leadership to focus on future-oriented planning rather than immediate responses. She inquired whether Ramsey has, or could adopt, policies or ordinances to protect sensitive locations such as schools, bus stops, and polling places, particularly during elections. She emphasized the importance of planning regardless of how long U.S. Immigration and Customs Enforcement (ICE) activity may continue.

Ms. Powers also raised concerns about the impact on local businesses and workers, referencing reports of business closures, restaurants struggling, and hotel employees leaving their jobs due to the current situation. Ms. Powers asked what steps the City is taking to support businesses, workers, and property owners affected by these circumstances.

Ms. Powers stated that fear and uncertainty weaken the community and expressed a desire for her children to grow up in a city where families do not feel forced into hiding. She urged city leaders to demonstrate transparency, clear policies, and local leadership within their authority to restore calm, trust, and stability, while upholding fairness and due process. She concluded by thanking city officials for their time and service.

Mike Wiltfang, 14762 Waco Street, a Ramsey resident and second-generation immigrant, shared his personal background with immigration, noting his family's experience navigating the immigration system without conflict. He stated that his comments were not intended to dispute others' experiences but to raise a specific question for city leadership.

Mr. Wiltfang referenced a letter authored by the Mayor of Crosslake, Minnesota, initially released on December 22 and reportedly signed by a growing number of mayors statewide. He stated that, based on the most recent information available to him, Mayor Heineman was not listed as a signatory.

Mr. Wiltfang characterized the letter as addressing long-standing issues and Minnesota-related statistics that he believes are now coming to the forefront. He offered copies of the letter to council members and concluded by asking a single question: Why has Mayor Heineman not signed the letter?

Mayor Heineman explained that he is intentionally reserving most comments related to immigration and ICE until later in the meeting, but chose to respond briefly to the question about why he has not signed the referenced mayors' letter.

Mayor Heineman stated that while he agrees with much of the letter's content and sentiment and respects those who signed it, he does not view signing letters as a meaningful action in itself. He expressed concern about what he described as "virtue signaling," noting that signing every public letter on every issue can dilute leadership and result in symbolic gestures without tangible outcomes.

Mayor Heineman emphasized that action-oriented measures with enforceable impact are more effective than statements alone and stated that, in his view, some signatories signed the letter without follow-through. He indicated that the City is pursuing processes and actions he believes are more substantive, and that public statements should accompany real action rather than replace it.

Mayor Heineman concluded by acknowledging that his response may not satisfy everyone and reiterated his willingness to discuss the issue further with the speaker after the meeting.

Suzanne Richards, 8241 161st Avenue NW, referenced a prior interaction with the City Council in 2024 in which she received a timely written response to a request for clarification on vendor rules, and stated she expects a similar written response regarding current concerns about U.S. Immigration and Customs Enforcement (ICE) activity within Ramsey city limits.

Ms. Richards expressed respect for the Ramsey Police Department and appreciation for past assistance. She emphasized that her request is for clarity, transparency, and written communication that can be shared publicly, such as on the city website or in city publications, so residents who do not attend council meetings can understand city policy and actions.

Ms. Richards requested written answers to the following questions:

1. Whether Ramsey has local sanctuary policies or ordinances that limit cooperation with federal immigration authorities.

2. How sensitive locations (including schools, hospitals, and places of worship) are protected from ICE enforcement activities

3. What resources (such as legal aid or rapid response teams) are available to support families affected by detention or raids?

Ms. Richards stated that ongoing ICE activity is harming the community and local economy, citing the closure of a local restaurant following the presence of armed, masked individuals she identified as ICE agents. She questioned how such activity aligns with the City's goal of supporting small businesses and economic development. She concluded by urging city leadership to publicly address the questions raised and issue a formal proclamation condemning what she described as intimidating behavior within city limits, noting that clear communication and leadership are needed to restore confidence and address community fear.

Eric Zaetsch., 6521 154th Lane NW, expressed appreciation for the professionalism and discipline of local law enforcement leadership present at the meeting. He contrasted the conduct and appearance of the Ramsey Police Department with what he described as concerning practices by U.S. Immigration and Customs Enforcement (ICE), including the use of masks and aggressive enforcement tactics.

Mr. Zaetsch. stated that he believes entering homes without judicial warrants and relying on administrative warrants is improper and troubling. He emphasized that such practices undermine

trust and differ significantly from the standards he associates with local policing. He concluded that he is grateful for what he views as higher levels of accountability and discipline within the Ramsey Police Department compared with other enforcement entities.

Kelly Mahuske, a Ramsey resident, requested that city leadership provide clear, written guidance regarding community members' rights and appropriate actions related to U.S. Immigration and Customs Enforcement (ICE) activity in Ramsey. She emphasized that written information would help residents understand the City's position and the actions it will support.

Ms. Mahuske stated that while residents are generally aware of their rights as legal observers, she believes those rights have increasingly been restricted. She cited recent incidents in which legal observers were detained despite not interfering with enforcement activity, including overnight detentions. She expressed concern that both immigrant and non-immigrant residents, as well as legal observers, feel at risk.

Ms. Mahuske asked the city to clarify, in writing, what residents should do in specific situations, including:

- When ICE is present at local businesses
- When individuals appear to be detained or removed from vehicles
- Whether residents should observe, record, or disengage
- What actions will the city support if residents engage in lawful observation or documentation

Ms. Mahuske also raised concerns about arrests occurring during protests or gatherings near locations where ICE was present, stating that individuals were arrested even while leaving an area after being asked to disperse. She emphasized that uncertainty around rights and enforcement creates fear and confusion. She concluded that clear written guidance from city leadership would help residents make informed decisions, protect their legal rights, and strengthen the community.

Mayor Heineman thanked residents for sharing their perspectives and noted that there is no limit on the number of residents who may speak during public comment. He emphasized that the City Council is present to listen and represent residents.

Mayor Heineman clarified that the City Council comprises members with diverse views, independent of one another, city staff, and any formally stated city position. He stated that he would not present an official city position at that time or speak on behalf of staff or external organizations.

Mayor Heineman reiterated that while he finds many of the comments thoughtful and meaningful, any discussion of an official council position would require further deliberation by the Council as a body. He referenced his prior explanation regarding the mayor's letter. He reiterated his preference for transparency and direct communication, noting that he has publicly shared his personal contact information and remains accessible to residents. He concluded by inviting any additional comments from residents or council members before proceeding with his own remarks.

Councilmember Buscher asked whether the Ramsey Police Department could provide immediate, practical guidance for residents, in addition to any written information that may be shared later. She noted that many residents have requested written clarification for broad distribution, but asked if the Police Chief could share brief guidance during the meeting on:

- What residents should do if they observe something they believe is suspicious
- What steps to take if they feel unsafe
- How to appropriately contact emergency communications or request a police response

Councilmember Buscher emphasized that even short, clear verbal directions could help residents better understand appropriate protocols and available resources in the moment.

Police Chief Bluml explained that Ramsey Police operate under Anoka County Emergency Communications. Residents can contact dispatch by calling 911 for emergencies or 763-427-1212 for non-emergency situations. He emphasized that residents should call police whenever they feel unsafe or observe suspicious activity, stating that officers will respond when called.

Police Chief Bluml noted that the department functions best when the community serves as "eyes and ears," helping officers identify concerns they might not otherwise see. He stated that calls from residents, neighborhoods, and businesses requesting checks on vehicles or suspicious situations are appropriate and encouraged.

Police Chief Bluml confirmed that, if residents call, officers will respond to assess the situation. He also noted that he took notes during the meeting and is willing to follow up in writing to address questions raised by residents.

Police Chief Bluml acknowledged the wide range of emotions and perspectives expressed by residents during public comment, including those who spoke and those who did not. He stated that he recognizes the issue's complexity and the range of emotions in the community.

Police Chief Bluml explained that he intended to provide information specific to Ramsey rather than to repeat broader national or media narratives. He emphasized that many members of the Ramsey Police Department live in the community, are raising their families locally, and are personally invested in the city and its residents. He stated that the department cares deeply about neighbors and is doing its best to help everyone feel safe.

Police Chief Bluml invited residents to share specific suggestions for actions the department could take, noting that he and his staff are open and receptive to community input. He concluded by stating that he would remain available after the meeting to speak with residents, share contact information, and continue the conversation, emphasizing that he values direct engagement with the community beyond any single issue.

Councilmember Buscher thanked residents for attending and emphasized the importance of civic engagement and community participation. She stated that residents' stories, feelings, and lived experiences are valid and deserve to be heard, and that no one should be told how they are allowed to feel about current events. She expressed personal support for residents and local businesses, noting that she has visited affected businesses to check on them and offer support.

Councilmember Buscher stated that she is available to residents at any time and considers herself an ally to anyone seeking connection, understanding, or assistance from city leadership. She acknowledged the courage it took for residents, including youth, to speak publicly and emphasized that young people's voices matter because they represent the community's future. She shared that she wants her own child to grow up seeing neighbors stand together, support one another, and insist on dignity and respect for all people.

Councilmember Buscher noted a shared sentiment expressed during the meeting: strong respect for local law enforcement. She praised the Police Chief and officers for their work and acknowledged that residents sometimes feel uncomfortable or harmed during interactions with law enforcement. She addressed one resident directly, apologizing for what occurred and committing to listen, understand what happened, and work together to address it.

Councilmember Buscher noted that many affected residents were absent from the meeting and emphasized that community impact extends beyond those who spoke. She encouraged residents to continue attending meetings, sharing feedback, and communicating both positive and negative needs to city staff and council members.

Councilmember Buscher urged residents to seek information directly from city leadership rather than making assumptions, while acknowledging that fear and uncertainty are widespread. She concluded by encouraging the community to move forward with care, mutual support, and compassion, and thanked residents again for their support of one another.

Mayor Heineman spoke from his perspective as Mayor, clarifying that he was not speaking on behalf of the full City Council or city staff. He explained that the government operates through separate levels and branches, each with defined authority, and that municipalities must comply with state and federal law. He encouraged residents who seek changes to immigration policy to work through federal and state channels, including members of Congress and state legislators.

Mayor Heineman stated that the City of Ramsey does not enforce immigration law and does not restrict or interfere with federal law enforcement agencies, including the FBI and ATF. He emphasized that local governments have legal limits on their authority and that there are situations where residents ask the City to act when no lawful mechanism exists for the City to do so. He acknowledged residents' frustration and affirmed that he does not believe people are wrong for wanting action or for asking elected officials to respond. However, he reiterated that municipalities face constraints, particularly on federal matters, and that some decisions are beyond local control.

Mayor Heineman rejected what he described as divisiveness on all sides. He stated that he condemns the mistreatment of individuals by anyone, whether federal agents or protesters, but does not support condemning entire groups based on the actions of individuals. He emphasized that people hold different worldviews and experiences, and that no single narrative fully captures the complexity of the situation. He stated that he will not fully endorse any one-sided narrative or condemn broad groups of people based on political alignment, profession, or immigration status. Instead, he emphasized values of love, peace, kindness, understanding, and self-control, and rejected anger, hate, and assigning motives to others.

Mayor Heineman acknowledged the situation is difficult and unpleasant and said he believes most people dislike the current circumstances. He said he is open to conversations grounded in mutual respect, assuming good faith, and avoiding false assumptions about intent. He reiterated his willingness to meet with residents after the meeting and shared his personal contact information. He concluded by stating that public comment had concluded, that the Council would discuss how to address the issue in the future, and thanked residents for attending and participating.

5. CONSENT AGENDA

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

5.01: Receive Cash and Investments for Period Ending January 31, 2026

5.02: Note the following Boards, Commissions, and Meeting Minutes:

- Planning Commission – January 22, 2026
- Environmental Policy Board – No Meeting in December 2025
- Economic Development Authority – No Meeting in November 2025; December 11, 2025, attached
- Park and Rec Commission – January 8, 2026
- Public Works – December 16, 2025

5.03: Approve the Following Meeting Minutes:

1) City Council Work Session dated January 27, 2026
2) City Council Regular Session dated January 27, 2026

5.04: Approve Business License Applications

5.05: Approve Adjustments to the Hourly Wages for Temporary Seasonal Employees Working in the Public Works Department

5.06: Adopt 2026 Legislative Priorities

5.07: Adopt Resolution #26-044 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 22, 2026, through February 4, 2026

5.08: Adopt Resolution #26-028 approving a Development Agreement and Stormwater Treatment and Ponding Maintenance Agreement for Northstar Truck & RV Parking LLC

5.09: Adopt Resolution #26-038 Approving Permanent Sidewalk Easement Agreement on Lot 1, Block 2, Kwik Trip 1782

5:10: Adopt Resolution #26-039 Approving Proposals for Engineering Design Services for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08

5:11: Adopt Resolution #26-041 Authorizing Final Payment to Kurilla Contracting of Buffalo, Minnesota for Improvement Project 24-54, The Waterfront Trail Improvements

5:12: Adopt Resolution #26-043 Approving Release of Right of Re-Entry Agreement and Amended Right of Re-Entry Agreement – Cottages at the COR – Centra North LLC

5:13: Adopt Resolution #26-046 Approving Minnesota Department of Natural Resources Water Crossing License No. UWAT014269

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #26-042 Authorizing Contract Amendment with H & U Construction for Improvement Project #25-58, Waterfront Waterplay Park Improvements

Parks and Assistant Public Works Director Riverblood presented a resolution seeking authorization to fully fund the Waterfront Park splash pad project, the City of Ramsey's largest single park project to date, with a total cost of approximately $3.7 million. He explained that the project is the result of decades of resident input, beginning with the 1998 comprehensive planning process and continuing through multiple rounds of public engagement. Residents consistently expressed a desire for a walkable downtown with amenities, trail connections, urban parks, and specifically a splash pad. The City Council responded to these requests over time by prioritizing infrastructure and park investments, which in turn supported private development that generated the park dedication funds used to finance this project.

Parks and Assistant Public Works Director Riverblood noted that similar investments, such as the Draw Park, completed in 2010, have become well-used and valued community assets, hosting events like summer concerts and fostering social connection. He stated that the Waterfront Park is expected to provide similar community benefits. The planned Waterfront Park will accommodate more than 1,000 patrons and include a 17,000-square-foot plaza with multiple activity zones, including toddler-friendly water features, varied spray elements, shaded and sunlit seating areas, hammocks, artificial turf, reservable shelters with lighting and outlets, and spaces suitable for programming and private events such as birthday parties. The splash pad and water features will be significantly larger than those at comparable facilities in the region, including Maple Grove’s.

Parks and Assistant Public Works Director Riverblood explained that additional amenities include landscaping, stone seating areas, LED lighting features, and fire elements intended to extend usability into cooler evenings and the shoulder seasons, providing recreational opportunities for adults and children. He reported that in October 2025, the City Council approved a contract with H & U Construction for preconstruction services. The design team has since completed detailed plans and specifications, conducted competitive bidding, and established a guaranteed maximum project price of just over $3.6 million, including an owner contingency. He concluded that approval of Resolution #26-042 would allow construction to begin immediately, with an anticipated construction timeline of approximately four and a half months and a projected public opening date

of July 1, pending weather and construction conditions. The first construction meeting is scheduled for the following day, pending council approval.

Councilmember Buscher thanked Mr. Riverblood for the presentation and for all of the hard work. She thought it was beautiful work.

Motion by Councilmember Buscher, seconded by Councilmember Specht, to adopt Resolution #26-042, Authorizing a Contract Amendment with H & U Construction for a Guaranteed Maximum Price of $3,624,184 for Improvement Project #25-58, Waterfront Waterplay Park Improvements, together with an owner's allowance from the Park Trust Fund for a total project allocation of $3,752,684.

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

7.02: Adopt Resolution #26-020 and #26-021 Approving the Preliminary Plat of "Oshaughnessy Third Addition" and Variance to Scenic River Protection Overlay at 17201 St. Francis Blvd. NW.

Planning Manager Larson presented a proposed preliminary plat and associated variance request for a 34-acre property located between Highway 47 (St. Francis Boulevard) on the west and Germanium Street Northwest on the east. The property currently consists of two parcels, including an existing house on the western parcel. A small portion of the eastern area lies within the Scenic River Protection Overlay District, which does not change the underlying residential zoning but increases the minimum lot width requirement from 200 feet to 300 feet to limit residential density near the river.

Planning Manager Larson explained the proposed plat would retain the existing house on Lot 2 and create three additional buildable single-family residential lots. A variance is required for the portion of Lot 2 that falls within the Scenic River Overlay District. The City Council granted a lot-width variance last fall, and it was noted at that time that an additional variance would be required for the scenic river portion. He explained that the Minnesota Department of Natural Resources was notified as required and has reviewed the proposal. The DNR did not object to the variance because the existing house is outside the scenic river setback area. The variance request is supported by state statutory criteria incorporated into the city code, including findings that the variance is reasonable and that granting it will not alter the locality's essential character. The placement of the house farther back from the river was cited as consistent with the intent of the overlay district.

Planning Manager Larson indicated that as the project moves to the final plat, a drainage and utility easement will be required within the scenic river area to clearly restrict future construction, such as garages, in that portion of the property. He also noted existing driveway encroachments on the property, which the owner has acknowledged and agreed to correct. The Planning Commission recommended approval of the preliminary plat and variance at its most recent meeting.

Planning Manager Larson stated that the City Council may approve, modify, or deny the request, but that any denial would require specific findings. He concluded that the Planning Commission's

recommendation is presented as a combined motion for Council consideration and that the applicant is available remotely to answer questions.

Mr. O'Schaughnessy, the applicant, addressed the city council.

Motion by Councilmember Riley, seconded by Councilmember Buscher, to adopt Resolution #26-020, Approving the Preliminary Plat of "Oshaughnessy Third Addition" and Resolution #26-021, Approving a Variance to Lot Width in "Oshaughnessy Third Addition."

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

7.03: Adopt Resolution #26-024, Approving a Conditional Use Permit for Motor Vehicle Repair Uses at 14310 Sunfish Lake Boulevard NW (Clark Companies)

City Planner Martin presented two related conditional use permit applications from Clark Companies, which were discussed together because they are similar. The requests seek approval for motor vehicle repair uses at two industrial properties: one on Sunfish Lake Boulevard Northwest (formerly the Waltek property) and one on Azurite Street Northwest. Both properties are zoned I-1 Light Industrial and are guided for business park uses under the City's 2040 Comprehensive Plan. The Sunfish Lake property is approximately 4.65 acres and contains two buildings with eight suites and shared restrooms. The Azurite property is approximately 2.09 acres and includes three buildings with seven suites and shared restrooms, surrounded by a privacy fence.

City Planner Martin explained that the buildings were originally approved for warehousing uses. The applicant has made improvements to the properties and is now seeking approval to permit motor-vehicle repair as a permitted use. Because motor vehicle repair requires a conditional use permit in the I-1 district, the applicant is requesting approval on a speculative basis, with no specific tenant identified. Approval would allow, but not require, motor vehicle repair in any of the existing suites. The applicant's proposal includes several operational limitations: no customer waiting areas; no outdoor storage; no visibly damaged vehicles parked outside; all repair work conducted indoors; and limited shared parking to ensure compatibility among tenants. These conditions align with the city's performance standards for motor vehicle repair uses.

City Planner Martin stated that additional requirements and conditions outlined by staff include compliance with all applicable building and fire codes, issuance of new certificates of occupancy as needed, and completion of required permits. A sewer accessibility charge determination is required for the Sunfish Lake property because it is connected to municipal sewer service. In contrast, the Azurite property is served by a well and septic system. Other conditions include no loading or unloading on public roadways, proper screening of trash and hazardous waste areas, prohibition of on-site vehicle sales, and termination of any unidentified or outdated conditional-use permits. Staff also included standard enforcement language authorizing revocation of the permits if violations occur, use is discontinued, or conditions are not met.

Josh Clark, owner of the two properties under consideration, thanked city staff for their presentations and explanations of the conditional use permit process. He also expressed appreciation for the Ramsey Police Department, noting positive and supportive interactions over the years as a property owner in the city.

Mr. Clark explained that the properties have traditionally been used for warehousing, such as storage for contractors and related businesses. He stated that the purpose of the conditional use permit request is to provide flexibility to rent space to motor-vehicle repair users in the future, potentially. He noted that, under the current city code, even limited vehicle work, such as a contractor working on their own work vehicle, would require a conditional use permit. He clarified that the request is speculative and intended to allow future tenants, such as small-scale or startup auto-repair operators, to work indoors in a commercial setting rather than from residential locations. He emphasized that there would be no customer waiting areas, no significant increase in on-site traffic, and no large number of occupants, as vehicles would be brought in solely for repair work.

Mr. Clark stated that the conditional use permit process can take significant time, and that prospective tenants often need space quickly. By seeking approval in advance, he aims to make the properties more competitive and viable for future tenants who might otherwise choose another location if approval were uncertain or delayed.

Councilmember Riley asked Planning staff to clarify whether approval of the conditional use permit (CUP) would still require additional work to comply with building and fire codes. He noted that the language in the case materials was somewhat unclear and sought confirmation that additional permitting or code-compliance steps would be required even if the CUP is approved.

City Planner Martin confirmed that approval of the conditional use permits does not eliminate the need for additional work to meet building and fire code requirements. He explained that the applicant has been working with the City's building official and fire marshal to identify the specific improvements required if a motor-vehicle repair use proceeds. He stated that architectural code analyses have already been prepared to determine what upgrades or modifications would be necessary to accommodate such uses. These requirements must still be completed before occupancy and operation.

City Planner Martin confirmed that the limitations and requirements related to building and fire code compliance are intended to be included as conditions within the conditional use permit resolutions.

Motion by Councilmember Buscher, seconded by Councilmember Specht, to adopt Resolution #26-024, Approving a Conditional Use Permit for Motor Vehicle Repair at 14310 Sunfish Lake Boulevard NW, subject to the conditions specified within the Resolution.

Councilmember Peters expressed appreciation to the applicant for being proactive in seeking approval for a conditional use permit in advance. He noted that this approach helps prevent potential issues such as improperly stored or damaged vehicles and reduces the need for reactive enforcement by city staff.

Councilmember Peters stated that proactive planning benefits both the City and property owners and thanked the applicant for taking steps to address potential concerns before they arise.

Mayor Heineman stated that he previously met with property owner Josh Clark and expressed appreciation for Mr. Clark's proactive approach, including his preparation with detailed questions. He also thanked city staff, including the City Administrator and planning staff, for working collaboratively to address nuances of the proposal.

Mayor Heineman emphasized that neither applicants nor city officials always have all the answers at the outset, and that open dialogue and collaboration help lead to better outcomes. He noted that this cooperative process allows issues to be addressed proactively rather than reactively and described the interaction as a positive example of how business and city government can work together effectively. He concluded by thanking everyone involved for their efforts and noted that this approach is a good way to conduct business in the city.

Councilmember Buscher expressed appreciation for the applicant's detailed explanation and historical context regarding the proposal. She noted that while planning staff consistently present clear and thorough cases, it was especially helpful to hear directly from the property owner about the realities of the business and the effort to be proactive.

Councilmember Buscher emphasized that proactive communication and collaboration with the City enables issues to be resolved effectively. She stated that when applicants are willing to engage openly with city officials, there is very little the city cannot figure out together. She thanked the applicant for operating a business in Ramsey, for navigating the process thoughtfully, and expressed interest in seeing how the properties are developed moving forward.

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

7.04: Adopt Resolution #26-025, Approving a Conditional Use Permit for Motor Vehicle Repair Uses at 14047 Azurite Street NW (Clark Companies)

Motion by Councilmember Buscher, seconded by Councilmember Specht, to adopt Resolution #26-025, Approving a Conditional Use Permit for Motor Vehicle Repair at 14047 Azurite Street NW, subject to the conditions specified within the Resolution.

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

7.05: Adopt Ordinance #26-02, Repealing and Replacing Chapter 10 for Animal Regulations

City Planner Martin presented a brief update on proposed revisions to the City's animal code. He explained that city staff have been working for several months on these updates, with significant

collaboration from Community Service Officers, who previously participated in Council discussions on the topic.

City Planner Martin stated that only minor changes were made since the ordinance's initial introduction. These included technical corrections identified by the City Attorney and her paralegal to improve clarity, readability, and consistency. Additional updates were made to references to Minnesota statutes to ensure alignment with current state law and to reduce the need for future code revisions when statute numbering changes. He noted that another key revision was made at the City Council's request: updating the animal units table to match the version previously presented. This table clarifies how different animals are counted and regulated under the code.

City Planner Martin concluded by presenting the recommended action shown on the agenda and stated that he was available to answer any questions from the Council.

Motion by Councilmember Peters, seconded by Councilmember Stewart, to adopt Ordinance #26-02, Repealing and Replacing Chapter 10 for Animal Regulations.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Peters	aye
Mayor Heineman	aye

Motion carried.

7.06: Adopt Ordinance #26-01, Amending Section 30-5, Nuisances

Police Chief Bluml presented the second reading of an ordinance related to commercial vehicle braking. He stated that the only changes since the previous Council review were the addition of language to the purpose and background sections, incorporating statistics discussed with Council at the prior meeting.

Police Chief Bluml reiterated that the recommended ordinance change would allow the City to install signage along Highway 47 to reduce noise and impacts from commercial truck traffic in nearby residential areas. He concluded by stating that he was available to answer any questions from the Council.

Motion by Councilmember Riley, seconded by Councilmember Peters, to adopt Ordinance #26-01, Amending Section 30-5.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Riley	aye
Councilmember Stewart	aye
Councilmember Olson	aye
Councilmember Specht	aye
Councilmember Peters	aye
Mayor Heineman	aye

Motion carried.

8. MAYOR, COUNCIL, AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 8:49 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Sue Osbeck
TimeSaver Off-Site Secretarial, Inc.

CC Regular Session

Meeting Date: 02/24/2026

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 License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	02/19/2026 02:02 PM
Brian Hagen	Brian Hagen	02/19/2026 02:31 PM
Form Started By: Wendy Schlueter		Started On: 02/17/2026 02:40 PM
Final Approval Date: 02/19/2026		

Report Name: License Report - License Types
Council Dates: 2/24/2026 to 2/24/2026
Status: Active, Inactive
License Type(s): Transient Merchant/Peddler/Solicitor, Mobile Food Unit–Annual

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–Annual							
I & E Treats			HIEN NGUYEN		12/31/2026	2/24/2026	A

Mobile Food Unit–Annual License Count: 1

Total Licenses: 1

CC Regular Session

Meeting Date: 02/24/2026

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

Title:

Adopt Resolution #26-040 Approving a Roster of Qualified Hearing Officers for Dangerous and Potentially Dangerous Dog Appeal Hearings ~~Approval of Hearing Officer Roster for Dangerous Dog Appeal Hearings~~

Purpose/Background:

Ramsey City Code Section 10-66 and Minnesota Statute § 347.541 require the City to provide a hearing process for dog owners who wish to appeal a dangerous or potentially dangerous dog designation. While these appeals do not occur frequently, and a specific number per year cannot be predicted, they are usually around 1 or 2 per year. To ensure hearings can be scheduled in the short timeframe (10 days) required by statute, and conducted in a neutral and consistent manner, staff is recommending approval of a small roster of qualified, independent hearing officers rather than relying on a single individual. This approach gives the City the flexibility to assign an available hearing officer when needed to hold hearings.

See Minnesota Statutes § 347.50 to 347.565 for additional information.

Time Frame/Observations/Alternatives:

Alternatives
1. Continue the current practice of searching for an available hearing officer without conflicts for each dangerous dog appeal as they occur.
2. Create a new hearing officer roster, as proposed in this case.

Funding Source:

Dangerous dog hearing fees are currently paid from the general budget, specifically line 0161-6304.

Recommendation:

Staff recommends approval of the Hearing Officer Roster for Dangerous and Potentially Dangerous Dog Appeal Hearings.

Outcome/Action:

Motion to adopt Resolution #26-040 approving the Hearing Officer Roster for Dangerous Dog Appeal Hearings.

Attachments

MN State Statute 347.541
City Ordinance 10.66
Resolution 26-040

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 12:16 PM
Form Started By: Brad Bluml		Started On: 01/30/2026 05:03 PM
Final Approval Date: 02/19/2026		

347.541 DISPOSITION OF SEIZED ANIMALS.

Subdivision 1. **Hearing.** The owner of any dog declared dangerous has the right to a hearing by an impartial hearing officer.

Subd. 2. **Security.** A person claiming an interest in a seized dog may prevent disposition of the dog by posting security in an amount sufficient to provide for the dog's actual cost of care and keeping. The security must be posted within seven days of the seizure inclusive of the date of the seizure.

Subd. 3. **Notice.** The authority declaring the dog dangerous shall give notice of this section by delivering or mailing it to the owner of the dog, or by posting a copy of it at the place where the dog is kept, or by delivering it to a person residing on the property, and telephoning, if possible. The notice must include:

(1) a description of the seized dog; the authority for and purpose of the dangerous dog declaration and seizure; the time, place, and circumstances under which the dog was declared dangerous; and the telephone number and contact person where the dog is kept;

(2) a statement that the owner of the dog may request a hearing concerning the dangerous dog declaration and, if applicable, prior potentially dangerous dog declarations for the dog, and that failure to do so within 14 days of the date of the notice will terminate the owner's right to a hearing under this section;

(3) a statement that if an appeal request is made within 14 days of the notice, the owner must immediately comply with the requirements of section 347.52, paragraphs (a) and (c), and until such time as the hearing officer issues an opinion;

(4) a statement that if the hearing officer affirms the dangerous dog declaration, the owner will have 14 days from receipt of that decision to comply with all other requirements of sections 347.51, 347.515, and 347.52;

(5) a form to request a hearing under this subdivision; and

(6) a statement that all actual costs of the care, keeping, and disposition of the dog are the responsibility of the person claiming an interest in the dog, except to the extent that a court or hearing officer finds that the seizure or impoundment was not substantially justified by law.

Subd. 4. **Right to hearing.** Any hearing must be held within 14 days of the request to determine the validity of the dangerous dog declaration. The hearing officer must be an impartial employee of the local government or an impartial person retained by the local government to conduct the hearing. In the event that the dangerous dog declaration is upheld by the hearing officer, actual expenses of the hearing up to a maximum of $1,000 will be the responsibility of the dog's owner. The hearing officer shall issue a decision on the matter within ten days after the hearing. The decision must be delivered to the dog's owner by hand delivery or registered mail as soon as practical and a copy must be provided to the animal control authority.

History: *2008 c 325 s 12*

Sec. 10-66. Hearing for dogs deemed dangerous or potentially dangerous.

The owner of a dog that has been deemed dangerous or potentially dangerous may request a hearing to determine the validity of the dangerous or potentially dangerous dog declaration. If such a request is made, the owner must immediately comply with provision 1 of the notice, until the hearing examiner issues an opinion. To appeal the dangerous or potentially dangerous dog declaration:

(1) A request, identifying with specificity the basis for the dog owner's objection to the declaration shall be filed in writing with the office of the chief of police within 14 days after the date of the service of the notice. Failure to do so within 14 days will terminate the owner's right to a hearing.

(2) A $250.00 filing fee shall be submitted with the appeal request. In the event that the dangerous dog declaration is not upheld by the hearing examiner, the filing fee will be refunded to the dog's owner. Per Minn. Stat. § 347.541, if the dangerous dog declaration is upheld by the hearing examiner, actual expenses of the hearing up to a maximum of $1,000.00 will be the responsibility of the dog's owner.

(3) A hearing shall be conducted within ten days, unless a later date is mutually agreed to by the hearing examiner, the dog owner and the city.

(4) The hearing officer shall issue a decision on the matter within ten days after the hearing. The decision must be delivered to the dog's owner by hand delivery or registered mail as soon as practical and a copy must be provided to the animal control authority.

(5) If the hearing officer affirms the dangerous dog declaration, the owner will have 14 days from receipt of that decision to comply with all requirements of the notice.

(6) Any costs incurred for the care, keeping, and disposition of the dog are the responsibility of the person claiming an interest in the dog, except to the extent that a court or hearing officer finds that the seizure or impoundment was not substantially justified by law.

(Ord. No. 15-12, § 2, 7-14-2015)

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION # 26-040

RESOLUTION APPROVING A ROSTER OF QUALIFIED HEARING OFFICERS FOR DANGEROUS AND POTENTIALLY DANGEROUS DOG APPEAL HEARINGS

WHEREAS, Minnesota State Statute § 347.53 authorizes municipalities to regulate dangerous and potentially dangerous dogs; and

WHEREAS, City of Ramsey Ordinance 10-66 establishes a hearing process for owners of dogs deemed dangerous or potentially dangerous and requires that a hearing officer conduct such hearings; and

WHEREAS, Minnesota State Statute § 347.541 requires that dog owners be afforded an opportunity for a hearing to appeal a dangerous dog designation; and

WHEREAS, dangerous or potentially dangerous dog appeal hearings do not occur frequently; and

WHEREAS, the City Council desires to ensure that such hearings are conducted in a fair, impartial, timely, and legally defensible manner by qualified independent hearing officers; and

WHEREAS, the City Council finds that approving a roster of qualified hearing officers provides flexibility, efficiency, and continuity while reducing the risk of delay or conflict of interest;

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

1. The City Council approves a roster of qualified hearing officers to conduct dangerous and potentially dangerous dog appeal hearings pursuant to City Code Section 10-66 and Minnesota Statutes, as set forth in **Exhibit A**, which is attached.

2. The hearing officers approved on the roster shall serve as independent contractors and shall not be considered employees of the City for any purpose.

3. The City Administrator, Chief of Police, or their designee is authorized to assign an available hearing officer from the approved roster to a particular appeal hearing as needed, without further action by the City Council.

4. Appeal hearings may be conducted in person or by remote electronic means, including videoconference platforms, when determined appropriate by the City, provided that due process requirements are satisfied.

5. Approval of the roster does not guarantee any minimum number of hearings or compensation to any hearing officer, or limit the number of hearing officers that may be on the list.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A – Approved Dangerous Dog Hearing Officer Roster

Scott C. Baumgartner
Attorney at law with BBG Law in Anoka. Serves as a hearing officer for other cities and has 25 years of experience, primarily in municipal law. Scott also serves as the criminal prosecutor or supervising prosecuting attorney for the cities of Andover, Anoka, Oak Grove, Elk River, Buffalo, and Annandale.

Keith Streff
Retired as the Principal Humane Agent with the Animal Humane Society after working there for 25 years. Also worked for several law enforcement agencies and assisted with legislative testimony on numerous bills that regulate pet and companion animals to promote public safety.

CC Regular Session

Meeting Date: 02/24/2026

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

Title:

Approve Request To Sell Surplus Equipment

Purpose/Background:

The City of Ramsey Policy for Donation of Surplus Equipment to a Nonprofit Organization defines "Surplus Equipment" under section (b) as, "Unclaimed, lost, or confiscated property which has been retained by the Police Department for over 90 days. This shall include, but is not limited to, unclaimed bicycles and other non-evidentiary items." The policy goes on to say in section (3), "Surplus Equipment that is not donated may be sold, recycled or discarded in the discretion of the City Clerk."

Staff is requesting the Council declare the following property surplus and authorize the disposal/sale of the same:

- Ten (10) catalytic converters, photo attached.

The catalytic converters were confiscated by the police department during investigations as suspected stolen property. The police case numbers are 21-037669, 21-282354, 22-043961, and 23-118835. The police department was unable to identify the owners of these ten catalytic converters to prove that they were stolen property. Therefore, these items are not evidence in these cases. The suspect(s) in the cases who had possession of the items before they were confiscated by the police department did not claim them, and they are now deemed unclaimed. Due to the nature of these items and to prevent them from going back into circulation in our community, staff recommends forgoing the sale-at-auction and selling the items to a metal recycling company.

Notification:

A newspaper notification is not required in this case, as these will be sold rather than auctioned.

Time Frame/Observations/Alternatives:

If the items cannot be sold or are deemed to have no value, they will be recycled.

Funding Source:

The funding to transport these items to be sold is considered part of staff's regular duties.
The funds received from the sale of these items will be deposited into the city's general fund.

Recommendation:

Motion to declare the items listed as surplus, authorizing staff to dispose of/sell items as needed.

Outcome/Action:

Motion to declare the items listed as surplus, authorizing staff to dispose of/sell items as needed.

Attachments

Photo of surplus equipment

City Policy for Surplus Equipment

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 12:17 PM
Form Started By: Brad Bluml		Started On: 02/12/2026 12:48 PM
Final Approval Date: 02/19/2026		


The City of
RAMSEY
Recycles

City of Ramsey
Policy for Donation of Surplus Equipment to a Nonprofit Organization

Purpose
The purpose of this Policy is to establish procedures for the donation of Surplus Equipment by the City to a Nonprofit Organization as required by Minnesota Statue § 471.3459 (2016).

Scope
This policy applies to all City departments that generate Surplus Equipment and governs the actions of all City employees and officials.

Definitions
"City" means the City of Ramsey, Minnesota.

"City Council" means the governing body of the City.

"Donation" means to contribute, donate or give Surplus Equipment at no cost to a Nonprofit Organization that serves a public purpose and benefits its community as a whole.

"Eligible Organization" means a Nonprofit Organization serving one or more of the following functions: cultural, historical, educational, safety, social services, environmental or economic.

"Fair Market Value" means the price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all relevant facts.

"Nonprofit Organization" means an organization formed under Section 501(c)(3) of the Internal Revenue Code.

"Policy" means this Policy adopted by the City Council.

"Surplus Equipment" means:

a. Any tangible property or furnishings which are owned, retained, or in possession of city operated departments or facilities. It specifically includes equipment that is no longer needed by the city departments.
b. Unclaimed, lost, or confiscated property which has been retained by the Police Department for over 90 days. This shall include, but is not limited to unclaimed bicycles and other non-evidentiary items.
c. Equipment or property obtained through administrative or judicial criminal forfeiture under Minnesota State Statutes 169A.63 or 609.5315 cannot be deemed surplus property and thus municipalities are prohibited from donation and restricted on the sale of such property.

"Surplus Equipment Form" means the form attached as Exhibit I to this Policy that must be filled out by a Nonprofit Organization requesting a Donation of Surplus Equipment.

Procedure
The City shall determine all Surplus Equipment and may offer it for Donation in conformance with the following guidelines:

1. Identify Surplus Equipment. Department supervisors are responsible for monitoring their equipment and shall identify and report all Surplus Equipment to the City Clerk on at least an annual basis.

2. Determine the Fair Market Value of Surplus Equipment. The City Clerk shall work with City staff to determine the Fair Market Value of the Surplus Equipment.

3. City Council Declaration. The City Clerk will forward a list of the Surplus Equipment with each item's Fair Market Value to the City Council who shall approve or deny the Surplus Equipment as eligible for Donation. The City has no obligation to make a Donation of Surplus Equipment. Surplus Equipment that is not donated may be sold, recycled or discarded in the discretion of the City Clerk.

4. Donation. After the City Council has determined the Surplus Equipment is eligible for Donation, the City Clerk is responsible for coordinating the Donation of the Surplus Equipment in accordance with the terms of this Policy.

5. Transfer between Departments. All Surplus Equipment must first be considered for transfer between departments for the benefit of the City.

6. Advertisement. Surplus Equipment shall be posted as eligible for Donation on the City's website. The City may also use other reasonable means to notify Eligible Organizations about the availability of Surplus Equipment. The City shall wait at least 30 days after advertising Surplus Equipment before approving any Donation.

7. Surplus Equipment Form. Eligible Organizations interested in Surplus Equipment shall fill out a Surplus Equipment Form and submit the form to the City Clerk.

8. Approval of Donation. If the Surplus Equipment has a Fair Market Value less than $1,000, the City Clerk shall approve the Donation to an Eligible Organization, subject to review by the City Council. If the Surplus Equipment has a Fair Market Value greater than $1,000, the City Council must approve the donation by a majority vote of the City Council.

9. Prioritization of Donations. If more than one Eligible Organizations requests a Donation for the same Surplus Equipment, the City shall consider factors it deems relevant including how the Surplus Equipment will be used, the benefit to the Eligible Organization, the impact on the City, how the Donation will accomplish goals of the City Council, and any previous Donation to the Eligible Organization.

10. Conflict of Interest. All City employees and officials are prohibited from taking possession of any Surplus Equipment on behalf of an Eligible Organization.

11. As Is. A Donation of Surplus Equipment is made "as is" with no warranty, guarantee or representation of any kind, express or implied, as to the condition, utility, or usability of the Surplus Equipment offered. The Surplus Equipment may be defective and cannot be relied up for safety purposes.

12. Title. The City Clerk shall cause any title or other ownership documents to be transferred to the Eligible Organization at the time of transfer. Any fees required to transfer the Surplus Equipment are the responsibility of the Eligible Organization.

13. Transportation. In the Surplus Equipment Form, the Eligible Organization must provide a detailed plan for transporting the Surplus Equipment from the City to the Eligible Organization. The Eligible Organization must pay all expenses associated with the transportation of the Surplus Equipment.

14. Delegation. The City Clerk may delegate specific responsibilities for implementing this Policy.

15. Documentation. The City Clerk shall document the Donation of all Surplus Equipment and shall keep such records in accordance with the City's Records Retention Schedule.

16. Review of Policy. The City Clerk is responsible for maintaining and reviewing this Policy. Any changes to this Policy must be approved by the City Council.

Adopted by City Council on 10-25-16 Per Resolution #16-10-205

Amended by City Council on 10-25-2017 Per Resolution #17-10-279

Exhibit I

Surplus Equipment Form

Organization Name: _____

Organization Address:

_____
_____
_____

Organization Website: _____

(Attach proof of status as a nonprofit corporation under Section 501(c)(3) of the Internal Revenue Code.)

Organization Purpose: _____
_____
_____

Point of Contact
Name:_____
Address: _____
_____
Email: _____
Phone: _____

City Surplus Equipment of Interest: _____
_____
_____
_____

How will the requested Surplus Equipment benefit your organization?

_____
_____
_____
_____

How do you plan to transport the surplus property from the City to your location?

_____
_____
_____
_____

DISCLAIMER OF WARRANTIES. The City makes no agreement, warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for any particular purpose or use of the Surplus Equipment by the recipient or any other user.

The recipient acknowledges the Surplus Equipment may be defective and that it cannot be relied upon for safety purposes. The recipient has a duty to inspect the Surplus Equipment before it is used for any purpose.

The recipient acknowledges that the City is not a manufacturer of the Surplus Equipment or a dealer therein; that the Surplus Equipment is being provided "as-is" and "with all faults," it being agreed and understood that all of the aforementioned risks are to be borne by the recipient or user of the Surplus Equipment.

In no event shall the City be liable for any damages in connection with or arising out of the recipient's or any other person's or entity's use of the Surplus Equipment.

I acknowledge that the Donation of any Surplus Equipment to my organization is subject to the City's Policy for Donation of Surplus Equipment to a Nonprofit Organization.

I have authority to request a Donation from the City and to bind my organization to the terms of this form.

Signature of Applicant _____

Date _____

CC Regular Session

Meeting Date: 02/24/2026

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

Title

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

Purpose/Background:

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

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

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

Funding Source:

The funding for this position is included in the 2026 budget.

Recommendation:

To hire Mr. Bennett Moe as a part-time Community Service Officer, effective on or near March 16, 2026, at $24.455 per hour, which is step 1 of the 2026 wage scale.

OutcomeAction:

Motion to hire Mr. Bennett Moe as a part-time Community Service Officer, effective on or near March 16, 2026, at $24.455 per hour, which is step 1 of the 2026 wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Colleen Lasher		Started On: 02/17/2026 04:29 PM
Final Approval Date: 02/19/2026		

CC Regular Session

Meeting Date: 02/24/2026

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

Title:

Authorization to hire a Part-time Police Technician

Purpose/Background:

The purpose of this case is to request the City Council to hire a part-time Police Technician. As the City Council will recall, during the 2026 budget discussions, the Council agreed by consensus to add a new part-time (25 hour per week) Police Technician to work within the police records division. This part-time role will also work in the evidence and property room. This position is responsible for maintaining the official chain of custody for all property or evidence of the Police Department. With the addition of this role, the City's full-time non-rotating investigator will commit all of their time to investigation of criminal cases.

As a result of the City Council's consensus to add this new part-time position, staff conducted a recruitment process in order to secure a candidate for this role; this included internal and external recruitment, first and second interviews, an extensive backgrounding process and other pre-employment tests. Staff selected Ms. Jamie Blue, who will be subject to a six-month probationary period, the AFSCME labor agreement and the City's Personnel Policy.

In summary, this position performs a wide variety of technical and specialized functions as well as administrative work in support of the Police Department, including but not limited to work in the evidence and property room with responsibilities for maintaining the official chain of custody for all property or evidence of the Police Department, customer service support; entering, maintaining, retrieving and compiling factual information through numerous computerized systems and disseminating this information to authorized agencies and persons; monitoring compliance by applying knowledge of data privacy practice requirements, responding to the public via telephone or in-person contact and classifying crimes pursuant to applicable state and federal reporting systems.

Funding Source:

The funding required for this position is included in the 2026 budget.

Recommendation:

Staff recommends hiring Ms. Jamie Blue as the City's new Police Technician, effective on or near March 16, 2026, at $31.142 per hour, which is step 2 of the wage scale.

Outcome/Action:

Motion to authorize hiring Ms. Jamie Blue as the City's new Police Technician, effective on or near March 16, 2026, at $31.142 per hour, which is step 2 of the wage scale.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM

Form Started By: Colleen Lasher Started On: 02/18/2026 01:20 PM
Final Approval Date: 02/19/2026

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #26-063 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 5, 2026 through February 18, 2026.

Purpose/Background:

Adopt Resolution #26-063 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 5, 2026 through February 18, 2026.

Recommendation:

Staff Recommends to Adopt Resolution #26-063 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 5, 2026 through February 18, 2026.

Outcome/Action:

Motion to Adopt Resolution #26-063 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of February 5, 2026 through February 18, 2026.

Attachments

Bills List 02/24/2026

Resolution 26-063

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	02/19/2026 07:00 AM
Brian Hagen	Diana Lund	02/19/2026 10:06 AM
Diana Lund	Diana Lund	02/19/2026 10:48 AM
Diana Lund	Diana Lund	02/19/2026 10:48 AM
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Jennifer Morrison		Started On: 02/18/2026 02:07 PM
Final Approval Date: 02/19/2026		

RAMSEY CITY COUNCIL MEETING

2.24.2026

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 2.5.26 - 2.18.26	$ 3,559,538.81
Accounts Payable 2.5.26 - 2.18.26	492,605.85
Payroll 2.13.26	281,480.31
Debt Service	
Pay Estimates- Projects	301,809.90
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 4,635,434.87**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2026 Y.T.D.
PREPAIDS	$ 342,832.23	$ 1,057,069.07
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	217,410.22	1,783,644.98
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	296,470.72	870,536.91
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	1,827.95	425,719.55
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 858,541.12**	**$ 4,136,970.51**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122025	**2/5/2026**		**122546 24 SEVEN EVENTS AND MARKETING**							
		225.00	7/30/26 ZERO BELOW DEPOSIT		136408	07302026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		225.00								
122026	**2/5/2026**		**118241 ADAMS, LYNN**							
		95.84	2025 SPECIAL ASSESSMENT REBATE		136350	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		95.84								
122027	**2/5/2026**		**118292 AHLQUIST, JOHN**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135850	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122028	**2/5/2026**		**118352 ALEXANDER, TONY**							
		218.67	2025 SPECIAL ASSESSMENT REBATE		135851	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		218.67								
122029	**2/5/2026**		**119854 ALTRINGER, MARK**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135616	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122030	**2/5/2026**		**119171 ANDERSON, JOHN**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135956	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122031	**2/5/2026**		**118458 ASHLEY, GARY**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135617	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122032	**2/5/2026**		**118245 AUGUSTSON, TERRANCE**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		136195	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122033	**2/5/2026**		**118269 BALLARD, DAVID J**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135852	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122034	**2/5/2026**		**118233 BARBER, JAMES & MARY**							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135853	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
122035	**2/5/2026**		**118329 BARTHEL, JAMES OR SANDRA**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136103	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122036	**2/5/2026**		**119830 BECKER, JOHN**							
		163.00	2025 SPECIAL ASSESSMENT REBATE		135854	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		163.00								
122037	**2/5/2026**		**119154 BEDOR, GEORGE BIAYS**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135855	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122038	**2/5/2026**		**120702 BERGQUIST, TIMOTHY**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135957	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122039	**2/5/2026**		**118375 BERRY, FRANCIS**							
		85.65	2025 SPECIAL ASSESSMENT REBATE		135618	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122040	**2/5/2026**		**122530 BIALON, KELLY**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136252	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122041	**2/5/2026**		**118268 BLISS, ROBERT**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135619	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122042	**2/5/2026**		**118251 BLUML, ANNIE & BRAD**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135620	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122043	**2/5/2026**		**119146 BOEHLKE, NICHOLAS**							
		128.00	2025 SPECIAL ASSESSMENT REBATE		136104	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		128.00								
122044	**2/5/2026**		**118317 BOVY, SCOTT AND LISA**							
		143.00	2025 SPECIAL ASSESSMENT REBATE		135856	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122045	**2/5/2026**		**118256 BRUSVEN, MARY OR DAVID**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122045	2/5/2026		118256 BRUSVEN, MARY OR DAVID						Continued...	
		75.08	2025 SPECIAL ASSESSMENT REBATE		135621	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		75.08								
122046	2/5/2026		122535 CARILLO, SAMUEL							
		85.65	2025 SPECIAL ASSESSMENT REBATE		136253	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122047	2/5/2026		119840 CARLQUIST, TIMOTHY							
		95.00	2025 SPECIAL ASSESSMENT REBATE		135622	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		95.00								
122048	2/5/2026		118353 CARLSON, ANN OR WADE							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136196	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122049	2/5/2026		100297 CENTERPOINT ENERGY							
		477.59	12/8/25-1/8/26 GAS USAGE		136399	6011580-5 DEC 2025	9410.6373	00041012	GAS	RALF FUNDED PROJECTS
		1,886.33	DEC 2025 GAS CHARGES		136419	8000014064-2 DEC 2025	0211.6373		GAS	POLICE PROTECTION
		2,115.31	DEC 2025 GAS CHARGES		136419	8000014064-2 DEC 2025	0452.6373		GAS	PARK & RECREATION
		1,020.20	DEC 2025 GAS CHARGES		136419	8000014064-2 DEC 2025	0311.6373		GAS	STREET MAINTENANCE
		543.19	DEC 2025 GAS CHARGES		136419	8000014064-2 DEC 2025	0220.6373		GAS	FIRE PROTECTION
		1,020.20	DEC 2025 GAS CHARGES		136419	8000014064-2 DEC 2025	9601.6373		GAS	WATER FUND
		1,020.20	DEC 2025 GAS CHARGES		136419	8000014064-2 DEC 2025	9602.6373		GAS	SEWER FUND
		1,020.20	DEC 2025 GAS CHARGES		136419	8000014064-2 DEC 2025	9605.6373		GAS	STORM WATER UTILITY
		9,103.22								
122050	2/5/2026		118307 CHISMAR, PAMELA J							
		142.52	2025 SPECIAL ASSESSMENT REBATE		135958	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122051	2/5/2026		119878 CHRISTENSEN, SCOTT							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135623	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
122051	**2/5/2026**		**119878 CHRISTENSEN, SCOTT**							
		139.59								
122052	**2/5/2026**		**119920 CHRISTIANSON, PAUL**							
		93.27	2025 SPECIAL ASSESSMENT REBATE		136105	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		93.27								
122053	**2/5/2026**		**118312 CICH, JONATHAN**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135857	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122054	**2/5/2026**		**119846 CIKOTTE, THOMAS & SHELLEY (SA)**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135624	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122055	**2/5/2026**		**122548 COLLIER, ROBERT**							
		105.00	DEPOSIT FOR 7/9 CYCLONES		136412	07092026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		105.00								
122056	**2/5/2026**		**111471 COMMERCIAL PARTNERS TITLE LLC**							
		233,239.00	CHIPOTLE FIN GRNTY REDUCTION		136389	122242 CHIPOTE GRNTY RED	9804.6433	00122242	REFUNDS	ESCROW ACCOUNTS
		233,239.00								
122057	**2/5/2026**		**100116 CONNEXUS ENERGY**							
		91.80	JAN 2026 SIREN UTILITIES		136397	759126-303095 JAN 2026	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		5,844.70	12/18/25-01/19/2026 ELECTRIC		136400	759126-303107 JAN 2026	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,828.95	12/18/25-01/19/2026 ELECTRIC		136400	759126-303107 JAN 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		70.33	12/18/25-01/19/2026 ELECTRIC		136400	759126-303107 JAN 2026	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		5,971.97	12/18/25-01/19/2026 ELECTRIC		136400	759126-303107 JAN 2026	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		31.55	12/18/25-01/19/2026 ELECTRIC		136400	759126-303107 JAN 2026	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		447.71	12/18/25-01/19/2026 ELECTRIC		136400	759126-303107 JAN 2026	9410.6371	00041012	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		11,416.20	12/18/25-01/19/2026 ELECTRIC		136401	759126-303101	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122057	**2/5/2026**		**100116 CONNEXUS ENERGY**						**Continued...**	
						JAN 2026				
		959.09	JAN 2026 TRAFFIC SIGNALS		136415	759126-303100 JAN 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		1,738.25	JAN 2026 ELECTRIC		136416	759126-303106 JAN 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		246.30	JAN 2026 ELECTRIC		136416	759126-303106 JAN 2026	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		113.98	JAN 2026 ELECTRIC		136416	759126-303106 JAN 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		737.43	JAN 2026 ELECTRIC		136416	759126-303106 JAN 2026	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		720.94	JAN 2026 ELECTRIC		136416	759126-303106 JAN 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		720.93	JAN 2026 ELECTRIC		136416	759126-303106 JAN 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		720.93	JAN 2026 ELECTRIC		136416	759126-303106 JAN 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		15,766.78	ELECTRICITY WATER		136417	759126-303102 JAN 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,407.23	ELECTRICITY SEWER		136417	759126-303102 JAN 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		90.03	ELECTRICITY STORM		136417	759126-303102 JAN 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		48,925.10								
122058	**2/5/2026**		**100117 CONNEXUS ENERGY**							
		834.10	2025 SPECIAL ASSESSMENT REBATE		135858	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		834.10								
122059	**2/5/2026**		**118255 COOLEY, STEVEN A.**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135625	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122060	**2/5/2026**		**118339 COULT, BRENDA OR STEVEN**							
		85.65	2025 SPECIAL ASSESSMENT REBATE		136106	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122061	**2/5/2026**		**118334 CUNNINGHAM, LYNAE**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135859	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122061	**2/5/2026**		**118334 CUNNINGHAM, LYNAE**						**Continued...**	
122062	**2/5/2026**		**119856 DAHER, ANGELA**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135626	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122063	**2/5/2026**		**118288 DAKIS, ANTHONY**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135860	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122064	**2/5/2026**		**119866 DANIELS, JULIE**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135861	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122065	**2/5/2026**		**110324 DEAN'S PROFESSIONAL PLUMBING**							
		95.00	PERMIT RA063668 CANCEL		136396	RA063668	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA063668 CANCEL		136396	RA063668	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		96.00								
122066	**2/5/2026**		**111363 DEBROBANDER, SANDRA**							
		128.00	2025 SPECIAL ASSESSMENT REBATE		135627	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		128.00								
122067	**2/5/2026**		**118273 DRISCOLL, TRIANNA AND JON**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135628	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122068	**2/5/2026**		**119855 DZANIC, NURIJA**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135629	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122069	**2/5/2026**		**121641 ECKERDT, JOY**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135862	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122070	**2/5/2026**		**118262 EVERSON, TODD**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135863	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122071	**2/5/2026**		**119850 FIELD, ROBERT**							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135864	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122071	2/5/2026		119850 FIELD, ROBERT						Continued...	
		139.59								
122072	2/5/2026		118287 FIORE, EDWARD							
		93.27	2025 SPECIAL ASSESSMENT REBATE		136107	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		93.27								
122073	2/5/2026		118229 FISCHER, TIMOTHY							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135865	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122074	2/5/2026		118246 FLAVIN, JOAN							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135866	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								
122075	2/5/2026		119452 FLORA, GERALD MARK/THE HOLY ROCKA ROLLAZ							
		262.50	7/16 DEPOSIT HOLY ROCKA ROLLAZ		136410	07162026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		262.50								
122076	2/5/2026		118354 FLORES, ANTHONY							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135630	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122077	2/5/2026		118343 FREDERICKSON, THOMAS							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135867	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								
122078	2/5/2026		116385 FRIESE, KELLI							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135631	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122079	2/5/2026		119158 GRANHOLT, LUANN							
		142.52	2025 SPECIAL ASSESSMENT REBATE		135632	22025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122080	2/5/2026		118281 GRISWOLD, ROBERT							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135868	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122081	2/5/2026		118376 GUSTAVSON, GENE							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
122081	**2/5/2026**		**118376 GUSTAVSON, GENE**							
		142.52	2025 SPECIAL ASSESSMENT REBATE		135633	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122082	**2/5/2026**		**118335 HALTER, GINA AND JONATHAN**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135869	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122083	**2/5/2026**		**118337 HAMMOCK, LATISHA**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135870	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122084	**2/5/2026**		**119182 HANCOCK, GEORGE A**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135871	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122085	**2/5/2026**		**119915 HANSON, ELLEN**							
		95.84	2025 SPECIAL ASSESSMENT REBATE		135959	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		95.84								
122086	**2/5/2026**		**100210 HARDIN, GLEN**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135872	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122087	**2/5/2026**		**120701 HARER, EDIE**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136280	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122088	**2/5/2026**		**114131 HARTER, GREG**							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135873	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								
122089	**2/5/2026**		**118293 HAVEL, PAUL**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135634	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122090	**2/5/2026**		**115574 HEALTHPARTNERS**							
		113,287.00	FEB 2026 HEALTH PREMIUMS		136407	343210837036	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,198.50	FEB 2026 HEALTH PREM JB/KH		136407	343210837036	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,021.50	FEB 2026 HEALTH PREM CS		136407	343210837036	0220.6131		GROUP INSURANCE	FIRE PROTECTION
		116,507.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122090	**2/5/2026**		**115574 HEALTHPARTNERS**						**Continued...**	
122091	**2/5/2026**		**118224 HEATON, RANDALL & DEANNA**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135874	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122092	**2/5/2026**		**111159 HEDIN, ROSS AND ROXANNE**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136108	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122093	**2/5/2026**		**119157 HEFFRON, GLEN**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		136351	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122094	**2/5/2026**		**117308 HELLO! BOOKING INC**							
		360.00	DEPOSIT 6/25 CHURCH OF CASH		136413	06252026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		360.00								
122095	**2/5/2026**		**119867 HENDRICKS, KATHRYN**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136352	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122096	**2/5/2026**		**118338 HERRBOLDT, DANIEL AND CAROLYN**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135875	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122097	**2/5/2026**		**114242 HERRICK, GREGG & KIM, JENNIFER**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135876	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122098	**2/5/2026**		**119839 HICKEY, DAVID & DIANE**							
		218.67	2025 SPECIAL ASSESSMENT REBATE		135949	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		218.67								
122099	**2/5/2026**		**118235 HICKEY, THOMAS**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135635	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122100	**2/5/2026**		**119247 HOEKE, CURT**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		136197	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122100	**2/5/2026**		**119247 HOEKE, CURT**						**Continued...**	
		124.14								
122101	**2/5/2026**		**113159 HOEKE, KRISTIN**							
		163.00	2025 SPECIAL ASSESSMENT REBATE		136353	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		163.00								
122102	**2/5/2026**		**109935 HOLST, CRISTON**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136198	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122103	**2/5/2026**		**122533 HOUSER, TIMOTHY AND SHELLY**							
		175.00	PERMIT RA064489 CANCEL		136398	RA064489	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA064489 CANCEL		136398	RA064489	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		176.00								
122104	**2/5/2026**		**119153 HOVAN, LINDA**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135877	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122105	**2/5/2026**		**119835 HOWELL, BRETT**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136346	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122106	**2/5/2026**		**118351 HUTH, JEFF**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135636	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122107	**2/5/2026**		**118346 HUTSON, TODD**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135950	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122108	**2/5/2026**		**119148 JACOBSON, BRADLEY AND PAMELA**							
		143.00	2025 SPECIAL ASSESSMENT REBATE		136201	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122109	**2/5/2026**		**118303 JANISCH, TODD**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136254	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122110	**2/5/2026**		**118305 JEFFERS, HERMAN**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122110	2/5/2026		118305 JEFFERS, HERMAN						Continued...	
		166.00	2025 SPECIAL ASSESSMENT REBATE		136202	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122111	2/5/2026		118250 JOHNSON, BRENDA OR CLARK							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136203	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122112	2/5/2026		118350 JOHNSON, BRENT AND HOLLY							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135878	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122113	2/5/2026		119177 JOHNSON, JOSEPH							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136204	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122114	2/5/2026		119170 JOHNSON, PATRICIA							
		85.65	2025 SPECIAL ASSESSMENT REBATE		136354	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122115	2/5/2026		120703 JOSEPHS, CORY AND TRICIA							
		143.00	2025 SPECIAL ASSESSMENT REBATE		135879	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122116	2/5/2026		121589 JOY, ANDREW							
		85.65	2025 SPECIAL ASSESSMENT REBATE		135880	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122117	2/5/2026		118318 JUREK, PATRICIA A							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135960	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122118	2/5/2026		118340 KERN, CHERYL							
		163.00	2025 SPECIAL ASSESSMENT REBATE		135881	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		163.00								
122119	2/5/2026		119181 KIGER, GREG							
		124.14	2025 SPECIAL ASSESSMENT REBATE		136109	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122120	2/5/2026		108797 KLUCKING, JOHN & LAVONNE							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122120	**2/5/2026**		**108797 KLUCKING, JOHN & LAVONNE**						**Continued...**	
		128.00	2025 SPECIAL ASSESSMENT REBATE		136355	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		128.00								
122121	**2/5/2026**		**119842 KNOLL, JOCELYN AND PETER**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135637	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122122	**2/5/2026**		**118265 KOENIG, GREGORY**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135638	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122123	**2/5/2026**		**118324 KOKESH, STEPHEN**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136110	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122124	**2/5/2026**		**119852 KOSMECKI, DAVID**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135639	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122125	**2/5/2026**		**118282 KRIDNER, DEBRA**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135882	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122126	**2/5/2026**		**118309 KRUGER, TODD AND KATHY**							
		128.00	2025 SPECIAL ASSESSMENT REBATE		135883	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		128.00								
122127	**2/5/2026**		**118297 KUNKEL, NICHOLAS**							
		139.59	2025 SPECIAL ASSESSMENT REBATE		136205	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								
122128	**2/5/2026**		**118263 LABONNE, JOE**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135640	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122129	**2/5/2026**		**119907 LACHNER, SHARON**							
		145.78	2025 SPECIAL ASSESSMENT REBATE		136281	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		145.78								
122130	**2/5/2026**		**111405 LEITHER, SUSAN**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122130	2/5/2026		111405 LEITHER, SUSAN						Continued...	
		166.00	2025 SPECIAL ASSESSMENT REBATE		135884	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122131	2/5/2026		101218 LEMM, RONALD							
		143.00	2025 SPECIAL ASSESSMENT REBATE		136347	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122132	2/5/2026		118330 LEONARD, KEVIN							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135885	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122133	2/5/2026		118264 LEPAGE, GREG & MARY							
		143.00	2025 SPECIAL ASSESSMENT REBATE		135641	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122134	2/5/2026		119176 LETOURNEAU, STEPHEN							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136255	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122135	2/5/2026		118298 LEVENICK VOIGT, EMMA							
		85.65	2025 SPECIAL ASSESSMENT REBATE		136111	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122136	2/5/2026		118362 LI, HUISHEN AND YING							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136199	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122137	2/5/2026		119180 LIEKHUS, STEVEN OR DIANNA							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136256	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122138	2/5/2026		118347 LINDBERG, RANDY							
		128.00	2025 SPECIAL ASSESSMENT REBATE		136348	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		128.00								
122139	2/5/2026		119879 LINDGREN, MARK OR JESSICA							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136200	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122140	2/5/2026		119174 LUKE, GARY AND LUANNA							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
122140	**2/5/2026**		**119174 LUKE, GARY AND LUANNA**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135642	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122141	**2/5/2026**		**121618 LUNDBERG, JONATHAN**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135886	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122142	**2/5/2026**		**118286 MACDONALD, SCOTT**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136112	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122143	**2/5/2026**		**118365 MAJKRZAK, THOMAS**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135887	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122144	**2/5/2026**		**118237 MALEK, DAVE**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135888	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67	2023 SPECIAL ASSESSMENT REBATE		136391	2023 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		279.34								
122145	**2/5/2026**		**119862 MARSHALL, JAMES**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135889	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122146	**2/5/2026**		**118244 MASSA, STEVEN**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136113	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122147	**2/5/2026**		**118311 MATHISON, JEFFREY**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135961	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122148	**2/5/2026**		**118254 MAY, DAVID**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135643	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122149	**2/5/2026**		**119914 MCCALLA, ANNETTE**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135890	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122150	2/5/2026		118325 MCLEAN, MICHAEL AND ESTELLE						Continued...	
		72.89	2025 SPECIAL ASSESSMENT REBATE		135891	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122151	2/5/2026		118332 MIELKE, LEE A							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136257	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122152	2/5/2026		118356 MIEMIETZ, PHIL							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135892	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122153	2/5/2026		119185 MIKA, JONI AND GOODMAN, JOHN							
		142.52	2025 SPECIAL ASSESSMENT REBATE		136356	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122154	2/5/2026		118363 MILLER, MARYLEE AND STEVEN							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135644	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122155	2/5/2026		119906 MILLER, THOMAS							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136114	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122156	2/5/2026		119152 MOBERG, KURT & JULIE							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135962	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122157	2/5/2026		112579 MONSERUD, LISA							
		128.00	2025 SPECIAL ASSESSMENT REBATE		135645	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		128.00								
122158	2/5/2026		119832 MONSON, TARA L							
		163.00	2025 SPECIAL ASSESSMENT REBATE		135893	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		163.00								
122159	2/5/2026		118366 MOORE, DANIEL AND LAURA							
		142.52	2025 SPECIAL ASSESSMENT REBATE		135951	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122160	2/5/2026		118319 MORLEY, JOHN							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122160	2/5/2026		118319 MORLEY, JOHN						Continued...	
		142.52	2025 SPECIAL ASSESSMENT REBATE		135646	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122161	2/5/2026		118261 MULVANEY, MICHAEL AND SHARON							
		113.00	2025 SPECIAL ASSESSMENT REBATE		135894	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		113.00								
122162	2/5/2026		120665 NEWBERGER, JAKE							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135895	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122163	2/5/2026		118275 NORDAHL, JOSEPH							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136258	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122164	2/5/2026		119903 NORMAN, MICHAEL D.							
		142.52	2025 SPECIAL ASSESSMENT REBATE		135896	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122165	2/5/2026		119162 NYARA, JOSEPH							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135647	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122166	2/5/2026		117180 OATES, RAY							
		143.00	2025 SPECIAL ASSESSMENT REBATE		135897	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122167	2/5/2026		118336 OLSON, DANIEL							
		113.00	2025 SPECIAL ASSESSMENT REBATE		136115	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		113.00								
122168	2/5/2026		118313 OLSON, MITCHELL							
		93.27	2025 SPECIAL ASSESSMENT REBATE		135898	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		93.27								
122169	2/5/2026		118383 OLSON, PAUL							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135952	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122170	2/5/2026		119940 O'NEILL, BRETT J OR PATRICIA A							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122170	2/5/2026		119940 O'NEILL, BRETT J OR PATRICIA A						Continued...	
		144.50	2025 SPECIAL ASSESSMENT REBATE		136282	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122171	2/5/2026		122521 OSTENSO, KEN AND MICHELLE							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136116	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122172	2/5/2026		119259 PACE, DEBORAH H.							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136117	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122173	2/5/2026		118231 PAYNE, RYAN							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135899	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122174	2/5/2026		119834 PERRIN, JOHN							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135648	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122175	2/5/2026		118258 PERSONS, MICHAEL							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135649	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122176	2/5/2026		118252 PETERSON, WENDY							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135650	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122177	2/5/2026		119859 PETERZEN, TIM							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136259	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122178	2/5/2026		118358 PITT, JEFF							
		113.00	2025 SPECIAL ASSESSMENT REBATE		136349	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		113.00								
122179	2/5/2026		119843 PLAISTED, TODD (SA)							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135900	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122180	2/5/2026		115803 POWER LODGE- TWIN CITIES							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122180	2/5/2026		115803 POWER LODGE- TWIN CITIES						Continued...	
		4,550.00	REFUND SECURITY DEP 6701 H 10		136406	SEURITY DEPOSIT REFUND	9410.6433	00041012	REFUNDS	RALF FUNDED PROJECTS
		3,445.33	REFUND SECURITY DEP 6745 H 10		136406	SEURITY DEPOSIT REFUND	9410.6433	00041001	REFUNDS	RALF FUNDED PROJECTS
		7,995.33								
122181	2/5/2026		119687 PROFESSIONAL MECHANICAL SERVICES LLC							
		75.00	PERMIT RA064602 CANCEL		136418	RA064602	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA064602 CANCEL		136418	RA064602	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								
122182	2/5/2026		118306 QUICK, BRYAN							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135651	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								
122183	2/5/2026		119178 RABE, WILLIAM AND KIMMIE							
		166.00	2025 SPECIAL ASSESSMENT REBATE		136283	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122184	2/5/2026		118291 REEDER, CHRISTINA							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135901	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122185	2/5/2026		118239 REINHOLZ, RICHARD							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135652	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122186	2/5/2026		118301 RESECH, SHAREN							
		95.84	2025 SPECIAL ASSESSMENT REBATE		136118	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		95.84								
122187	2/5/2026		118355 REYNOLDS, SHEILA AND BRIAN							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135902	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122188	2/5/2026		118321 RINGOLD, JAMES B							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136119	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122189	2/5/2026		120668 RINGOLD, JENNIFER							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122189	2/5/2026		120668 RINGOLD, JENNIFER						Continued...	
		166.00	2025 SPECIAL ASSESSMENT REBATE		135903	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122190	2/5/2026		118378 RISTOW, REBECCA							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135906	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122191	2/5/2026		120664 ROATH-BAUM, TERI							
		113.00	2025 SPECIAL ASSESSMENT REBATE		135653	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		113.00								
122192	2/5/2026		118247 ROBINSON, HOLLIE							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136120	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122193	2/5/2026		119845 RODMAN, WILLIAM AND PAMELA							
		143.00	2025 SPECIAL ASSESSMENT REBATE		135904	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122194	2/5/2026		118316 ROMANCHUK, KATHLEEN AND GERALD							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135953	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122195	2/5/2026		119163 ROSE, GERALDINE							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135654	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122196	2/5/2026		118304 ROSIER, GEORGE							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135905	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122197	2/5/2026		118259 RYBAK, COLLEEN AND WILLIAM							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135907	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122198	2/5/2026		122545 SCHIFERLI, JANEL AND CHRIS							
		200.00	WATER EFFI REBATE 26-SCHIFERLI		136402	020226	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
122199	2/5/2026		122504 SCHILL, ROBERT AND BRINKMAN-SCHILL, MARY							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122199	2/5/2026		122504 SCHILL, ROBERT AND BRINKMAN-SCHILL, MARY						Continued...	
		163.00	2025 SPECIAL ASSESSMENT REBATE		135954	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		163.00								
122200	2/5/2026		119919 SCHOENEMAN, CRAIG							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135908	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								
122201	2/5/2026		119853 SCHROECK, SARA OR SCHROECK TRUST							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136121	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122202	2/5/2026		118236 SCHROEDER, JAMES							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135909	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122203	2/5/2026		122479 SCHROEDER, RICHARD							
		93.27	2025 SPECIAL ASSESSMENT REBATE		135655	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		93.27								
122204	2/5/2026		120661 SCHULTE, JORDAN							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135656	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122205	2/5/2026		118232 SEELEY, ANGELA							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135657	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122206	2/5/2026		104635 SHAPPELL, DAVID OR SANDRA							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135963	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122207	2/5/2026		118238 SHERER, MOLLY							
		95.84	2025 SPECIAL ASSESSMENT REBATE		135910	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		95.84								
122208	2/5/2026		118341 SIZEN, STANLEY & VICKI							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135911	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122209	2/5/2026		118302 SKIBA, JAYNE							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122209	2/5/2026		118302 SKIBA, JAYNE						Continued...	
		143.00	2025 SPECIAL ASSESSMENT REBATE		135912	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122210	2/5/2026		120707 SKYBERG, JASON & JOANN							
		95.84	2025 SPECIAL ASSESSMENT REBATE		136284	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		95.84								
122211	2/5/2026		121678 SLONEKER, AARON							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136260	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122212	2/5/2026		118260 SMITH, GARY							
		163.00	2025 SPECIAL ASSESSMENT REBATE		135658	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		163.00								
122213	2/5/2026		118249 SOGN, BRUCE AND DARLENE							
		75.08	2025 SPECIAL ASSESSMENT REBATE		135913	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		75.08								
122214	2/5/2026		118370 SOLTIS, JAY							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135914	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122215	2/5/2026		118285 SPOHN, PAMELA A							
		139.67	2025 SPECIAL ASSESSMENT REBATE		136206	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122216	2/5/2026		119149 STAHMANN, JEFFREY							
		143.00	2025 SPECIAL ASSESSMENT REBATE		135659	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122217	2/5/2026		119863 STONE, GREG							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135915	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122218	2/5/2026		119831 STRANTZ, MIKE & LAURIE (SA)							
		163.00	2025 SPECIAL ASSESSMENT REBATE		135916	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		163.00								
122219	2/5/2026		119168 SUPER, MICHELLE							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
122219	**2/5/2026**		**119168 SUPER, MICHELLE**							
		85.65	2025 SPECIAL ASSESSMENT REBATE		136261	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122220	**2/5/2026**		**119848 SWAJA, CHRIS**							
		93.27	2025 SPECIAL ASSESSMENT REBATE		135917	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		93.27								
122221	**2/5/2026**		**121623 TABLE SALT PRODUCTIONS LLC**							
		510.00	7/23 CONCERT COUNTRY ROADS		136409	07232026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		510.00								
122222	**2/5/2026**		**119865 TAMBA, PATRICK AND BERNICE**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		135918	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122223	**2/5/2026**		**118279 TAYLOR, RICHARD**							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135660	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122224	**2/5/2026**		**122481 TERNUS, JESSE AND TONI**							
		95.84	2025 SPECIAL ASSESSMENT REBATE		135661	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		95.84								
122225	**2/5/2026**		**118228 THIEL, MARK**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135919	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122226	**2/5/2026**		**118274 THURSTON, DOUGLAS**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		136262	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122227	**2/5/2026**		**119199 TIME MUSIC AGENCY**							
		525.00	DEPOSIT FOR JUNK FM 8/6/26		136411	08062026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		525.00								
122228	**2/5/2026**		**119199 TIME MUSIC AGENCY**							
		300.00	RHINO 6/18 DEPOSIT		136414	06182026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122228	2/5/2026		119199 TIME MUSIC AGENCY						Continued...	
		300.00								
122229	2/5/2026		119150 TINCHER, DAVID AND MARY JO							
		166.00	2025 SPECIAL ASSESSMENT REBATE		135920	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		166.00								
122230	2/5/2026		119874 TRASK, BENJAMIN							
		142.52	2025 SPECIAL ASSESSMENT REBATE		135662	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122231	2/5/2026		121655 TREPTOW, THERESA							
		142.52	2025 SPECIAL ASSESSMENT REBATE		136285	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		142.52								
122232	2/5/2026		117771 UNITED STATES TREASURY							
		1,839.98	ARBITRAGE 2011B BOND PYMT		136395	ARBITRAGE 2011B BOND	9340.6310		FISCAL AGENT FEES	$4,335,000 GO IMPR BONDS SERIE
		1,839.98								
122233	2/5/2026		119833 VAN NORMAN, LANCE & JODY							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135922	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122234	2/5/2026		118323 VANG, LA							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135921	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122235	2/5/2026		120694 VARELA, AIDA							
		143.00	2025 SPECIAL ASSESSMENT REBATE		136122	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		143.00								
122236	2/5/2026		119175 VUE, GER							
		72.89	2025 SPECIAL ASSESSMENT REBATE		135955	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122237	2/5/2026		118331 WATSON, MICHAEL E							
		124.14	2025 SPECIAL ASSESSMENT REBATE		136123	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122238	2/5/2026		118374 WIK, MEGAN							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
122238	**2/5/2026**		**118374 WIK, MEGAN**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135923	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122239	**2/5/2026**		**119875 WISE, JEAN**							
		85.65	2025 SPECIAL ASSESSMENT REBATE		135964	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		85.65								
122240	**2/5/2026**		**118234 WOEHLER, MARIE**							
		139.67	2025 SPECIAL ASSESSMENT REBATE		136207	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.67								
122241	**2/5/2026**		**118272 WOLFF, SUSAN AND DAVID**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		135965	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122242	**2/5/2026**		**119196 ZIERDEN, JULIE**							
		139.59	2025 SPECIAL ASSESSMENT REBATE		135663	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		139.59								
122243	**2/5/2026**		**118308 ZIMMERMANN, RONALD**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		135664	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122265	**2/12/2026**		**122546 24 SEVEN EVENTS AND MARKETING**							
		450.00	HAPPY DAYS BAND DEPOSIT		136487	09122026 HD CONCERT	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		450.00								
122266	**2/12/2026**		**100012 ACE SOLID WASTE INC**							
		39,943.28	FEB RECYCLING		136481	12868413T067 FEB 2026	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		160.68	FEB 2026 REFUSE/RECYCLING		136482	12862905T067 FEB 2026	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		260.25	FEB 2026 WASTE/RECYCLING		136483	12868419T067 FEB 2026	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDINGS
		409.50	FEB 2026 WASTE/RECYCLING		136483	12868419T067 FEB 2026	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		2,215.16	FEB 2026 WASTE/RECYCLING		136483	12868419T067 FEB 2026	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		42,988.87								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122266	2/12/2026		100012 ACE SOLID WASTE INC						Continued...	
122267	2/12/2026		118476 ACTS-TREME TALENT LLC							
		262.50	DEPOSIT FOR 7/2/26 CONCERT		136485	07022026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SER	LAWFUL GAMBLING
		262.50								
122268	2/12/2026		115203 ALL AMERICAN TITLE CO INC							
		31.27	ACCT 737162 14701 COBALT ST#47		136457	737162	9601.4651		WATER REVENUE	WATER FUND
		31.27								
122269	2/12/2026		113045 ANCONA TITLE AND ESCROW							
		53.12	ACCT 737222 5641 149TH LANE		136458	737222	9601.4651		WATER REVENUE	WATER FUND
		53.12								
122270	2/12/2026		100948 ANOKA COUNTY LICENSE CENTER							
		27.00	#578 REGISTRATION		136447	578/351 REG & PLATES	0220.6550		MOTOR VEHICLES	FIRE PROTECTION
		28.00	#351 TAX EXEMPT PLATES		136447	578/351 REG & PLATES	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		55.00								
122271	2/12/2026		119151 CAPPS, CAROLANN							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136448	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122272	2/12/2026		122565 CLAWSON, JAY AND KRISTEN							
		45.70	ACT 733886 14661 COBALT ST #43		136459	733886	9601.4651		WATER REVENUE	WATER FUND
		45.70								
122273	2/12/2026		122541 CONTINUA INTERIORS OF MN LLC							
		23,361.81	WTP FURNITURE		136484	83803	9601.1742	00202109	OFFICE EQUIPMENT & FURNISHINGS	WATER FUND
		23,361.81								
122274	2/12/2026		122564 EAGLES, BRAD AND JACKIE							
		210.54	ACT 479437277 7041 147TH LN		136460	479437277	9601.4651		WATER REVENUE	WATER FUND
		210.54								
122275	2/12/2026		100870 EDINA REALTY TITLE							
		15.44	ACCT 727352 9131 178TH AVE		136461	727352	9601.4651		WATER REVENUE	WATER FUND
		15.44								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122275	2/12/2026		100870 EDINA REALTY TITLE						Continued...	
122276	2/12/2026		100870 EDINA REALTY TITLE							
		54.74	ACCT 733007 15108 UTE ST		136462	733007	9601.4651		WATER REVENUE	WATER FUND
		54.74								
122277	2/12/2026		100870 EDINA REALTY TITLE							
		86.26	ACCT 721748 14220 XENON ST #6		136463	721748	9601.4651		WATER REVENUE	WATER FUND
		86.26								
122278	2/12/2026		122563 EGGERT, DANIELLE							
		330.58	ACCT 727921 5061 143RD LANE		136464	727921	9601.4651		WATER REVENUE	WATER FUND
		330.58								
122279	2/12/2026		122566 FILEK, STEVEN AND WHITNEY							
		232.30	ACCT 732068 15005 TIGER ST		136465	732068	9601.4651		WATER REVENUE	WATER FUND
		232.30								
122280	2/12/2026		121989 FLEX TITLE COMPANY LLC							
		267.12	ACCT 726827 14573 KRYPTON ST		136466	726827	9601.4651		WATER REVENUE	WATER FUND
		267.12								
122281	2/12/2026		118322 FREDRICK, DAVID							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136449	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122282	2/12/2026		118253 HATCH, JOHN							
		124.14	2025 SPECIAL ASSESSMENT REBATE		136451	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122283	2/12/2026		122561 HOLZER, BENJAMIN							
		1,000.00	DANGEROUS DOG OVERTURN		136452	CASE 26023087	9101.4207		ANIMAL LICENSE	GENERAL FUND
		1,000.00								
122284	2/12/2026		122567 HUGHES, SAHIRA AND ERIC							
		39.30	ACCT 730405 7369 147TH LANE		136467	730405	9601.4651		WATER REVENUE	WATER FUND
		39.30								
122285	2/12/2026		122554 IT'S A SECRET LLC							
		525.00	8/13 CONCERT DEPOSIT		136486	08132026 CONCERT	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122285	**2/12/2026**		**122554 IT'S A SECRET LLC**						**Continued...**	
		525.00								
122286	**2/12/2026**		**121621 JONAH AND THE WHALES**							
		450.00	HAPPY DAYS DEPOSIT		136488	09122026 HD CONCERT 2	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		450.00								
122287	**2/12/2026**		**113464 LAND TITLE**							
		69.94	ACCT 737084 7531 152ND AVE		136468	737084	9601.4651		WATER REVENUE	WATER FUND
		69.94								
122288	**2/12/2026**		**121617 LANTIS, LANE**							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136453	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
122289	**2/12/2026**		**117357 LEGACY TITLE**							
		123.60	ACT 733485 7298 BUNKER LK BLVD		136470	733485	9601.4651		WATER REVENUE	WATER FUND
		123.60								
122290	**2/12/2026**		**117358 LEGACY TITLE**							
		32.44	AC 617573626 15141 WILLEMITE S		136469	617573626	9601.4651		WATER REVENUE	WATER FUND
		32.44								
122291	**2/12/2026**		**122568 LUCAS, ASHLEY AND AUSTIN**							
		37.46	ACCT 734712 7400 147TH LANE		136471	734712	9601.4651		WATER REVENUE	WATER FUND
		37.46								
122292	**2/12/2026**		**108246 MN DEPARTMENT OF NATURAL RESOURCES**							
		237.00	LIC UWAT014269 FEE		136454	LIC UWAT014269	9601.4651		WATER REVENUE	WATER FUND
		237.00								
122293	**2/12/2026**		**119161 NELSON, BARBARA OR TIMOTHY**							
		124.14	2025 SPECIAL ASSESSMENT REBATE		136455	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		124.14								
122294	**2/12/2026**		**122569 OSEID, PHILIP & DELINDA REVOC LIVING TRU**							
		41.39	ACT 613472501 15101 COBALT ST		136472	613472501	9601.4651		WATER REVENUE	WATER FUND
		41.39								
122295	**2/12/2026**		**122570 PARTNERS TITLE**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122295	2/12/2026		122570 PARTNERS TITLE						Continued...	
		264.91	ACCT 730941 5060 XKIMO CT		136473	730941	9601.4651		WATER REVENUE	WATER FUND
		264.91								
122296	2/12/2026		122571 PFEIFFER, STEVEN							
		29.22	ACT 34022419 17758 TONTO ST		136474	34022419	9601.4651		WATER REVENUE	WATER FUND
		29.22								
122297	2/12/2026		100422 REGISTERED ABSTRACTERS INC							
		88.59	ACT 678532335 14795 KRYPTON CT		136475	678532335	9601.4651		WATER REVENUE	WATER FUND
		88.59								
122298	2/12/2026		117039 RESULTS TITLE							
		185.87	ACT 698695286 5431 145TH AVE		136476	698695286	9601.4651		WATER REVENUE	WATER FUND
		185.87								
122299	2/12/2026		122572 SPARKS, RONALD							
		151.84	ACCT 734085 14623 PERIDOT ST		136477	734085	9601.4651		WATER REVENUE	WATER FUND
		151.84								
122300	2/12/2026		122447 TEG LAND HOLDINGS LLC							
		15,820.00	#117442 ESC INSPECT RELEASE		136456	117442 ESC RELEASE	9804.6433	00117442	REFUNDS	ESCROW ACCOUNTS
		15,820.00								
122301	2/12/2026		122573 VELORA TITLE							
		84.09	ACT 736299 14507 QUINTANA ST		136479	736299	9601.4651		WATER REVENUE	WATER FUND
		84.09								
122302	2/12/2026		112749 VG PROPERTIES							
		178.49	ACCT 737236 7094 139TH AVE		136478	737236	9601.4651		WATER REVENUE	WATER FUND
		178.49								
122303	2/12/2026		122574 WEISS, CHRISTOPHER							
		293.25	ACCT 4302737 5907 151ST LANE		136480	4302737	9601.4651		WATER REVENUE	WATER FUND
		293.25								
1009104	2/6/2026		119612 KNIGHT, THOMAS							
		63.44	2.1.26 MILEAGE TO CONFERENCE		136390	SEPTIC CONF RIEMB	0240.6334		MILEAGE REIMBURSEMENT	PROTECTIVE INSPECTIONS
		63.44	2.3.26 MILAGE HOME FROM CONF		136390	SEPTIC CONF	0240.6334		MILEAGE REIMBURSEMENT	PROTECTIVE INSPECTIONS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1009104	2/6/2026		119612 KNIGHT, THOMAS						Continued...	
						RIEMB				
		32.76	2.1.26 DINNER CANAL PARK		136390	SEPTIC CONF RIEMB	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		14.00	2.2.26 LUNCH TOASTY'S		136390	SEPTIC CONF RIEMB	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		36.00	2.2.26 DINNER GREEN MILL		136390	SEPTIC CONF RIEMB	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		209.64								
1009105	2/6/2026		115776 METROPOLITAN COUNCIL							
		1,915,151.13	CLOSING 6701 & 6745 HWY 10		136392	2.2.26 CLOSING	9410.4609		OTHER MISCELLANEOUS REVENUES	RALF FUNDED PROJECTS
		1,915,151.13								
1009106	2/6/2026		122372 METROPOLITAN LIFE INS COMPANY							
		4,938.90	FEB 2026 DENTAL PREMIUMS		136404	5780421D FEB 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		446.76	FEB 2026 VISION PREMIUMS		136405	5780421V FEB 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,385.66								
1009107	2/6/2026		100351 NCPERS GROUP LIFE INS							
		352.00	FEB 2026 LIFE INS PREMIUMS		136403	704800022026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
1009108	2/6/2026		119258 RANKIN, DAVID							
		84.10	2.1.26 MILEAGE TO CONFERENCE		136393	SEPTIC CONFERENCE	0240.6334		MILEAGE REIMBURSEMENT	PROTECTIVE INSPECTIONS
		84.10	2.3.26 MILAGE HOME FROM CONF		136393	SEPTIC CONFERENCE	0240.6334		MILEAGE REIMBURSEMENT	PROTECTIVE INSPECTIONS
		22.27	2.1.26 DINNER CANAL PARK		136393	SEPTIC CONFERENCE	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		10.55	2.1.26 LUNCH TOASTY'S		136393	SEPTIC CONFERENCE	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		31.57	2.2.26 DINNER GREEN MILL		136393	SEPTIC CONFERENCE	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		232.59								
1009109	2/6/2026		120562 TCLD FUND 1 TROTT BROOK LLC							
		836,935.70	TROTT BROOK XING SEWER OVRSZNG		136394	TROTT BROOK XING 3RD	9602.1730		IMPROVEMENTS OTHER THAN BUILD	SEWER FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1009109	**2/6/2026**		**120562 TCLD FUND 1 TROTT BROOK LLC**						**Continued...**	
		836,935.70								
1009151	**2/13/2026**		**116893 GRAF, MATT**							
		23.20	1.22.26 WELL # 8 LOW TEMP		136450	JAN ON CALL MILEAGE	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		23.20	1.23.26 WELL #4 UPS FAILED		136450	JAN ON CALL MILEAGE	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		23.20	1.24.26 WTRMAIN BREAK ANOKA CO		136450	JAN ON CALL MILEAGE	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		11.92	1.26.26 DISTLLED WATER		136450	JAN ON CALL MILEAGE	9601.6249		MISCELLANEOUS OPERATING SUPPLY	WATER FUND
		23.20	1.22.26 LS#10 LOW TEMP		136450	JAN ON CALL MILEAGE	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		23.20	1.23.26 LS#1 GENERATOR FAILED		136450	JAN ON CALL MILEAGE	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		23.20	1.26.26 RESIDENT SEWAGE BACKUP		136450	JAN ON CALL MILEAGE	9602.6334		MILEAGE REIMBURSEMENT	SEWER FUND
		151.12								
1009152	**2/13/2026**		**116846 MC TOOL AND SAFETY SALES**							
		1.69-	EARLY PAY DISCOUNT		136494	024403	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		169.46	GLOVES/ SAFETY GLASS		136494	024403	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		.93-	EARLY PAY DISCOUNT		136495	024423	0301.6231		UNIFORMS & TURN-OUT GEAR	ENGINEERING
		92.64	ENGINEERING SAFETY VEST'S		136495	024423	0301.6231		UNIFORMS & TURN-OUT GEAR	ENGINEERING
		259.48								
1009153	**2/13/2026**		**119638 O'REILLY AUTO PARTS**							
		.26-	EARLY PAY DISCOUNT		136489	6193-234466	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		12.99	PARKS #699		136489	6193-234466	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.17-	EARLY PAY DISCOUNT		136490	6193-234514	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		8.52	WASHER FLUID		136490	6193-234514	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		.13-	EARLY PAY DISCOUNT		136491	6193-234630	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		6.39	TRK. #662		136491	6193-234630	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		8.30-	EARLY PAY DISCOUNT		136492	6193-234465	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		414.98	POLICE #323		136492	6193-234465	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.41-	EARLY PAY DISCOUNT		136493	6193-235033	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		20.71	WATER TRK. #669		136493	6193-235033	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		454.32								
94021326	**2/13/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
94021326	**2/13/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**						**Continued...**	
		15,993.52			136435	02102614201515	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		15,993.52								
95021326	**2/13/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		7,320.47			136436	02102614201516	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		7,320.47								
96021326	**2/13/2026**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		550.00			136432	02102614201512	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		550.00								
97021326	**2/13/2026**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			136434	02102614201514	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98021026	**2/10/2026**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		191.52	1.27.26 MISC SUPPLIES		136427	JAN 2026 PURCHASES-1	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		3.83-	EARLY PAY DISCOUNT		136427	JAN 2026 PURCHASES-1	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		391.20	1.29.26 OVERLOOK SLT		136427	JAN 2026 PURCHASES-1	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		7.82-	EARLY PAY DISCOUNT		136427	JAN 2026 PURCHASES-1	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		571.07								
98021326	**2/13/2026**		**115568 ALERUS FINANCIAL NA**							
		11,337.00			136433	02102614201513	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		11,337.00								
99009440	**2/13/2026**		**100601 MN DEPT OF REV WH**							
		19,341.17			136445	0210261420158	9101.2172		STATE WITHHOLDING	GENERAL FUND
		19,341.17								
99021026	**2/10/2026**		**107885 DEPARTMENT OF LABOR AND INDUSTRY**							
		1,681.28	JANUARY 2026 SURCHARGE		136428	021026	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		33.63-	JANUARY 2026 SURCHARGE		136428	021026	9101.4604		SURCHARGES	GENERAL FUND
		1,647.65								
99021326	**2/13/2026**		**100629 MN DEPT OF REV SALES TX**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99021326	**2/13/2026**		**100629 MN DEPT OF REV SALES TX**						**Continued...**	
		249.74	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9101.4305		RENTAL FEES	GENERAL FUND
		5.26	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.25	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9101.4308		SALES OF MAPS & PUBLICATIONS	GENERAL FUND
		1.13-	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		1.78	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		207.50	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		4.04	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		4.04	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		12.11	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		4,709.22	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		171.23	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		171.23	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		513.73	JAN 2026 SALES/USE/TRANS TAX		136496	02132026	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		6,049.00								
99021726	**2/13/2026**		**108768 COMDATA NETWORK INC**							
		538.20	VARIDESK-MONITOR MOUNTING ARMS		136545	JAN 2026 FREDRICKSON	0192.6281		SMALL TOOLS & MINOR EQUIPMENT	DATA PROCESSING
		384.00	PCHELP-TATEMS SUBSCRIPTION		136545	JAN 2026 FREDRICKSON	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
		28.19	COBORNS- JAN COFFEE W/ COUNCIL		136546	JAN 2026 HAGEN	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		8.00	HANGTAG - CONF. PARKING		136546	JAN 2026 HAGEN	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		525.00	LMC-2026 MCMA ANNUAL CONF		136546	JAN 2026 HAGEN	0130.6335		TRAINING	ADMINISTRATION
		125.00	LMC-2026 MCMA WINTER CONF		136546	JAN 2026 HAGEN	0130.6335		TRAINING	ADMINISTRATION
		375.00	APWA ENG TECH. - AD		136547	JAN 2026 LASHER	0130.6354		HELP WANTED ADVERTISEMENTS	ADMINISTRATION
		150.00	LEAGUE OF WI. JOB AD-CITY ENG.		136547	JAN 2026 LASHER	0130.6354		HELP WANTED ADVERTISEMENTS	ADMINISTRATION
		395.00	MN COLL-MCFOA CONF- K SCHMIDT		136547	JAN 2026 LASHER	0130.6335		TRAINING	ADMINISTRATION
		985.00	WILEY CEAM - CITY ENG. AD		136547	JAN 2026 LASHER	0130.6354		HELP WANTED ADVERTISEMENTS	ADMINISTRATION
		375.00	APWA - CITY ENG. AD		136547	JAN 2026 LASHER	0130.6354		HELP WANTED ADVERTISEMENTS	ADMINISTRATION
		550.00	GDP-RED DOT INSTRUCT - PULLAR		136548	JAN 2026 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		200.00	MOCIC- INVESTIGATIVE TOOL		136548	JAN 2026 FRANKFURTH	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
		100.00	TLO TRANSUNION - ONLINE INVEST		136548	JAN 2026 FRANKFURTH	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		75.00	BCA - TRAINING - LOHSE		136548	JAN 2026 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		2,000.00	MISSION CRITICAL CON - FIREARM		136548	JAN 2026 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		5,187.00	ECKBERG LAMMERS - TRAINING		136548	JAN 2026	0211.6335		TRAINING	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99021726	2/13/2026		108768 COMDATA NETWORK INC						Continued...	
						FRANKFURTH				
		7.79	COBORNS - REMOTE BATTERY		136549	JAN 2026 CURTIS	0211.6233		BATTERIES EQUIP	POLICE PROTECTION
		1,790.00	AXON - TASER INSTRUCTOR COURSE		136550	JAN 2026 BAGNE	0211.6335		TRAINING	POLICE PROTECTION
		2,100.00	SAFARILAND - INSTRUCTOR TRAIN		136550	JAN 2026 BAGNE	0211.6335		TRAINING	POLICE PROTECTION
		297.82	VEHICLE FUEL		136551	JAN 2026 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		102.15	HSEM TIER 11 REPORTING FOR CL2		136552	JAN 2026 NELSON	9601.6489		OTHER CONTRACTED SERVICES	WATER FUND
		159.75	JIMMY JOHNS - TRAINING LUNCH		136553	JAN 2026 PIPENHAGEN	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		6.39-	JIMMY JOHNS - LUNCH CREDIT		136553	JAN 2026 PIPENHAGEN	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		271.66	EDAM - MEMBERSHIP HAGEN		136554	JAN 2026 SULLIVAN	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
		5.19	ECM ANOKA UNION SUBSCRIPTION		136554	JAN 2026 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORIT
		19.99	AMAZON - BIZ NETWORK SUPPLIES		136554	JAN 2026 SULLIVAN	9230.6249	00923003	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		156.35	DOUBLETREE - ROOM/BOOKING EDAM		136554	JAN 2026 SULLIVAN	9230.6331		TRAVEL & LODGING	ECONOMIC DEVELOPMENT AUTHORIT
		395.00	EDAM - WINTER CONFERENCE		136554	JAN 2026 SULLIVAN	9230.6335		TRAINING	ECONOMIC DEVELOPMENT AUTHORIT
		543.34	EDAM - MEMBER SULLIVAN HANSON		136554	JAN 2026 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORIT
		140.00	UOFM - EC RECERT - JOSH		136555	JAN 2026 WESTBY	0301.6335		TRAINING	ENGINEERING
		130.00	UOFM - EC RECERT - AARON		136555	JAN 2026 WESTBY	0301.6335		TRAINING	ENGINEERING
		150.00	GOV ANOKA - PLAN REVIEW FEE		136555	JAN 2026 WESTBY	9435.6530	00202607	IMPROVEMENTS OTHER THAN BLDS	PAVEMENT MANAGEMENT PROGRAM
		314.99	VARIQUEST - LAMINATE 2025 EXP		136556	JAN 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		469.84	PUZZLEYOU - PUZZLE COMP PUZZLE		136556	JAN 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		157.77	FACEBK - REC PROGRAM ADS		136556	JAN 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		157.94	GALLS- UNIFORM BOOTS		136557	JAN 2026 KOHNER	0220.6231		UNIFORMS & TURN-OUT GEAR	FIRE PROTECTION
		449.99	AMZN- WALL STAND		136557	JAN 2026 KOHNER	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		960.00	MN NURSERY-SHADE TREE RECERT		136558	JAN 2026 BLOOD	0452.6335		TRAINING	PARK & RECREATION
		117.00	MN NURSERY NORTHERN GREEN EXPO		136558	JAN 2026 BLOOD	0452.6335		TRAINING	PARK & RECREATION
		274.00	MN NURSERY- IRRIG COURSE		136558	JAN 2026 BLOOD	0452.6335		TRAINING	PARK & RECREATION
		2,533.60	MN DNR -WATER PERMIT		136558	JAN 2026 BLOOD	0452.6372		WATER/IRRIGATION	PARK & RECREATION
		692.61	FRAUD CHARGES		136558	JAN 2026 BLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		5.00	FAA DRONEZONE - TEST		136559	JAN 2026 HINNENKAMP	0211.6335		TRAINING	POLICE PROTECTION
		175.00	PSI EXAMS - DRONE COURSE TEST		136559	JAN 2026	0211.6335		TRAINING	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99021726	2/13/2026		108768 COMDATA NETWORK INC						Continued...	
						HINNENKAMP				
		22.00	SHERBURNE COUNTY - NOTARY REG		136560	JAN 2026	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
						TORSETH				
		769.39	CRAGUNS-HOTEL 10K CONF RANKIN/		136561	JAN 2026 KNIGHT	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		85.00	DEPTOFLABOR- BO RENEW-D RANKIN		136561	JAN 2026 KNIGHT	0240.6249		MISCELLANEOUS OPERATING SUPPLY	PROTECTIVE INSPECTIONS
		769.89	CRAGUNS-HOTEL 10K CONF KNIGHT/		136561	JAN 2026 KNIGHT	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		26,217.06								
99260286	2/13/2026		100301 MN CHILD SUPPORT PAYMENT CNTR							
		278.26			136441	0210261420154	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			136442	0210261420155	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		821.40								
99473865	2/13/2026		100223 ICMA RETIREMENT TRUST 457							
		1,955.04			136429	0210261420151	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,955.04								
99786484	2/13/2026		101306 IRS							
		23,250.17			136430	02102614201510	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		23,250.17			136431	02102614201511	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		41,049.82			136446	0210261420159	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		87,550.16								
99837689	2/13/2026		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		36,477.90			136443	0210261420156	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		48,441.46			136444	0210261420157	9101.2183		PERA-EMPLOYER	GENERAL FUND
		84,919.36								
		3,559,538.81	Grand Total							

Payment Instrument Totals

Checks	535,847.19
EFT Payments	264,559.98
A/P ACH Payment	2,759,131.64
Total Payments	3,559,538.81

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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
102953	AMERIGAS OF ANOKA		PV	136530	001	00999	1/31/2026	806418973	100.14		102953	AMERIGAS OF ANOK
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288			Summary Total					100.14			
				Payment Amount					100.14			
100046	ANOKA COUNTY SHERIFF'S OFFICE		PV	136626	001	00999	1/30/2026	01302026	472.16		100046	ANOKA COUNTY SHERIFF'S OFFICE
	ANOKA COUNTY SHERIFF'S OFFICE 13301 HANSON BLVD NW ANDOVER MN 55304			Summary Total					472.16			
				Payment Amount					472.16			
100063	ASPEN MILLS		PV	136420	001	00999	1/29/2026	369728	263.90		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					263.90			
	8201 C CENTRAL AVE NE		PV	136505	001	00999	2/9/2026	370379	313.35			
	SPRING LAKE PARK MN 55432			Summary Total					313.35			
			PV	136510	001	00999	2/9/2026	370392	141.95			
				Summary Total					141.95			
			PV	136511	001	00999	2/11/2026	370517	129.90			
				Summary Total					129.90			
			PV	136574	001	00999	2/5/2026	370167	399.95			
				Summary Total					399.95			
			PV	136590	001	00999	2/5/2026	370200	34.85			
				Summary Total					34.85			
			PV	136624	001	00999	2/4/2026	370090	55.85			

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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					55.85			
			PV	136628	001	00999	1/30/2026	369842	74.99			
				Summary Total					74.99			
			PV	136632	001	00999	2/6/2026	370318	599.00			
				Summary Total					599.00			
			PV	136635	001	00999	2/6/2026	370276	199.95			
				Summary Total					199.95			
				Payment Amount					2,213.69			
119785	BARNUM COMPANIES		PV	136525	001	00999	2/2/2026	47150	698.75		119785	BARNUM COMPANIE
	BARNUM COMPANIES 23950 LAKE BLVD N FOREST LAKE MN 55025			Summary Total					698.75			
				Payment Amount					698.75			
122562	CENTRAL EQUIPMENT SALES		PV	136567	001	00999	2/11/2026	121753	14,900.00		122562	CENTRAL EQUIPMEI SALES
	CENTRAL EQUIPMENT SALES 39176 COUNTY ROAD 186 SAUK CENTRE MN 56378			Summary Total					14,900.00			
				Payment Amount					14,900.00			
120341	DAMON FARBER ASSOCIATES, INC		PV	136542	001	00999	1/26/2026	100177	13,248.27		120341	DAMON FARBER ASSOCIATES, INC
	DAMON FARBER ASSOCIATES, INC 310 SOUTH 4TH AVE STE 7050			Summary Total					13,248.27			
			PV	136543	001	00999	12/31/2025	100176	17,354.00			

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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
	MNNEAPOLIS MN 55415			Summary Total					17,354.00			
				Payment Amount					30,602.27			
113540	DUSTY'S DRAIN CLEANING		PV	136614	001	00999	7/24/2025	15932	235.00		113540	DUSTY'S DRAIN CLEANING
	DUSTY'S DRAIN CLEANING 22590 RUM RIVER BLVD NW ST FRANCIS MN 55070			Summary Total					235.00			
				Payment Amount					235.00			
104267	ELITE SANITATION		PV	136610	001	00999	2/2/2026	32310	131.16		104267	ELITE SANITATION
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					131.16			
				Payment Amount					131.16			
100733	ELK RIVER WINLECTRIC CO		PV	136424	001	00999	1/29/2026	426496 01	330.48		100733	ELK RIVER WINLECT CO
	ELK RIVER WINLECTRIC CO 12777 MEADOWVALE ROAD SUITE A ELK RIVER MN 55330			Summary Total					330.48			
				Payment Amount					330.48			
110760	FIRE SAFETY USA, INC		PV	136536	001	00999	2/9/2026	252796	244.90		110760	FIRE SAFETY USA, I
	FIRE SAFETY USA, INC 3253 19TH STREET NW			Summary Total					244.90			
			PV	136588	001	00999	2/5/2026	252738	270.95			

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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
	ROCHESTER MN 55901			Summary Total					270.95			
				Payment Amount					515.85			
122540	GLOMB, THERESA		PV	136569	001	00999	1/29/2026	01292026	2,500.00		122540	GLOMB, THERESA
	THERESA GLOMB LLC 2155 PRINCETON AVE ST PAUL MN 55105			Summary Total					2,500.00			
				Payment Amount					2,500.00			
119688	GMH ASPHALT CORPORATION	FINAL PAYAPP 7 24-03 NE RAMSEY	PV	136562	001	09435	2/18/2026	24-03 #7 FINAL	21,141.44		119688	GMH ASPHALT CORPORATION
	GMH ASPHALT CORPORATION	FINAL PAYAPP 7 24-03 NE RAMSEY	PV	136562	002	09435	2/18/2026	24-03 #7 FINAL	1,887.20			
	9180 LAKETOWN ROAD CHASKA MN 55318			Summary Total					23,028.64			
				Payment Amount					23,028.64			
103457	GREAT AMERICAN MARINE		PV	136592	001	00999	1/26/2026	17146	1,003.32		103457	GREAT AMERICAN MARINE
	GREAT AMERICAN MARINE 280 WEST 84TH STREET BLOOMINGTON MN 55420			Summary Total					1,003.32			
				Payment Amount					1,003.32			
117451	INKY ELF LLC		PV	136571	001	00999	1/30/2026	14845	36.50		117451	INKY ELF LLC
	INKY ELF LLC P O BOX 819			Summary Total					36.50			

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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											
				Payment Amount					36.50			
120359	LANGUAGE LINE SERVICES INC		PV	136631	001	00999	1/31/2026	11841288	5.15		120359	LANGUAGE LINE SERVICES INC
	LANGUAGE LINE SERVICES INC			Summary Total					5.15			
	PO BOX 202564											
	DALLAS TX 75320-2564											
				Payment Amount					5.15			
100256	LANO EQUIPMENT INC		PV	136528	001	00999	2/6/2026	02-1215738	503.83		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC			Summary Total					503.83			
	6140 HIGHWAY 10 NW		PV	136537	001	00999	2/9/2026	01-1215988	368.17			
	ANOKA MN 55303			Summary Total					368.17			
			PV	136575	001	00999	2/10/2026	02-1216183	14.24			
				Summary Total					14.24			
			PV	136613	001	00999	2/3/2026	02-1215064	74.97			
				Summary Total					74.97			
				Payment Amount					961.21			
100259	LEAGUE OF MN CITIES INS TRUST		PV	136644	001	00999	2/1/2026	25710	336.82		100259	LEAGUE OF MN CITI INS TRUST
	LEAGUE OF MN CITIES INS TRUST			Summary Total					336.82			
	C/O BERKLEY RISK SERVICES INC											
	P O BOX 581517											
	MINNEAPOLIS MN 55458-1517											
				Payment Amount								

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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
									336.82			
100270	MACQUEEN		PV	136423	001	00999	1/29/2026	P61632	2,066.28		100270	MACQUEEN
	MACQUEEN 1125 7TH STREET E ST PAUL MN 55106			Summary Total					2,066.28			
				Payment Amount					2,066.28			
102219	MAGNEY CONSTRUCTION, INC	PAY APP #32 21-09 WTP	PV	136563	001	09601	2/18/2026	21-09 #32	274,314.78		102219	MAGNEY CONSTRUC INC
	MAGNEY CONSTRUCTION, INC 1401 PARK ROAD CHANHASSEN MN 55317			Summary Total					274,314.78			
				Payment Amount					274,314.78			
115543	NATURAL ENDEAVORS LANDSCAPING INC	6701 Hwy 10 SNOW REMOVAL	PV	136573	001	00999	2/3/2026	2025 JAN 2026	435.00		115543	NATURAL ENDEAVOI LANDSCAPING INC
	NATURAL ENDEAVORS LANDSCAPING INC 2662 S COON CREEK DRIVE NW ANDOVER MN 55304			Summary Total					435.00			
				Payment Amount					435.00			
119274	NORTH COUNTRY CHEVROLET BUICK GMC		PV	136584	001	00999	2/2/2026	RAMSEYCI26-102	55,989.96		119274	NORTH COUNTRY CHEVROLET BUICK
	NORTH COUNTRY CHEVROLET BUICK GMC 1502 E HOWARD STREET HIBBING MN 55746			Summary Total					55,989.96			

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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					55,989.96			
100360	NORTH STAR TOWING INC		PV	136638	001	00999	1/6/2026	102620	140.00		100360	NORTH STAR TOWIN INC
	NORTH STAR TOWING INC			Summary Total					140.00			
	833 NORTH STREET		PV	136639	001	00999	1/17/2026	102895	545.00			
	ANOKA MN 55303			Summary Total					545.00			
			PV	136640	001	00999	1/13/2026	102630	136.00			
				Summary Total					136.00			
			PV	136641	001	00999	1/16/2026	102886	125.00			
				Summary Total					125.00			
				Payment Amount					946.00			
122534	ONSITE AUTO GLASS		PV	136518	001	00999	2/4/2026	8216	157.50		122534	ONSITE AUTO GLAS
	ONSITE AUTO GLASS			Summary Total					157.50			
	25697 HWY 65		PV	136519	001	00999	2/4/2026	8225	926.30			
	ISANTI MN 55040			Summary Total					926.30			
				Payment Amount					1,083.80			
103848	PARK CONSTRUCTION CO.	FINAL PAY APP #4 SORTEBERGS	PV	136564	001	09435	2/18/2026	25-06 #4 FINAL	3,866.37		103848	PARK CONSTRUCTIC CO.
	PARK CONSTRUCTION CO.	FINAL PAY APP #4 SORTEBERGS	PV	136564	002	09435	2/18/2026	25-06 #4 FINAL	600.11			
	1481 81ST AVENUE NE			Summary Total					4,466.48			
	MINNEAPOLIS MN 55432			Payment Amount					4,466.48			

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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
112959	PREMIUM WATERS INC		PV	136582	001	00999	1/31/2026	621331-01-26	49.60		112959	PREMIUM WATERS II
	PREMIUM WATERS INC			Summary Total					49.60			
	P O BOX 9128		PV	136583	001	00999	1/31/2026	621332-01-26	27.25			
	MINNEAPOLIS MN 55480-9128			Summary Total					27.25			
				Payment Amount					76.85			
122268	ROMTEC INC		PV	136426	001	00999	1/26/2026	INV2820	120,000.00		122268	ROMTEC INC
	ROMTEC INC			Summary Total					120,000.00			
	18240 NORTH BANK RD											
	ROSEBURG OR 97470											
				Payment Amount					120,000.00			
118921	SHRED RIGHT	01/28/2026	PV	136627	001	00999	1/29/2026	0065213	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	Bus Cards D Becker	PV	136617	001	00999	1/29/2026	036628	75.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					75.00			
	1101 ALDRICH AVE N	Bus Cards C Williams	PV	136618	001	00999	1/29/2026	036629	55.00			
	MINNEAPOLIS MN 55411			Summary Total					55.00			
		#10 Envelopes	PV	136620	001	00999	1/23/2026	036624	675.00			
				Summary Total					675.00			

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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							805.00			
117375	STARK, KAREN A		PV	136565	001	00999	2/11/2026	6	480.00		117375	STARK, KAREN A
	KAREN A STARK 6854 139TH LANE NW #6 RAMSEY MN 55303	Summary Total							480.00			
		Payment Amount							480.00			
115605	T MOBILE USA INC		PV	136636	001	00999	1/30/2026	L2601300328	50.00		115605	T MOBILE USA INC
	T MOBILE USA INC ATTN LEGAL & EMRGENCY RESPONSE FINANCE PO BOX 84445 SEATTLE WA 98124-5745	Summary Total							50.00			
			PV	136637	001	00999	1/29/2026	L2601290277	50.00			
		Summary Total							50.00			
		Payment Amount							100.00			
120686	TAHO SPORTSWEAR INC		PV	136586	001	00999	2/3/2026	26T00219	1,925.00		120686	TAHO SPORTSWEAR
	TAHO SPORTSWEAR INC 7753 BEECH ST NE FRIDLEY MN 55432	Summary Total							1,925.00			
		Payment Amount							1,925.00			
122366	TRANSWEST TRUCKS		PV	136377	001	00999	1/30/2026	900S12621	668.80		122366	TRANSWEST TRUCK
	BOYER TRUCKS - MOBILE A TRANSWEST COMPANY PO BOX 335	Summary Total							668.80			

Payment Group Control Number 4151
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 2/25/2026

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
	BRIGHTON CO 80601											
								Payment Amount	668.80			
113539	WINSUPPLY TWIN CITIES MN CO.	EP DISCOUNT TAKEN	PV	136503	001	00999	2/10/2026	173726 01	79.53		113539	WINSUPPLY TWIN CITIES MN CO.
	WINSUPPLY TWIN CITIES MN CO. 13930 RADIUM STREET NW RAMSEY MN 55303							Summary Total	79.53			
								Payment Amount	79.53			
								Total Amount to be Processed	541,527.47			
								Total Number of Payments to be Processed	33			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
106639	3M		PV	136577	001	00999	2/11/2026	9437949257	328.50		106639	3M
	3M			Summary Total					328.50			
	P O BOX 844127											
	DALLAS TX 75284-4127			Payment Amount					328.50			
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	136566	001	00999	2/10/2026	108931	35,288.49		119144	ADVANCED ENGINEE AND ENV SERV (AE2
	ADVANCED ENGINEERING AND ENV SERV			Summary Total					35,288.49			
	4050 GARDEN VIEW DRIVE STE 200											
	GRAND FORKS ND 58201			Payment Amount					35,288.49			
110744	ALLINA HEALTH SYSTEM		PV	136585	001	00999	1/31/2026	CI00078829	1,157.75		110744	ALLINA HEALTH SYS
	ALLINA HEALTH SYSTEM			Summary Total					1,157.75			
	MISC BILLING		PV	136643	001	00999	1/31/2026	CI00078840	1,900.00			
	NW 7710 P O BOX 9383			Summary Total					1,900.00			
	MINNEAPOLIS MN 55440-9383			Payment Amount					3,057.75			
117343	AMAZON CAPITAL SERVICES INC		PV	136507	001	00999	2/2/2026	1CC6-9XG1-41PK	522.28		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					522.28			
	PO BOX 035184		PV	136526	001	00999	2/2/2026	1LM7-VLWH-4VYP	957.55			
	SEATTLE WA 98124-5184			Summary Total					957.55			
			PV	136608	001	00999	2/2/2026	14XC-DVWC-4NDY	1,847.94			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

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					1,847.94			
			PV	136633	001	00999	2/2/2026	1Y17-HLWX-47FT	479.79			
				Summary Total					479.79			
			PV	136634	001	00999	2/2/2026	1VM7-DYJH-734G	335.73			
				Summary Total					335.73			
				Payment Amount					4,143.29			
110553	ANCHOR PAPER COMPANY ANCHOR PAPER COMPANY 480 BROADWAY STREET ST PAUL MN 55101	Copy Paper 8.5 x 11	PV	136616	001	00999	2/5/2026	10793028-00	2,502.00		110553	ANCHOR PAPER COI
				Summary Total					2,502.00			
				Payment Amount					2,502.00			
106346	BAUER BUILT INCORPORATED BAUER BUILT INCORPORATED 8270 W 35W SERVICE DR NE BLAINE MN 55449		PV	136540	001	00999	2/11/2026	940128615	572.52		106346	BAUER BUILT INCORPORATED
				Summary Total					572.52			
				Payment Amount					572.52			
120954	BE FREE BE YOURSELF LLC BE FREE BE YOURSELF LLC 2221 180TH AVE NW ANDOVER MN 55304		PV	136509	001	00999	2/4/2026	14	200.00		120954	BE FREE BE YOURSI LLC
				Summary Total					200.00			
				Payment Amount					200.00			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
108513	BLAINE LOCK AND SAFE INC		PV	136570	001	00999	2/10/2026	34467	278.00		108513	BLAINE LOCK AND S INC
	BLAINE LOCK AND SAFE INC			Summary Total					278.00			
	10136 SUNSET AVENUE		PV	136594	001	00999	2/5/2026	43198	145.00			
	BLAINE MN 55014			Summary Total					145.00			
				Payment Amount					423.00			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	136606	001	00999	2/1/2026	117182	422.05		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC			Summary Total					422.05			
	3030 HARBOR LANE SUITE 104											
	PLYMOUTH MN 55447											
				Payment Amount					422.05			
117484	CHETS SHOES LLC		PV	136521	001	00999	1/31/2026	LLC23476	357.24		117484	CHETS SHOES LLC
	CHETS SHOES LLC			Summary Total					357.24			
	8355 UNIVERSITY AVENUE NE		PV	136527	001	00999	1/28/2026	LLC23417	238.74			
	SPRING LAKE PARK MN 55432			Summary Total					238.74			
				Payment Amount					595.98			
116197	CINTAS CORPORATION		PV	136531	001	00999	2/5/2026	4258727858	125.96		116197	CINTAS CORPORATI
	CINTAS CORPORATION			Summary Total					125.96			
	CINTAS LOC #4K		PV	136591	001	00999	2/6/2026	4258864149	64.35			
	P O BOX 650838			Summary Total					64.35			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

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
	DALLAS TX 75265-0838											
				Payment Amount					190.31			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	136603	001	00999	2/3/2026	INV306442	60.50		113306	DEFINITIVE TECHNOLOGY SOLU INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					60.50			
	9401 JAMES AVENUE SOUTH SUITE 162		PV	136604	001	00999	2/3/2026	INV306446	112.50			
	BLOOMINGTON MN 55431-2549			Summary Total					112.50			
				Payment Amount					173.00			
100144	DEHN OIL COMPANY		PV	136517	001	00999	2/3/2026	123697	2,046.30		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					2,046.30			
	6735 141ST AVENUE NW		PV	136576	001	00999	2/10/2026	123745	2,131.00			
	RAMSEY MN 55303			Summary Total					2,131.00			
			PV	136578	001	00999	2/12/2026	25254830	268.84			
				Summary Total					268.84			
				Payment Amount					4,446.14			
118116	DTN LLC		PV	136524	001	00999	2/1/2026	210-00266503	521.49		118116	DTN LLC
	DTN LLC			Summary Total					521.49			
	18205 CAPITOL AVENUE SUITE 100 OMAHA NE 68022											
				Payment Amount					521.49			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

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
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	Inv #50639	PV	136504	001	00999	1/31/2026	50639	8,813.00		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
	ECKBERG LAMMERS ATTORNEYS AT LAW			Summary Total					8,813.00			
	1809 NORTHWESTERN AVENUE	Inv 01 2026	PV	136601	001	00999	1/31/2026	01 2026	6,831.92			
	STILLWATER MN 55082			Summary Total					6,831.92			
				Payment Amount					15,644.92			
100143	FERGUSON WATERWORKS #2518		PV	136645	001	00999	2/2/2026	0561031	300.00		100143	FERGUSON WATERV #2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					300.00			
				Payment Amount					300.00			
100186	FRANKENSIGNS INC		PV	136599	001	00999	1/30/2026	284853	191.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS 9991 GOODHUE STREET NE			Summary Total					191.00			
			PV	136600	001	00999	1/28/2026	284847	169.00			
	P O BOX 490301 BLAINE MN 55449			Summary Total					169.00			
				Payment Amount					360.00			
104268	FRONTIER PRECISION INC		PV	136580	001	00999	2/3/2026	INV342604	846.00		104268	FRONTIER PRECISIC INC
	FRONTIER PRECISION INC 1713 BURLINGTON DRIVE BISMARK ND 58504			Summary Total					846.00			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

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							846.00			
100200	GOPHER STATE ONE CALL INC		PV	136646	001	00999	1/31/2026	6010701	132.35		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317	Summary Total							132.35			
		Payment Amount							132.35			
103027	H AND L MESABI		PV	136539	001	00999	2/10/2026	16084	4,360.00		103027	H AND L MESABI
	H & L MESABI 1524 EAST 37TH STREET PO BOX 909 HIBBING MN 55746	Summary Total							4,360.00			
		Payment Amount							4,360.00			
122388	H+U CONSTRUCTION		PV	136541	001	00999	1/31/2026	260038	12,318.00		122388	H+U CONSTRUCTIOI
	H+U CONSTRUCTION 5555 W 78TH ST STE A EDINA MN 55439	Summary Total							12,318.00			
		Payment Amount							12,318.00			
100211	HAWKINS INC		PV	136501	001	00999	1/26/2026	7321704	3,086.53		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263	Summary Total							3,086.53			
		Payment Amount										

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

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
									3,086.53			
119617	HIRSHFIELD'S		PV	136612	001	00999	2/4/2026	22197451	49.98		119617	HIRSHFIELD'S
	HIRSHFIELD'S 725 2ND AVENUE N MINNEAPOLIS MN 55405	Summary Total							49.98			
		Payment Amount							49.98			
112160	HOLIDAY COMPANIES/CIRCLE K STORES INC		PV	136629	001	00999	2/1/2026	046801022600	263.75		112160	HOLIDAY COMPANIES/CIRCLE STORES INC
	HOLIDAY COMPANIES 6000 CLEARWATER DR STE 300 MINNETONKA MN 55343	Summary Total							263.75			
		Payment Amount							263.75			
100258	LEAGUE OF MINNESOTA CITIES		PV	136615	001	00999	1/16/2026	443268	15.00		100258	LEAGUE OF MINNES CITIES
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044	Summary Total							15.00			
		Payment Amount							15.00			
106616	MARTIN MCALLISTER, INC		PV	136619	001	00999	1/31/2026	17325	1,800.00		106616	MARTIN MCALLISTEI INC
	MARTIN MCALLISTER, INC	Summary Total							1,800.00			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

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
	7650 EDINBOROUGH WAY #550											
	EDINA MN 55435											
		Payment Amount							1,800.00			
121127	MASTERS TELECOM LLC		PV	136609	001	00999	2/5/2026	75239	65.64		121127	MASTERS TELECOM
	MASTERS TELECOM LLC	Summary Total							65.64			
	1225 NW 17TH AVE STE 101											
	DELRAY BEACH FL 33445											
		Payment Amount							65.64			
117425	MAUER MAIN CHEVROLET		PV	136533	001	00999	1/21/2026	5310116	229.94		117425	MAUER MAIN CHEVF
	MAUER MAIN CHEVROLET	Summary Total							229.94			
	435 WEST MAIN STREET											
	ANOKA MN 55303											
		Payment Amount							229.94			
100283	MENARDS COON RAPIDS		PV	136506	001	00999	2/10/2026	58830	100.19		100283	MENARDS COON RA
	MENARDS COON RAPIDS	Summary Total							100.19			
	3045 MAIN STREET		PV	136508	001	00999	2/4/2026	58453	17.92			
	COON RAPIDS MN 55448	Summary Total							17.92			
		Payment Amount							118.11			
100284	MENARDS ELK RIVER		PV	136498	001	00999	1/28/2026	30893	37.10		100284	MENARDS ELK RIVE
	MENARDS ELK RIVER	Summary Total							37.10			
	19521 EVANS STREET NW		PV	136499	001	00999	1/29/2026	30946	80.38			
	ELK RIVER MN 55330-1077	Summary Total							80.38			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	136500	001	00999	1/30/2026	31035	7.42			
				Summary Total					7.42			
			PV	136587	001	00999	1/30/2026	31050	1,796.00			
				Summary Total					1,796.00			
			PV	136589	001	00999	2/5/2026	31407	159.98			
				Summary Total					159.98			
				Payment Amount					2,080.88			
100285	MET COUNCIL ENVIRONMENTAL SRV	Inv # 1199795	PV	136602	001	00999	2/3/2026	0001199795	116,554.78		100285	MET COUNCIL ENVIRONMENTAL SF
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					116,554.78			
				Payment Amount					116,554.78			
119825	METRO CREATIVE GRAPHICS INC		PV	136623	001	00999	1/31/2026	450560	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00			
				Payment Amount					99.00			
108208	METRO PRODUCTS LLC		PV	136523	001	00999	1/28/2026	190252	91.60		108208	METRO PRODUCTS
	METRO PRODUCTS LLC 7401 CENTRAL AVENUE NE			Summary Total					91.60			
			PV	136534	001	00999	2/5/2026	190342	20.50			
	FRIDLEY MN 55432			Summary Total					20.50			

Payment Group Control Number 4152
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

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					112.10			
113909	MOBILE VEHICLE INTEGRATION		PV	136513	001	00999	10/24/2025	25-091388	475.00		113909	MOBILE VEHICLE INTEGRATION
	MOBILE VEHICLE INTEGRATION			Summary Total					475.00			
	835 XENIA AVENUE NW		PV	136514	001	00999	10/24/2025	25-091387	475.00			
	ELK RIVER MN 55330			Summary Total					475.00			
			PV	136515	001	00999	11/2/2025	25-111392	3,474.75			
				Summary Total					3,474.75			
			PV	136516	001	00999	11/2/2025	25-111391	3,474.75			
				Summary Total					3,474.75			
				Payment Amount					7,899.50			
100345	NAPA AUTO PARTS ELK RIVER		PV	136512	001	00999	2/11/2026	328459	26.14		100345	NAPA AUTO PARTS E RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					26.14			
	17137 YALE STREET NW		PV	136532	001	00999	2/6/2026	327930	233.34			
	ELK RIVER MN 55330			Summary Total					233.34			
				Payment Amount					259.48			
114239	NORTH AMERICAN SAFETY		PV	136611	001	00999	2/4/2026	INV106310	150.25		114239	NORTH AMERICAN SAFETY
	NORTH AMERICAN SAFETY			Summary Total					150.25			
	326 S. ASH STREET											
	BELLE PLAINE MN 56011											
				Payment Amount					150.25			

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100988	NORTHERN SAFETY TECHNOLOGY		PV	136538	001	00999	2/10/2026	60539	587.72		100988	NORTHERN SAFETY TECHNOLOGY
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124			Summary Total					587.72			
				Payment Amount					587.72			
100363	NORTHERN SANITARY SUPPLY CO		PV	136595	001	00999	1/30/2026	100962	345.34		100363	NORTHERN SANITAF SUPPLY CO
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD			Summary Total					345.34			
			PV	136596	001	00999	2/5/2026	100990	163.49			
	MINNEAPOLIS MN 55433			Summary Total					163.49			
			PV	136597	001	00999	2/6/2026	100962-1	349.20			
				Summary Total					349.20			
				Payment Amount					858.03			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	136572	001	00999	2/12/2026	2577582	540.00		115071	NORTHLAND OCCUPATIONAL HEA
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212			Summary Total					540.00			
			PV	136622	001	00999	2/9/2026	2577540	205.00			
	RAMSEY MN 55303			Summary Total					205.00			
				Payment Amount					745.00			
112421	PERRILL		PV	136579	001	00999	2/1/2026	265623	200.00		112421	PERRILL

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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
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00			
				Payment Amount					200.00			
111488	POPP.COM INC		PV	136605	001	00999	1/31/2026	992907083 JAN 2026	180.85		111488	POPP.COM INC
	POPP.COM INC 620 MENDELSSOHN AVE NO SUITE 101 GOLDEN VALLEY MN 55427			Summary Total					180.85			
				Payment Amount					180.85			
121041	RED WING BUSINESS ADVANTAGE ACCOUNT		PV	136535	001	00999	2/10/2026	20260210114394	582.48		121041	RED WING BUSINES ADVANTAGE ACCOU
	RED WING BUSINESS ADVANTAGE ACCOUNT PO BOX 844329 DALLAS TX 75284-4329			Summary Total					582.48			
				Payment Amount					582.48			
121170	RIDGEWAY AND ASSOCIATES		PV	136630	001	00999	1/30/2026	3519	310.00		121170	RIDGEWAY AND ASSOCIATES
	RIDGEWAY AND ASSOCIATES 1030 COUNTY ROAD E WEST #140 SHOREVIEW MN 55126			Summary Total					310.00			
				Payment Amount					310.00			
100431	SAFETY KLEEN CORPORATION		PV	136520	001	00999	2/3/2026	R003601083	110.97		100431	SAFETY KLEEN CORPORATION

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	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201			Summary Total					110.97			
				Payment Amount					110.97			
107711	SCHINDLER ELEVATOR		PV	136593	001	00999	2/1/2026	4607359202	885.20		107711	SCHINDLER ELEVAT
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					885.20			
				Payment Amount					885.20			
119121	SLOTH INSPECTIONS INC	Jan 26 Electrical inspections	PV	136568	001	00999	1/31/2026	01312026	6,037.20		119121	SLOTH INSPECTIONS INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					6,037.20			
				Payment Amount					6,037.20			
122539	STATE INDUSTRIAL PRODUCTS		PV	136598	001	00999	1/27/2026	904076841	105.00		122539	STATE INDUSTRIAL PRODUCTS
	STATE INDUSTRIAL PRODUCTS PO BOX 830316 PHILADELPHIA PA 19182-0316			Summary Total					105.00			
				Payment Amount					105.00			
108703	STERLING TROPHY		PV	136581	001	00999	2/2/2026	36455	280.00		108703	STERLING TROPHY
	STERLING TROPHY			Summary Total					280.00			

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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
	3824 7TH AVENUE ANOKA MN 55303											
		Payment Amount							280.00			
121773	STORMWIND LLC		PV	136607	001	00999	1/30/2026	67775	1,770.00		121773	STORMWIND LLC
	STORMWIND LLC 17550 N PERIMETER DR STE 300 SCOTTSDALE AZ 85255	Summary Total							1,770.00			
		Payment Amount							1,770.00			
100469	STREICHER'S		PV	136642	001	00999	12/23/2025	I1801331	3,800.00		100469	STREICHER'S
	STREICHER'S 10911 WEST HWY 55 MINNEAPOLIS MN 55441	Summary Total							3,800.00			
		Payment Amount							3,800.00			
106899	TAPCO INC		PV	136544	001	00999	1/30/2026	I817952	5,500.00		106899	TAPCO INC
	TAPCO INC PO BOX 88229 MILWAUKEE WI 53288-8229	Summary Total							5,500.00			
		Payment Amount							5,500.00			
117957	TARGET SOLUTIONS LEARNING/VECTOR SOLU		PV	136625	001	00999	2/1/2026	INV135894	8,291.00		117957	TARGET SOLUTIONS LEARNING/VECTOR
	TARGET SOLUTIONS LEARNING LLC PO BOX 736510 DALLAS TX 75373-6510	Summary Total							8,291.00			

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Payment Instrument T A/P ACH Payment
Pay Through Date 2/25/2026

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Payment Amount							8,291.00			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	136421	001	00999	1/29/2026	31799	178.00		100485	TIMESAVER OFF SIT SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC	Summary Total							178.00			
	21021 KAROLINE COURT N		PV	136422	001	00999	1/29/2026	31794	219.50			
	FOREST LAKE MN 55025	Summary Total							219.50			
			PV	136425	001	00999	1/29/2026	31744	348.39			
		Summary Total							348.39			
		Payment Amount							745.89			
112688	TITAN MACHINERY		PV	136529	001	00999	2/4/2026	PS1078731-1	215.70		112688	TITAN MACHINERY
	TITAN MACHINERY	Summary Total							215.70			
	14375 JAMES ROAD											
	ROGERS MN 55374											
		Payment Amount							215.70			
108522	TOTAL CONTROL SYSTEMS, INC		PV	136502	001	00999	2/6/2026	12035	1,110.80		108522	TOTAL CONTROL SYSTEMS, INC
	TOTAL CONTROL SYSTEMS, INC	Summary Total							1,110.80			
	P O BOX 40											
	STANCHFIELD MN 55080											
		Payment Amount							1,110.80			
112024	TOWMASTER		PV	136522	001	00999	2/2/2026	90004924	92.71		112024	TOWMASTER
	TOWMASTER	Summary Total							92.71			

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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
	61381 US HWY 12 LITCHFIELD MN 55355											
								Payment Amount	92.71			
121813	VERIFIED FIRST LLC		PV	136621	001	00999	1/31/2026	INV-000594209	89.00		121813	VERIFIED FIRST LLC
	VERIFIED FIRST LLC PO BOX 246 SPOKANE WA 99210							Summary Total	89.00			
								Payment Amount	89.00			
106351	WATER LABORATORIES, INC		PV	136497	001	00999	2/2/2026	10823	780.00		106351	WATER LABORATOR INC
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330							Summary Total	780.00			
								Payment Amount	780.00			
								Total Amount to be Processed	252,888.28			
								Total Number of Payments to be Processed	58			

Checks - 541,527.47
ACH - 252,888.28
Total A/P - 794,415.75

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-063

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF FEBRUARY 5, 2026 THROUGH FEBRUARY 18, 2026.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of February 5, 2026 through February 18, 2026 in the amount of $4,635,434.87 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 February 5, 2026 through February 18, 2026 in the amount of $4,635,434.87.

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:

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 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Not Applicable

Title

Adopt Resolution #26-007 Approving Final Payment to GMH Asphalt Corporation for Improvement Project #24-03, 2024 NE Ramsey Street Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from GMH Asphalt Corporation:

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

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

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to GMH Asphalt Corporation for improvement project #24-03, 2024 NE Ramsey Street Reconstructions in the amount of $23,028.64.

OutcomeAction:

Motion to adopt Resolution #26-007 approving final payment to GMH Asphalt Corporation for improvement project #24-03, 2024 NE Ramsey Street Reconstructions in the amount of $23,028.64.

Attachments

Pay Resolution #26-007

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/17/2026 12:30 PM
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Stacie Damjanovich		Started On: 08/19/2025 10:54 AM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-007

RESOLUTION APPROVING FINAL PAYMENT TO GMH ASPHALT CORPORATION FOR 2024 NE RAMSEY STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #24-03

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

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

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

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

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

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

WHEREAS, as of February 24, 2026 $2,279,835.41 has been paid to date; and

WHEREAS, as of February 24, 2026 $404,339.83 has been paid to the City of Ramsey from the City of Nowthen to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to GMH Asphalt Corporation of Chaska, Minnesota, for improvement project #24-03 2024 NE Ramsey Street Reconstructions, in the amount of $23,028.64. The City of Nowthen is therefore to be invoiced by the City of Ramsey $4,084.24 according to the Joint Powers Agreement adopted on January 23, 2024.

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

1) The City Council hereby authorizes final payment to GMH Asphalt Corporation of Chaska, Minnesota for Improvement Project #24-03, 2024 NE Ramsey Street Reconstructions in the amount of $23,028.64.

2) The City Council hereby accepts the project and authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payment of bills for the date of February 24, 2026.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application for Payment No. 7 - Final

To (Owner): City of Ramsey	**Application Period:** Through November 7, 2025	**Application Date:** November 10, 2025	
Project: Northeast Ramsey Street Reconstruction Project	**From (Contractor):** GMH Asphalt Corporation	**Via (Engineer):** Hakanson Anderson	

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	$9,601.32	
TOTALS	$9,601.32	$0.00
NET CHANGE BY CHANGE ORDERS	**$9,601.32**	

1.	**ORIGINAL CONTRACT PRICE**	$	**$2,450,640.84**
2.	**Net change by Change Orders**	$	**$9,601.32**
3.	**Current Contract Price (Line 1 ± 2)**	$	**$2,460,242.16**
4.	**TOTAL COMPLETED AND STORED TO DATE**	$	**$2,302,864.05**
5.	**RETAINAGE:**	$	
	a. 0% X Work Completed	$	**$0.00**
	b. 0% X Stored Material	$	**$0.00**
	c. Total Retainage (Line 5.a + Line 5.b)	$	**$0.00**
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$	**$2,302,864.05**
7.	**LESS PREVIOUS PAYMENTS**	$	**$2,279,835.41**
8.	**AMOUNT DUE THIS APPLICATION**	$	**$23,028.64**

Contractor's Certification

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

Contractor Signature

By: Jessica Johnson Date: 12-5-2025

ENGINEER: HAKANSON ANDERSON

Certification: We recommend payment for work and quantites shown.

12/16/2025
(Engineer) Date

OWNER: CITY OF RAMSEY

02/17/2026
(Owner) Date

PAY ESTIMATE #7 - Final
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Base Bid - City of Ramsey

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

PAY ESTIMATE #7 - Final
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Base Bid - City of Ramsey (Continued)

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	CONTRACT UNIT PRICE	CONTRACT AMOUNT	USED TO DATE	EXTENSION
34	6" PVC PIPE DRAIN CLEANOUT	30	EACH	$ 339.00	$ 10,170.00	32	$ 10,848.00
35	15" RC PIPE SEWER DESIGN 3006 CLASS V	237	LIN FT	$ 71.00	$ 16,827.00	240	$ 17,040.00
36	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3')	1	EACH	$ 2,095.00	$ 2,095.00	1	$ 2,095.00
37	CASTING ASSEMBLY	7	EACH	$ 1,300.00	$ 9,100.00	7	$ 9,100.00
38	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	28.8	LIN FT	$ 640.00	$ 18,432.00	28.8	$ 18,432.00
39	GEOTEXTILE FILTER TYPE 4	127.6	SQ YD	$ 4.65	$ 593.34	127.6	$ 593.34
40	RANDOM RIPRAP CLASS III	32.8	CU YD	$ 112.00	$ 3,673.60	41	$ 4,592.00
41	CONCRETE CURB AND GUTTER DESIGN SPECIAL (SURMOUNTABLE)	7878	LIN FT	$ 17.95	$ 141,410.10	7,825	$ 140,458.75
42	CONCRETE CURB AND GUTTER DESIGN B618	273	LIN FT	$ 26.45	$ 7,220.85	307	$ 8,120.15
43	6" CONCRETE DRIVEWAY PAVEMENT	420	SQ YD	$ 66.65	$ 27,993.00	435	$ 28,992.75
44	7" CONCRETE VALLEY GUTTER	60	SQ YD	$ 85.70	$ 5,142.00	60	$ 5,142.00
45	CONCRETE DRAINAGE FLUME	55	SQ YD	$ 85.70	$ 4,713.50	55	$ 4,713.50
46	MAILBOX	3	EACH	$ 47.60	$ 142.80	4	$ 190.40
47	MAILBOX SUPPORT	3	EACH	$ 159.00	$ 477.00	4	$ 636.00
48	INSTALL MAILBOX SUPPORT	69	EACH	$ 122.00	$ 8,418.00	69	$ 8,418.00
49	TEMPORARY MAILBOX CLUSTER	5	EACH	$ 1,217.00	$ 6,085.00	5	$ 6,085.00
50	TRAFFIC CONTROL	1	LUMP SUM	$ 3,750.00	$ 3,750.00	1	$ 3,750.00
51	TRAFFIC CONTROL SUPERVISOR	1	LUMP SUM	$ 854.00	$ 854.00	1	$ 854.00
52	PRUNE TREES	30	HOUR	$ 475.00	$ 14,250.00	34	$ 16,150.00
53	STABILIZED CONSTRUCTION EXIT	1	LUMP SUM	$ 4,500.00	$ 4,500.00	1	$ 4,500.00
54	STORM DRAIN INLET PROTECTION	5	EACH	$ 160.00	$ 800.00	5	$ 800.00
55	CULVERT END CONTROLS	10	EACH	$ 265.00	$ 2,650.00	10	$ 2,650.00
56	SILT FENCE, TYPE MACHINE SLICED	2484	LIN FT	$ 1.90	$ 4,719.60	2,000	$ 3,800.00
57	SEDIMENT CONTROL LOG TYPE STRAW	170	LIN FT	$ 2.38	$ 404.60	314	$ 747.32
58	COMMON TOPSOIL BORROW	1944	CU YD	$ 42.85	$ 83,300.40	1,348	$ 57,761.80
59	FERTILIZER TYPE 3	1920	POUND	$ 0.90	$ 1,728.00	3,685	$ 3,316.50
60	ROLLED EROSION PREVENTION CATEGORY 20	800	SQ YD	$ 2.33	$ 1,864.00	114.0	$ 265.62
61	ROLLED EROSION PREVENTION CATEGORY 72	264	SQ YD	$ 11.65	$ 3,075.60	52	$ 605.80
62	SEEDING	4.8	ACRE	$ 265.00	$ 1,272.00	10.2	$ 2,703.00
63	SEED MIXTURE 25-131	1056	POUND	$ 3.95	$ 4,171.20	2,730	$ 10,783.50
64	HYDRAULIC BONDED FIBER MATRIX	16800	POUND	$ 2.10	$ 35,280.00	32,050	$ 67,305.00
65	LANDSCAPING RESTORATION	0.6	LUMP SUM	$ 20,000.00	$ 12,000.00	1.2398	$ 24,796.00
			Total Base Bid		**$ 2,034,319.94**		**$ 1,894,439.98**

PAY ESTIMATE #7 - Final
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Alternate Bid - City of Nowthen

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

PAY ESTIMATE #7 - Final
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Alternate Bid - City of Nowthen

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

PAY ESTIMATE #7 - Final
City of Ramsey
Northeast Ramsey Street Reconstruction Project

Work Change Directive - City of Nowthen

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

Base Bid - City of Ramsey	**$2,034,319.94**	**$1,894,439.98**
Alternate Bid - City of Nowthen	**$406,719.58**	**$398,790.85**
Work Change Directive - City of Nowthen	**$9,601.32**	**$9,633.22**
TOTAL	**$2,450,640.84**	**$2,302,864.05**

FUNDING SOURCE	-->	WORK TO DATE	-	PREVIOUS PAYMENTS	=	TOTAL AMOUNT DUE
STORM WATER	-->	$188,720.50	-	$186,833.30	=	$1,887.20
PAVEMENT MANAGEMENT	-->	$1,705,719.48	-	$1,688,662.28	=	$17,057.20
PM (INVOICE TO NOWTHEN)	-->	$408,424.07	-	$404,339.83	=	$4,084.24
TOTALS	-->	**$2,302,864.05**	-	**$2,279,835.41**	=	**$23,028.64**

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-034, Approving Partial Payment #31 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution Attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #31 to Magney Construction, Inc. for said project in the amount of $402,962.61.

Outcome/Action:

Adopt Resolution #26-034 approving partial payment #31 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09; Centralized Water Treatment Plant, in the amount of $402,962.61.

Attachments

Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/22/2026 11:33 AM
Brian Hagen	Brian Hagen	01/22/2026 12:52 PM
Form Started By: Marsha Weidner		Started On: 01/20/2026 02:40 PM
Final Approval Date: 01/22/2026		

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

RESOLUTION #26-034

RESOLUTION APPROVING PARTIAL PAYMENT #31 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

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

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

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

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

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

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

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

WHEREAS, as of February 24th, 2026, $29,292,348.22 has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #31 to Magney Construction, Inc. for said project in the amount of $402,962.61.

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

1) That the City Council hereby authorizes partial payment #31 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $402,962.61.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 24th, 2026.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application For Payment No. 31

	Application Period: 12/9/2025 - 1/09/2026	Application Date: 1/9/2026
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Project: Ramsey Water Treatment Plant (IP #21-09)	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 00599	Engineer's Project No.: 05434-2020-002

Application for Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
1	$ 794,153.71	
2		
3		
TOTALS	$794,153.71	$0.00
NET CHANGE BY CHANGE ORDERS		$794,153.71

1. ORIGINAL CONTRACT PRICE			$31,528,500.00
2. Net change by Change Orders			$794,153.71
3. CURRENT CONTRACT PRICE (Line 1 ± 2)			$32,322,653.71
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Schedule of Values)			$31,258,221.93
5. RETAINAGE:			
a. 5.0%	**$31,258,221.93**	**Work Completed**	$1,562,911.10
b. 5% x	**$0.00**	**Stored Materials**	$0.00
c. Total Retainage (Line 5a + Line 5b)			$1,562,911.10
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)			$29,695,310.83
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)			$29,292,348.22
8. AMOUNT DUE THIS APPLICATION			**$402,962.61**
9. BALANCE TO FINISH, PLUS RETAINAGE (Column H on Schedule of Values + Line 5c above)			$2,627,342.88

Contractor's Certification

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

By:	Date:
Kevin K	1/9/2026

Payment of: $402,962.61
(Line 8 or other - attach explanation of other amount)

is recommended by: RYAN HANSON, PE (Engineer) — 1/20/2026 (Date)

Payment of: $402,962.61
(Line 8 or other - attach explanation of other amount)

is approved by: Bruce Westerlund (City of Ramsey, MN) — 01/21/2026 (Date)

Approved by: _____ (Funding Agency (if applicable)) — _____ (Date)

EJCDC No. C-620 (2002 Edition)

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

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 1/9/2026

Payment Application No. 31

Work completed through: 1/9/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
01 10 00	Mobilization	$1,250,424.00	$1,245,991.00	$2,216.00	$0.00	$1,248,207.00	100	$2,217.00
01 10 01	General Conditions	$268,800.00	$267,836.00	$482.00	$0.00	$268,318.00	100	$482.00
01 10 02	Supervision	$384,000.00	$382,404.00	$798.00	$0.00	$383,202.00	100	$798.00
01 10 03	Bond & Insurance	$425,600.00	$425,600.00	$0.00	$0.00	$425,600.00	100	$0.00
01 21 00	ALLOWANCES							
1	Office Furniture ($50,000)	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
2	Computer Hardware ($80,000)	$80,000.00	$0.00	$0.00	$0.00	$0.00	0	$80,000.00
3	IT Equipment ($100,000)	$100,000.00	$0.00	$0.00	$0.00	$0.00	0	$100,000.00
4	Security and Access Control Hardware and Equipment ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
5	Irrigation System ($60,000)	$60,000.00	$58,200.00	$0.00	$0.00	$58,200.00	97	$1,800.00
6	General Construction Allowance ($950,000)	$950,000.00	$631,363.29	$42,533.17	$0.00	$673,896.46	71	$276,103.54
03 20 00	Concrete Reinforcement - Building	$1,602,777.00	$1,602,777.00	$0.00	$0.00	$1,602,777.00	100	$0.00
03 20 00	Concrete Reinforcement - Reservoir	$864,856.00	$864,856.00	$0.00	$0.00	$864,856.00	100	$0.00
03 30 00	Cast-in-Place Concrete Work - Site	$108,600.00	$108,600.00	$0.00	$0.00	$108,600.00	100	$0.00
03 30 00	Cast-in-Place Concrete Work - Building	$3,885,960.00	$3,885,960.00	$0.00	$0.00	$3,885,960.00	100	$0.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	$1,410,075.00	$1,410,075.00	$0.00	$0.00	$1,410,075.00	100	$0.00
03 35 30	Polished Concrete Finish	$6,800.00	$6,800.00	$0.00	$0.00	$6,800.00	100	$0.00
03 41 00	Structural Precast Concrete	$1,042,796.00	$1,042,796.00	$0.00	$0.00	$1,042,796.00	100	$0.00
04 22 00	Unit Masonry	$269,000.00	$269,000.00	$0.00	$0.00	$269,000.00	100	$0.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	$1,990,378.00	$1,983,374.00	$4,875.00	$0.00	$1,988,249.00	100	$2,129.00
06 00 00	Carpentry	$375,128.00	$375,128.00	$0.00	$0.00	$375,128.00	100	$0.00
06 73 00	Fiberglass Reinforced Plastic Grating	$353,707.00	$352,165.00	$1,002.00	$0.00	$353,167.00	100	$540.00
07 12 00	Fluid Applied Waterproofing	$78,130.00	$78,130.00	$0.00	$0.00	$78,130.00	100	$0.00
07 12 50	Hot Mopped Waterproofing	$7,420.00	$7,420.00	$0.00	$0.00	$7,420.00	100	$0.00
07 17 13	Bentonite Waterproofing	$124,650.00	$124,650.00	$0.00	$0.00	$124,650.00	100	$0.00
07 21 00	Thermal Insulation and Air Barriers	$15,600.00	$15,600.00	$0.00	$0.00	$15,600.00	100	$0.00
07 23 00	Weather Barrier	$39,800.00	$39,800.00	$0.00	$0.00	$39,800.00	100	$0.00
07 24 00	Exterior Insulation and Finish System	$67,955.00	$67,955.00	$0.00	$0.00	$67,955.00	100	$0.00
07 42 15	Architectural Metal Panels	$229,910.00	$228,970.00	$0.00	$0.00	$228,970.00	100	$940.00
07 50 10	Concrete Faced Insulated Panels	$15,000.00	$15,000.00	$0.00	$0.00	$15,000.00	100	$0.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal	$589,225.00	$576,225.00	$13,000.00	$0.00	$589,225.00	100	$0.00
07 92 00	Caulking & Sealants	$37,465.00	$21,120.00	$6,000.00	$0.00	$27,120.00	72	$10,345.00
08 11 13	Doors, Frames & Hardware	$328,136.00	$315,455.00	$3,367.00	$0.00	$318,822.00	97	$9,314.00
08 31 15	Access Doors	$6,513.00	$6,513.00	$0.00	$0.00	$6,513.00	100	$0.00
08 35 13	Accordion Folding Fire Door	$65,683.00	$65,683.00	$0.00	$0.00	$65,683.00	100	$0.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 1/9/2026

Payment Application No. 31

Work completed through: 1/9/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
08 35 16	Heavy Duty Folding Door	$49,985.00	$49,985.00	$0.00	$0.00	$49,985.00	100	$0.00
08 36 00	Sectional Overhead Doors	$14,900.00	$14,900.00	$0.00	$0.00	$14,900.00	100	$0.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing	$254,163.00	$254,163.00	$0.00	$0.00	$254,163.00	100	$0.00
08 95 00	Translucent Wall Panels	$275,400.00	$275,400.00	$0.00	$0.00	$275,400.00	100	$0.00
09 20 00	Metal Framing and Gypsum Board	$190,345.00	$190,345.00	$0.00	$0.00	$190,345.00	100	$0.00
09 30 00	Tiling	$8,195.00	$8,195.00	$0.00	$0.00	$8,195.00	100	$0.00
09 51 00	Acoustical Ceilings	$47,000.00	$39,470.00	$7,530.00	$0.00	$47,000.00	100	$0.00
09 65 13	Resilient Base and Accessories	$3,000.00	$1,435.00	$1,565.00	$0.00	$3,000.00	100	$0.00
09 68 13	Carpet Tile	$12,299.00	$5,845.00	$6,454.00	$0.00	$12,299.00	100	$0.00
09 90 00	Painting	$846,400.00	$659,000.00	$107,000.00	$0.00	$766,000.00	91	$80,400.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	$16,310.00	$9,473.00	$4,612.00	$0.00	$14,085.00	86	$2,225.00
10 28 00	Toilet Accessories	$708.00	$513.00	$0.00	$0.00	$513.00	72	$195.00
10 44 16	Fire Extinguishers	$1,656.00	$1,656.00	$0.00	$0.00	$1,656.00	100	$0.00
12 24 13	Roller Window Shades	$1,500.00	$0.00	$1,285.00	$0.00	$1,285.00	86	$215.00
12 35 30	Architectural Casework	$51,850.00	$51,850.00	$0.00	$0.00	$51,850.00	100	$0.00
12 35 35	Solid Polymer Fabrications	$15,000.00	$15,000.00	$0.00	$0.00	$15,000.00	100	$0.00
21 13 13	Wet Pipe Sprinkler System	$65,835.00	$65,835.00	$0.00	$0.00	$65,835.00	100	$0.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	$76,500.00	$76,500.00	$0.00	$0.00	$76,500.00	100	$0.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	$270,000.00	$270,000.00	$0.00	$0.00	$270,000.00	100	$0.00
22 07 00	Plumbing Insulation	$49,670.00	$49,110.00	$560.00	$0.00	$49,670.00	100	$0.00
23 00 00	HVAC General Conditions, Permits & Mobilization	$15,200.00	$15,200.00	$0.00	$0.00	$15,200.00	100	$0.00
23 00 00.01	Testing, Adjusting & Balancing	$5,900.00	$0.00	$2,950.00	$0.00	$2,950.00	50	$2,950.00
23 00 00.02	Ductwork Insulation	$29,400.00	$21,000.00	$6,488.00	$0.00	$27,488.00	93	$1,912.00
23 00 00.03	HVAC Controls	$76,000.00	$73,400.00	$0.00	$0.00	$73,400.00	97	$2,600.00
23 00 00.04	Refrigerant Piping - Labor	$10,400.00	$10,400.00	$0.00	$0.00	$10,400.00	100	$0.00
23 00 00.05	Refrigerant Piping - Material	$2,800.00	$2,800.00	$0.00	$0.00	$2,800.00	100	$0.00
23 00 00.06	Ductwork - Labor	$70,900.00	$70,900.00	$0.00	$0.00	$70,900.00	100	$0.00
23 00 00.07	Ductwork - Material	$65,100.00	$65,100.00	$0.00	$0.00	$65,100.00	100	$0.00
23 00 00.08	Louvers and Dampers - Labor	$8,100.00	$8,100.00	$0.00	$0.00	$8,100.00	100	$0.00
23 00 00.09	Louvers and Dampers - Material	$12,500.00	$12,500.00	$0.00	$0.00	$12,500.00	100	$0.00
23 00 00.10	VAV and GRD - Labor	$6,800.00	$6,800.00	$0.00	$0.00	$6,800.00	100	$0.00
23 00 00.11	VAV and GRD - Material	$7,600.00	$7,600.00	$0.00	$0.00	$7,600.00	100	$0.00
23 00 00.12	HVAC Fans - Labor	$13,800.00	$13,800.00	$0.00	$0.00	$13,800.00	100	$0.00
23 00 00.13	HVAC Fans - Material	$39,600.00	$39,600.00	$0.00	$0.00	$39,600.00	100	$0.00
23 00 00.14	Gas Unit Heaters - Labor	$14,000.00	$14,000.00	$0.00	$0.00	$14,000.00	100	$0.00
23 00 00.15	Gas Unit Heaters - Material	$16,200.00	$16,200.00	$0.00	$0.00	$16,200.00	100	$0.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 1/9/2026

Payment Application No. 31

Work completed through: 1/9/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
23 00 00.16	Make-Up Air Units - Labor	$5,600.00	$5,600.00	$0.00	$0.00	$5,600.00	100	$0.00
23 00 00.17	Make-Up Air Units - Material	$76,000.00	$76,000.00	$0.00	$0.00	$76,000.00	100	$0.00
23 00 00.18	Roof Top Units - Labor	$1,400.00	$1,400.00	$0.00	$0.00	$1,400.00	100	$0.00
23 00 00.19	Roof Top Units - Material	$50,200.00	$50,200.00	$0.00	$0.00	$50,200.00	100	$0.00
23 00 00.20	Split System A/C Unit - Labor	$3,000.00	$3,000.00	$0.00	$0.00	$3,000.00	100	$0.00
23 00 00.21	Split System A/C Unit - Material	$56,400.00	$56,400.00	$0.00	$0.00	$56,400.00	100	$0.00
23 00 00.22	Dehumidification Units - Labor	$3,500.00	$2,400.00	$0.00	$0.00	$2,400.00	69	$1,100.00
23 00 00.23	Dehumidification Units - Material	$37,500.00	$37,500.00	$0.00	$0.00	$37,500.00	100	$0.00
26 00 00	Electrical Mobilization & Permit	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100	$0.00
26 00 01	Temporary Power	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 05 19	Conductors	$222,000.00	$212,200.00	$0.00	$0.00	$212,200.00	96	$9,800.00
26 05 26	Grounding and Bonding	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100	$0.00
26 05 29	Hangers and Supports	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100	$0.00
26 05 33	Raceways and Boxes	$336,600.00	$335,600.00	$0.00	$0.00	$335,600.00	100	$1,000.00
26 22 13	Transformers	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100	$0.00
26 23 00	Electric Heat	$40,000.00	$40,000.00	$0.00	$0.00	$40,000.00	100	$0.00
26 24 11	Electrical Service	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 13	Switchboards	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 15	Transfer Switches	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 16	Panelboards	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 19	Motor Controls	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 27 26	Wiring Devices	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 28 16	Enclosed Switches	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100	$0.00
26 32 13	Engine Generators	$420,400.00	$420,400.00	$0.00	$0.00	$420,400.00	100	$0.00
26 51 00	Lighting	$150,000.00	$146,370.00	$0.00	$0.00	$146,370.00	98	$3,630.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	$1,506,000.00	$1,271,800.00	$0.00	$0.00	$1,271,800.00	84	$234,200.00
28 31 00	Fire Alarm	$50,000.00	$30,000.00	$0.00	$0.00	$30,000.00	60	$20,000.00
27 00 00	Cabling	$25,000.00	$15,000.00	$0.00	$0.00	$15,000.00	60	$10,000.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control	$94,700.00	$94,700.00	$0.00	$0.00	$94,700.00	100	$0.00
31 20 00	Earth Moving - Excavation	$242,600.00	$242,600.00	$0.00	$0.00	$242,600.00	100	$0.00
31 20 01	Earth Moving - Backfill	$267,800.00	$267,800.00	$0.00	$0.00	$267,800.00	100	$0.00
31 20 02	Finish Grading	$69,900.00	$69,900.00	$0.00	$0.00	$69,900.00	100	$0.00
31 23 19	Dewatering	$35,900.00	$35,900.00	$0.00	$0.00	$35,900.00	100	$0.00
32 12 16	Asphalt Paving	$183,097.00	$183,097.00	$0.00	$0.00	$183,097.00	100	$0.00
32 13 13	Concrete Paving	$59,400.00	$59,400.00	$0.00	$0.00	$59,400.00	100	$0.00
32 17 13	Plastic Bollard Covers	$1,700.00	$0.00	$1,700.00	$0.00	$1,700.00	100	$0.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 1/9/2026

Payment Application No. 31

Work completed through: 1/9/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
32 31 13	Chain Link Fencing, Gates and Equipment	$207,654.00	$198,780.00	$0.00	$0.00	$198,780.00	96	$8,874.00
32 92 00	Turfs and Grasses	$63,500.00	$63,500.00	$0.00	$0.00	$63,500.00	100	$0.00
32 93 00	Plants	$50,000.00	$50,000.00	$0.00	$0.00	$50,000.00	100	$0.00
33 11 13	Facility Water Distribution Systems	$727,300.00	$727,300.00	$0.00	$0.00	$727,300.00	100	$0.00
33 13 13	Facility Sanitary Sewer Systems	$87,800.00	$87,800.00	$0.00	$0.00	$87,800.00	100	$0.00
33 41 00	Storm Utility Drainage	$124,600.00	$124,600.00	$0.00	$0.00	$124,600.00	100	$0.00
33 46 00	Subdrainage	$61,400.00	$61,400.00	$0.00	$0.00	$61,400.00	100	$0.00
40 23 19	Process Pipe & Fittings	$2,202,644.00	$2,202,644.00	$0.00	$0.00	$2,202,644.00	100	$0.00
40 27 87	Process Pipe Supports, Anchors and Sleeves	$139,344.00	$139,344.00	$0.00	$0.00	$139,344.00	100	$0.00
40 27 89	Process Pipe Specialties	$51,300.00	$51,300.00	$0.00	$0.00	$51,300.00	100	$0.00
40 27 97	Process Gauges	$5,327.00	$5,327.00	$0.00	$0.00	$5,327.00	100	$0.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	$655,400.00	$655,400.00	$0.00	$0.00	$655,400.00	100	$0.00
40 92 01	Process Valves - Pressure Reducing Valves	$149,439.00	$149,439.00	$0.00	$0.00	$149,439.00	100	$0.00
41 23 14	Overhead Crane Systems	$131,775.00	$131,775.00	$0.00	$0.00	$131,775.00	100	$0.00
43 05 10	Disinfection of Water Systems	$24,000.00	$21,636.00	$2,364.00	$0.00	$24,000.00	100	$0.00
43 11 16	Gas Handling Blowers	$107,240.00	$107,240.00	$0.00	$0.00	$107,240.00	100	$0.00
43 23 22	Split Case Pumps	$281,247.00	$281,247.00	$0.00	$0.00	$281,247.00	100	$0.00
43 32 76	Chlorine Gas Feed Equipment	$129,661.00	$128,772.00	$889.00	$0.00	$129,661.00	100	$0.00
43 32 77	Chemical Feed System Pumps	$94,650.00	$94,650.00	$0.00	$0.00	$94,650.00	100	$0.00
43 32 78	Chemical Feed System Accessories	$82,275.00	$82,275.00	$0.00	$0.00	$82,275.00	100	$0.00
44 42 24	Plate Settlers	$868,280.00	$868,280.00	$0.00	$0.00	$868,280.00	100	$0.00
46 33 20	Liquid Chemical Storage Tanks	$94,360.00	$94,360.00	$0.00	$0.00	$94,360.00	100	$0.00
46 33 33	Polymer Blending and Feed Equipment	$26,940.00	$26,940.00	$0.00	$0.00	$26,940.00	100	$0.00
46 43 47	Jet Mixing System	$159,793.00	$159,793.00	$0.00	$0.00	$159,793.00	100	$0.00
46 61 00	Filtration Equipment	$984,470.00	$980,704.00	$3,766.00	$0.00	$984,470.00	100	$0.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	$794,153.71	$500,756.4700	$202,735.00	$0.00	$703,491.47	89	$90,662.24
	Totals	$32,322,653.71	$30,834,050.76	$424,171.17	$0.00	$31,258,221.93	96.7%	$1,064,431.78

EJCDC No. C-620 (2002 Edition)
Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Not Applicable

Title

Adopt Resolution #26-045 Approving Final Payment to Park Construction Company for Improvement Project #25-06 Sorteberg's Street Reconstructions.

Purpose/Background:

Resolution and Pay Request Attached.

Time Frame/Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Park Construction Company:

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

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

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Park Construction Company for improvement project #25-06, Sorteberg's Street Reconstructions in the amount of $4,466.48.

OutcomeAction:

Motion to adopt Resolution #26-045 approving final payment to Park Construction Company for improvement project #25-06, Sorteberg's Street Reconstructions in the amount of $4,466.48.

Attachments

Pay Resolution #26-045

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/17/2026 01:11 PM
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Stacie Damjanovich		Started On: 08/20/2025 12:12 PM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-045

RESOLUTION APPROVING FINAL PAYMENT TO PARK CONSTRUCTION COMPANY FOR SORTEBERG'S STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #25-06

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

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

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

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

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

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

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

WHEREAS, as of February 24, 2026 $442,181.32 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Park Construction Company of Minneapolis, Minnesota, for improvement project #25-06, Sorteberg's Street Reconstructions, in the amount of $4,466.48.

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

1) The City Council hereby authorizes final payment to Park Construction Company of Minneapolis, Minnesota for Improvement Project #25-06, Sorteberg's Street Reconstructions in the amount of $4,466.48.

2) The City Council hereby accepts the project and authorizes the Mayor and City Administrator to sign the release form for this payment.

3) The total amount of this payment is not included in resolutions approving payments of bills for the date of February 24, 2026.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet

Estimate Number:	4 Final
Project Number:	25-06
Project Name:	Sorteberg's Street Reconstructions
Period Ending	November 30, 2025
Contractor:	Park Construction Company
Address:	1481 81st Avenue NE, Minneapolis, MN 55432

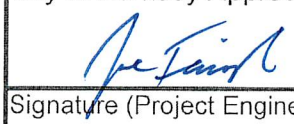
1	Original Contract Amount		$ 423,698.35
2	Change Order(s)	No. ___ Thru No. ___	
3	Total Funds Encumbered		$ 423,698.35
4	Value of Work Completed		$ 446,647.80
5	Retainage 0 %		$ -
	Percent Complete	100%	
6	Deductions or Charges		
7	Total Earned Less Retainage (Lines 4+5+6)		$ 446,647.80
8	Previous Payment(s)		$ 442,181.32
9	**Payment Due (Lines 7-8)**		**$ 4,466.48**
10	Total Balance to Finish, Including Retainage (Lines 3-7)		$ -

Certificaiton of Final Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorily secured.

Park Construction Company	Charlie Borene
Contractor Name	Print Name
Vice President	
Title	Signature
	01/15/2026
	Date

City of Ramsey Approval

	2/2/2026
Signature (Project Engineer)	Date
	2/4/2026
Signature (City Engineer)	Date

Sorteberg's Street Reconstructions
I.P. 25-06
Estimate No. 4 **Final**
Period Ending November 30, 2025

Item No.	MnDOT No.	Item Description	CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
			Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	$ 56,500.00	$ 56,500.00	0.00	$ -	1.00	$ 56,500.00
2	2104.502	SALVAGE MAIL BOX SUPPORT	EA	13	$ 75.80	$ 985.40	0	$ -	12	$ 909.60
3	2104.503	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	300	$ 2.85	$ 855.00	0	$ -	300	$ 855.00
4	2104.503	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	100	$ 9.60	$ 960.00	0	$ -	100	$ 960.00
5	2104.503	REMOVE BITUMINOUS CURB	LF	5425	$ 0.20	$ 1,085.00	0	$ -	5425	$ 1,085.00
6	2104.504	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	165	$ 10.30	$ 1,699.50	0	$ -	249	$ 2,564.70
7	2104.504	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	100	$ 11.40	$ 1,140.00	0	$ -	100	$ 1,140.00
8	2104.504	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	80	$ 6.35	$ 508.00	0	$ -	80	$ 508.00
9	2104.504	REMOVE BITUMINOUS FLUME	SY	10	$ 42.60	$ 426.00	0	$ -	10	$ 426.00
10	2105.507	GEOTEXTILE FABRIC TYPE 4	SY	30	$ 5.25	$ 157.50	0	$ -	30	$ 157.50
11	2105.607	COMMON EXCAVATION (EV)	CY	550	$ 13.50	$ 7,425.00	0.0	$ -	842.1	$ 11,368.35
12	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1050	$ 11.60	$ 12,180.00	0	$ -	2895	$ 33,582.00
13	2112.519	SUBGRADE PREPARATION	RDST	28	$ 337.00	$ 9,436.00	0	$ -	28	$ 9,436.00
14	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	5	$ 172.00	$ 860.00	0.00	$ -	7.75	$ 1,333.00
15	2130.523	WATER	MGAL	10	$ 55.80	$ 558.00	0.00	$ -	12.50	$ 697.50
16	2211.507	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	900	$ 0.01	$ 9.00	0	$ -	0	$ -
17	2215.504	FULL DEPTH RECLAMATION	SY	9000	$ 1.35	$ 12,150.00	0	$ -	9000	$ 12,150.00
18	2232.504	MILL BITUMINOUS PAVEMENT (2.0")	SY	14	$ 11.20	$ 156.80	0	$ -	14	$ 156.80
19	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	575	$ 0.01	$ 5.75	0	$ -	325	$ 3.25
20	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	920	$ 81.40	$ 74,888.00	0	$ -	794	$ 64,631.60
21	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	690	$ 87.50	$ 60,375.00	0	$ -	735	$ 64,312.50
22	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" DRIVEWAYS	TON	20	$ 171.00	$ 3,420.00	0	$ -	35	$ 5,985.00
23	2411.502	CONCRETE FLUME	SY	15	$ 110.00	$ 1,650.00	0	$ -	15	$ 1,650.00
24	2501.502	18" RC PIPE APRON	EA	1	$ 1,540.00	$ 1,540.00	0	$ -	1	$ 1,540.00
25	2501.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	44	$ 87.20	$ 3,836.80	0	$ -	48	$ 4,185.60
26	2501.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	383	$ 71.80	$ 27,499.40	0	$ -	383	$ 27,499.40
27	2501.602	TRASH GUARD FOR 18" PIPE APRON	EA	1	$ 0.10	$ 0.10	0	$ -	1	$ 0.10
28	2503.503	CLEAN AND VIDEO SEWER	LF	433	$ 10.30	$ 4,459.90	0	$ -	383	$ 3,944.90
29	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	3	$ 1,950.00	$ 5,850.00	0	$ -	3	$ 5,850.00
30	2506.502	CASTING ASSEMBLY (STORM)	EA	5	$ 1,160.00	$ 5,800.00	0	$ -	5	$ 5,800.00
31	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	2	$ 2,050.00	$ 4,100.00	0	$ -	2	$ 4,100.00
32	2511.509	RANDOM RIPRAP CLASS III	CY	7	$ 123.00	$ 861.00	0	$ -	7	$ 861.00
33	2531.503	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	5475	$ 16.70	$ 91,432.50	0	$ -	5475	$ 91,432.50
34	2531.504	6" CONCRETE PAVEMENT DRIVEWAY	SY	100	$ 100.00	$ 10,000.00	0	$ -	100	$ 10,000.00
35	2531.504	GRAVEL SURFACE	SY	75	$ 3.35	$ 251.25	0	$ -	75	$ 251.25
36	2531.604	7" CONCRETE VALLEY GUTTER	SY	29	$ 110.00	$ 3,190.00	0	$ -	29	$ 3,190.00
37	2540.602	TEMPORARY MAIL BOX CLUSTER	EA	1	$ 1,180.00	$ 1,180.00	0	$ -	1	$ 1,180.00
38	2540.602	INSTALL MAIL BOX SUPPORT	EA	13	$ 116.00	$ 1,508.00	0	$ -	12	$ 1,392.00
39	2563.601	TRAFFIC CONTROL	LS	1	$ 1,460.00	$ 1,460.00	0	$ -	1	$ 1,460.00
40	2573.501	STABILIZED CONSTRUCTION ENTRANCE	EA	2	$ 2.10	$ 4.20	0	$ -	0	$ -
41	2573.502	STORM DRAIN INLET PROTECTION	EA	5	$ 84.50	$ 422.50	0	$ -	5	$ 422.50
42	2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LF	25	$ 4.90	$ 122.50	0	$ -	300	$ 1,470.00
43	2573.503	SILT FENCE, TYPE MS	LF	270	$ 4.05	$ 1,093.50	0	$ -	0	$ -
44	2574.507	TOPSOIL (LV)	CY	575	$ 0.01	$ 5.75	0	$ -	575	$ 5.75
45	2575.501	TURF ESTABLISHMENT	ACRE	1.05	$ 9,980.00	$ 10,479.00	0.00	$ -	1.05	$ 10,479.00
46	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	260	$ 3.40	$ 884.00	0	$ -	260	$ 884.00
47	2575.602	LANDSCAPE RESTORATION	EA	6	$ 48.00	$ 288.00	0	$ -	6	$ 288.00
		GRAND TOTALS				**$ 423,698.35**		**$ -**		**$ 446,647.80**

Internal City Use Only			
Pavement Management Funds (0.90 Mob)		*$ -*	*$ 386,636.80*
Storm Sewer Utility Funds (0.10 Mob)		*$ -*	*$ 60,011.00*
Total Funds		*$ -*	*$ 446,647.80*

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-047 Approving Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement - Ramsey Properties, LLC

Purpose/Background:

The purpose of this case is to receive Council approval to fully release the Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement with Ramsey Properties, LLC for the Hilton Home2 Suites project.

Ramsey Properties, LLC has completed construction of a 98-unit Hilton Home2 Suites and received its Certificate of Occupancy required in the original Right of Re-Entry Agreement recorded as document number 612539.008 on September 15, 2023 and the Amended and Restated Right of Re-Entry Agreement recorded as document number 622491.001 on January 16, 2025. The purpose of the Right of Re-Entry Agreements are to prevent land speculation and to ensure that projects are built in a timely manner. Although this project did take longer than expected to receive its full Certificate of Occupancy, it was ultimately issued and the Hotel is fully open. In order to clear title, a release of the Right of Re-Entry documents is required. The City Attorney has reviewed the Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement and has approved it as to form and effectiveness.

Notification:

None required

Time Frame/Observations/Alternatives:

Ramsey Properties, LLC has completed all the requirements of the Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement for the Hilton Home2 Suites project. Although it took a few months longer than anticipated, the project was completed as designed and is open for business. As such, the documents and their encumbrances should be released for Ramsey Properties, LLC to clear title.

Alternatives include:
1) Adopt Resolution #26-047 Approving Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement (as presented); subject to City Attorney review
2) Adopt Resolution #26-043 Approving Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement (with changes); subject to City Attorney review
3) Something Else

Funding Source:

No funding is required. Ramsey Properties, LLC to pay for recording fees for filing of the Release document

Recommendation:

Staff recommends adoption of Resolution #26-047 Approving Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement (as presented); subject to City Attorney review

Outcome/Action:

Motion to Adopt Resolution #26-047 Approving Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement (as presented); subject to City Attorney review

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Attachments

Site Location Map - Ramsey Properties

ACTION - Resolution #26-047

ACTION - Release of RORE and Amended and Restated RORE

Reference - Right of Re-Entry Agreement

Reference - Amended and Restated RORE

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Sean Sullivan		Started On: 02/10/2026 11:22 AM
Final Approval Date: 02/19/2026		

Site Location Map - Ramsey Properties LLC



2/10/2026, 11:29:26 AM

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Sean Sullivan

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

RESOLUTION #26-047

RESOLUTION APPROVING RELEASE OF RIGHT OF RE-ENTRY AGREEMENT AND AMENDED AND RESTATED RIGHT OF RE-ENTRY AGREEMENT – RAMSEY PROPERTIES LLC

WHEREAS, Ramsey Properties, LLC (the "Buyer") executed a Right of Re-Entry Agreement (the "RORE") with the City of Ramsey (the "Seller") on August 22, 2023 encumbering the property defined on Exhibit A, attached hereto (the "Property"), which was recorded as Document number 612539.008 in the Anoka County Recorder / Registrar of Titles Office; and

WHEREAS, Buyer executed an Amended and Restated Right of Re-Entry Agreement (the "Amended RORE") with Seller on January 15, 2025 encumbering the Property, which was recorded as Document number 622491.001 in the Anoka County Recorder / Registrar of Titles Office; and

WHEREAS, Buyer has completed construction of a 98-unit Hilton Home2 Suites Hotel and has obtained a Certificate of Occupancy as required in the RORE and Amended RORE; and

WHEREAS, the City Attorney has reviewed the Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement and has approved it as to form.

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

1) That the City of Ramsey authorizes approval and execution of the Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement by the Mayor and City Administrator; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A

Lot 1, Block 1, RAMSEY PROPERTIES ADDITION

Located in Anoka County, Minnesota; the “Property”

[Reserved for Recording Data]

RELEASE OF RIGHT OF RE-ENTRY AGREEMENT AND AMENDED AND RESTATED RIGHT OF RE-ENTRY AGREEMENT

This Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement (this "**Release**") is made as of February ___, 2026, by and between RAMSEY PROPERTIES, LLC, a Minnesota limited liability company ("**Ramsey Properties**") and the City of Ramsey, a Minnesota municipal corporation (the "**City**").

Recitals

A. Ramsey Properties and the City are parties to that certain Right of Re-Entry Agreement dated August 22, 2023 and recorded with the Anoka County Recorder / Registrar's Office as Doc. No. 612539.008 (the "**Right of Re-Entry Agreement**").

B. Ramsey Properties and the City are parties to that certain Amended and Restated Right of Re-Entry Agreement dated January 15, 2025 and recorded with the Anoka County Recorder / Registrar's Office as Doc. No. 622491.001 (the "**Amended Right of Re-Entry Agreement**").

C. Ramsey Properties has satisfied all requirements of the Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement, filed on real property legally described as:

Lot 1, Block 1, RAMSEY PROPERTIES ADDITION

Located in Anoka County, Minnesota;

the "Property" (as defined Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement).

NOW, THEREFORE, in consideration of the Recitals, the City of Ramsey hereby releases RAMSEY PROPERTIES, LLC and its successors or assigns and the City approves:

1. **Release of Right of Re-Entry Agreement**. Right of Re-Entry Agreement filed as Document Number 612539.008 in the Office of the Anoka County Recorder / Registrar is hereby terminated and fully released of record in all respects, effective immediately.

2. **Release of Amended and Restated Right of Re-Entry Agreement**. Amended and Restated Right of Re-Entry Agreement filed as Document Number 622491.001 in the Office of the Anoka County Recorder / Registrar is hereby terminated and released of record in all respects, effective immediately.

IN WITNESS WHEREOF, the City has caused their respective duly authorized representatives to execute this Release of Right of Re-Entry Agreement and Amended and Restated Right of Re-Entry Agreement as of the day and year first above written.

(Signature pages follow)

CITY OF RAMSEY:

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me on February ___, 2026, by Ryan Heineman, Mayor of the City of Ramsey and Brian Hagen, City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of such entity.

_____
Notary Public

This Instrument Drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

ANOKA COUNTY MINNESOTA
Document No.: 612539.008 TORRENS
09/15/2023 03:40 PM
Fees/Taxes in the Amount of: $46.00
Pamela J. LeBlanc
Anoka County Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: mlearnes

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on August 22, 2023, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Ramsey Properties, LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On August 22, 2023, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Schiebout Family Limited Partnership, LLLP, LLC, dated August 26, 2022, Section 28, and the Second Amendment to Purchase Agreement between the City of Ramsey and Ramsey Properties, LLC, Section 5, dated June 27, 2023, 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

Return to:
Guaranty Commercial Title, Inc.
465 Nicollet Mall, Suite 230
Minneapolis, MN 55401

67350

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 January 22, 2025.

Project Description:

i. **Ramsey Properties, LLC** Site Plan, approved by the City of Ramsey on May 9, 2023 by Resolution #23-059.

ii. Development Agreement for **Ramsey Properties, LLC**, approved by the City of Ramsey on July 11, 2023 by Resolution #23-117.

Provided, however that if completion of the performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused.

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 65,000 square foot 98-unit hotel, 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.

6. At the request of the Buyer following the satisfaction of the Conditions, the City will execute and deliver a recordable termination of this Right of Entry Agreement. The fee for recording the termination will be paid by Buyer.

CITY OF RAMSEY

By: _____
Mark E. Kuzma, Mayor

By: _____
Brian Hagen, City Administrator

CITY OF RAMSEY MUNICIPAL CORP. ANOKA COUNTY, MINN.

This instrument was acknowledged before me on August 17, 2023, by Mark E. Kuzma and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey a Minnesota Municipal Corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

Ramsey Properties, a Minnesota Limited Liability Company

By: _____
Emily Allegra, President

This instrument was acknowledged before me on August 17, 2023, by Emily Allegra, President of Ramsey Properties, LLC, a Minnesota limited liability company on behalf of the Minnesota limited liability company.

SEAN M. SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2025

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

Document No.: 622491.001 TORRENS
01/16/2025 11:22 AM
Fees/Taxes In the Amount of: $46.00

Pamela J. LeBlanc
Anoka Cty Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: dawolf



[Reserved for Recording Data]

AMENDED AND RESTATED RIGHT OF RE-ENTRY AGREEMENT

This Amended and Restated Right of Re-entry Agreement is entered into on January 15, 2025, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Ramsey Properties, LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On August 22, 2023, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 1, Ramsey Properties Addition, Anoka County, Minnesota

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Second Amendment to Purchase Agreement between the City of Ramsey and **Ramsey Properties, LLC, a Minnesota Limited Liability Company**, with an Effective Date of **August 26, 2022**, Paragraph 5., **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of minimum 98 unit - 4 story hotel with pool compliant with COR Zoning requirements to be further defined by an approved Site Plan 16 months after closing; provided, however, that if completion of performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to 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.

D. The Buyer and Seller entered in to a Right of Re-Entry Agreement dated August 22, 2023 and recorded at the Anoka County Registrar of Titles on September 15, 2023 as document number 612539.008.

E. The Buyer has requested that the required certificate of occupancy date of the Right of Re-entry Agreement be changed from January 22, 2025 to June 30, 2025.

Agreement

1. The recitals are incorporated herein as if fully set forth and amend and super cede the Right of Re-Entry Agreement filed on August 22, 2023 as document number 612539.008.

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 June 30, 2025.

        Project Description:

        i. **Ramsey Properties, LLC** Site Plan, approved by the City of Ramsey on May 9, 2023 by Resolution #23-059.

        ii. Development Agreement for **Ramsey Properties, LLC**, approved by the City of Ramsey on July 11, 2023 by Resolution #23-117.

    Provided, however that if completion of the performance shall be delayed at any time by reason of acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes unavailability of labor or materials, damage to work in progress by reason of fire or other casualty, or any cause beyond such Party's reasonable control, then the time for performance as herein specified shall be appropriately extended by the amount of the delay actually so caused.

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 65,000 square foot 98-unit hotel, 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.

6. At the request of the Buyer following the satisfaction of the Conditions, the City will execute and deliver a recordable termination of this Right of Entry Agreement. The fee for recording the termination will be paid by Buyer.

CITY OF RAMSEY, a Minnesota Municipal Corporation

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on January 15, 2025, by Ryan Heineman and Brian Hagen, as Mayor and City Administrator, respectively, of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota on behalf of the Minnesota municipal corporation.

SEAN M SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2030

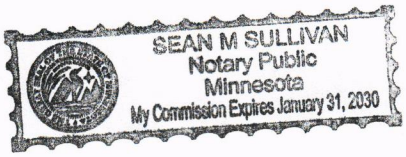
_____
Notary Public

Ramsey Properties, LLC, a Minnesota Limited Liability Company

By: _____
Emily Allegra, President

This instrument was acknowledged before me on January 15, 2025, by Emily Allegra, President of Ramsey Properties, LLC, a Minnesota Limited Liability Company under the laws of the State of Minnesota on behalf of the Minnesota limited liability company.

_____
Notary Public



This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763)-433-9868

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-051 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR

Purpose/Background:

The purpose of this case is to consider amending (extending) the listing agreement with CBRE for some of the City-owned land held for resale. The City currently lists some of its own property utilizing Costar/Loopnet and MNCAR through the Anoka County access agreement. City Staff has been satisfied with the work of Brian Pankratz with CBRE on the current listings and we communicate frequently. The proposed listing agreement with CBRE would be from February 1, 2026 - January 31, 2027. It should be noted that CBRE only lists some city-owned property in the COR and does not list properties outside the COR. City-owned properties outside the COR are listed on Loopnet and MNCAR.

There is currently one pending purchase agreement on CBRE listed parcels. The pending purchase agreement is for Parcels 46c with Roer's (Mixed Use - apartment project - CITY LEAD). In 2025, the City closed on the Capital Real Estate (Taco Bell, Chipotle) site (46d - Sold $981,000) Taco Bell opened in late 2025 and Chipotle is expected to open sometime in March 2026. Construction is completed on the 98-unit Hilton Home 2 Suites Hotel and more construction is underway for the 108-unit detached town home project by Centra on parcel 46a. CBRE has been listing and marketing Parcels 50c, 46c, 47f, and 48c.(See attached COR Parcel Map) Development interest has increased for Parcel 50c due to the completion of construction of the interchange on Hwy 10 at Ramsey Boulevard with interest from a large format retailer. This site, when combined with the PSD site next to the Medical Examiners Office has challenges based on the 88 -inch Stormwater pipe located over the potential extension of Peridot Street NW. Staff has met with CBRE and has re-evaluated land listing pricing with no changes outlined below under Observations. For the 2026 Listing Agreement with CBRE no new parcels have been added or subtracted. Having a reputable company like CBRE helps broadcast our available sites to a large group of contacts/clients as noted in the 2026 City of Ramsey Land Review and 2026 Prospect List provided by CBRE. Brian Pankratz from CBRE will provide a market update presentation and be present to answer questions the EDA might have about market conditions and marketing strategies moving forward.

Notification:

None required

Time Frame/Observations/Alternatives:

The listing agreement is proposed to be extended 1 year to January 31, 2027. All other terms and conditions remain the same as July 10, 2019, Listing Agreement. The following parcels (and current status) are included in the proposed attached listing agreement with CBRE below:

Proposed CBRE Listing Parcels
1. Parcel 50c- 28-32-25-41-0024 - Approximately 6.97 acres - Listing Price $8.00 / SF
2. Parcel 47f- 28-32-25-23-0020 - 1.43 acres - Listing Price $6.50 / SF
3. Parcel 46c- 28-32-25-23-0025 - 7979 Sunwood Drive NW (Roer's - Under Contract) - 4 acres $6.32 / SF
4. Parcel 48c- 28-32-25-31-0025 - 1.74 Acres - $7.00 / SF (up from $5.00 / SF)

The City is listing the following COR parcels on MNCAR / Loopnet:

1. Parcel 47e - 28-32-25-31-0023 (high density / Mixed Use - former Storyteller Site) - 0.53 acres - $5.00 / SF

(Tough remnant to sell)
2. Parcel 48e - Pt of 28-32-25-24-0017 (COR Trust Bank Under Contract) - approximately 0.73 acres - $6.50 / SF
3. Parcel 48a - Pt of 28-32-25-24-0017 (Large mixed use / commercial /residential) approximately 13 acres - $5.50 / SF
4. Parcel 52b - 28-32-25-13-0092 - (Former AEON Option-High Density Residential) 1.36 acres - $4.00 / SF
5. Parcel 52c - 28-32-25-13-0034 - (Medium Density Residential) approximately 1.58 acres - $4.00 / SF

Alternatives:
1) Approve Listing Agreement with CBRE (as presented)
2) Approve Listing Agreement with CBRE (with changes)
3) To not Utilize CBRE Listing Services and to have Staff List all Properties
4) Something Else

Funding Source:

There is no immediate or initial up-front costs. CBRE is only paid at time of sale, and a commission is deducted from the gross sales price rather than an hourly rate. In addition, Staff previously negotiated a reduction of commission from 5% to 3% for City generated leads on CBRE listed property which continues in this Listing Agreement term.

Recommendation:

Adopt Resolution #26-051 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (as presented)

The EDA met on February 12, 2026 and unanimously recommended approval of the terms in the attached Listing Agreement with CBRE.

Outcome/Action:

Motion to Adopt Resolution #26-051 Approving CBRE Real Estate Listing Agreement for City Owned Land in COR (as presented)

Attachments

ACTION - Resolution #26-051

ACTION - Amendment to CBRE Listing Agreement

COR Listing Map 2026

CBRE Land Review 2026

CBRE Prospect List

CBRE Marketing Analysis Q4 2025 and 2026 Outlook

2019 CBRE Listing Agreement

EDA DRAFT Minutes 2-12-26

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Sean Sullivan		Started On: 02/12/2026 02:22 PM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-051

RESOLUTION APPROVING CBRE LISTING AGREEMENT FOR CITY OWNED LAND IN COR

WHEREAS, since 2014, the City has contracted with CBRE for commercial real estate brokerage services to sell available City Owned Land; and

WHEREAS, the current contract expired February 1, 2026; and

WHEREAS, the proposed contract only includes retail/commercial listings inside the COR; and

WHEREAS, the proposed contract maintains previous terms from the prior contract removes properties that were sold last year, does not add additional properties and removes residential properties; and

WHEREAS, the EDA met on February 12, 2026 and adopted a unanimous motion approving a 1-year extension of the commercial listing agreement with CBRE.

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 Amendment to Listing Agreement with CBRE for the period of February 1, 2026 through midnight January 31, 2027.

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:

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 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CBRE

AMENDMENT TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

February 2, 2026

This is an Amendment to the Exclusive Sales Listing Agreement ("Listing") dated July 10, 2019, between City of Ramsey ("Owner") and CBRE, INC. ("Broker") for the real property described as Multiple Land Parcels, City of Ramsey, Minnesota.

1. Parcel 50c- 28-32-25-41-0024
2. Parcel 47f- 28-32-25-23-0020
3. Parcel 46c- PID 28-32-25-23-0025 - 7979 Sunwood Drive NW (Under Contract – Roer's)
4. Parcel 48c- 28-32-25-31-0025

Owner and Broker hereby agree to amend the Listing as follows:

1. That the Listing Term be extended for another period commencing February 1, 2026 and ending midnight January 31, 2027.

2. All other terms and conditions remain the same.

Except as expressly set forth in this Amendment, the Listing shall remain in full force and effect.

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: _____

Name: Jeffrey V. Jiovanazzo

Title: Managing Director

Address: 4400 West 78th Street

Suite 200

Minneapolis, MN 55435

Telephone: (952) 924-4600

Date: _____

OWNER:

City of Ramsey

By: _____

Name: Brian Hagen

Title: City Administrator

Address: 7550 Sunwood Drive NW

Ramsey, MN 55303

Telephone: (763) 433-9845

Date: _____

10ADV0333635

Minnesota Sale/Lease Disclosures

Property: Multiple Land Parcels, City of Ramsey, Minnesota

Seller/Landlord Disclosure of Material Facts, Delivery of Reports, and Compliance with Laws. Sellers/landlords are hereby requested to disclose directly to buyers/tenants all facts known to sellers/landlords that materially affect the value or desirability of the Property and are not readily observable nor known to the buyer/tenant, including, but not limited to, facts regarding hazardous materials, zoning, construction, design, engineering, soils, title, survey, fire/life safety, proneness to natural hazards such as earthquakes, and other matters, and to provide buyers/tenants with copies of all reports in the possession of or accessible to sellers/landlords regarding the Property. Sellers/landlords and buyers/tenants must comply with all applicable federal, state and local laws, regulations, codes, ordinances and orders, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Americans with Disabilities Act (ADA). The Americans With Disabilities Act (42 United States Code §12101 et seq.) and other federal, state and local requirements may require changes to the Property. Have your experts investigate and evaluate these matters.

Taxes. Sales, leases and other real estate transactions can have federal, state and local tax consequences. In sales transactions, Internal Revenue Code §1445 requires buyers to withhold and pay to the IRS 15% of the gross sales price within 20 days of the date of a sale unless the buyers can establish that the sellers are not foreigners, generally by having the sellers sign a Non-Foreign Seller Affidavit. Depending on the structure of the transaction, the tax withholding liability can exceed the net cash proceeds to be paid to sellers at closing. Have your experts investigate and evaluate these matters.

Flood Zones. Many lenders require flood insurance for properties located in flood zones, and government authorities may regulate development and construction in flood zones. Whether or not located in a flood zone, properties can be subject to flooding and moisture problems, especially properties on a slope or in low-lying areas. Buyers/tenants should have their experts confirm whether the Property is in a flood zone and otherwise investigate and evaluate these matters.

Fires. Properties, whether or not located in a fire hazard zone, are subject to fire/life safety risks and may be subject to state and local fire/life safety-related requirements, including retrofit requirements. Have your experts investigate and evaluate these matters.

Hazardous Materials and Underground Storage Tanks. Due to prior or current uses of the Property or in the areas or the construction materials used, the Property may have hazardous or undesirable metals (including but not limited to lead-based paint), minerals (including but not limited to asbestos), chemicals, hydrocarbons, petroleum-related compounds, or biological or radioactive/emissive items (including but not limited to electrical and magnetic fields) in soils, water, building components, above or below-ground tanks/containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. If the Property was built before 1978 and has a residential unit, sellers/landlords must disclose all reports, surveys and other information known to them regarding lead-based paint to buyers/tenants and allow for inspections (42 United States Code §4851 et seq.). Have your experts investigate and evaluate these matters.

Property Inspections and Evaluations. Buyers/tenants should have the Property thoroughly inspected and all parties should have the transaction thoroughly evaluated by the experts of their choice. Ask your experts what investigations and evaluations may be appropriate as well as the risks of not performing any such investigations or evaluations. Information regarding the Property supplied by the real estate brokers has been received from third party sources and has not been independently verified by the brokers. Have your experts verify all information regarding the Property, including any linear or area measurements, the availability of all utilities, applicable zoning, and entitlements for the intended use. All work should be inspected and evaluated by your experts, as they deem appropriate. Any projections or estimates are for example only, are based on assumptions that may not occur, and do not represent the current or future performance of the property. Real estate brokers are not experts concerning, nor can they determine if any expert is qualified to provide advice on, legal, tax, design, ADA, engineering, construction, soils, title, survey, fire/life safety, insurance, hazardous materials, or other such matters. Such areas require special education and, generally, special licenses not possessed by real estate brokers. Consult with the experts of your choice regarding these matters.

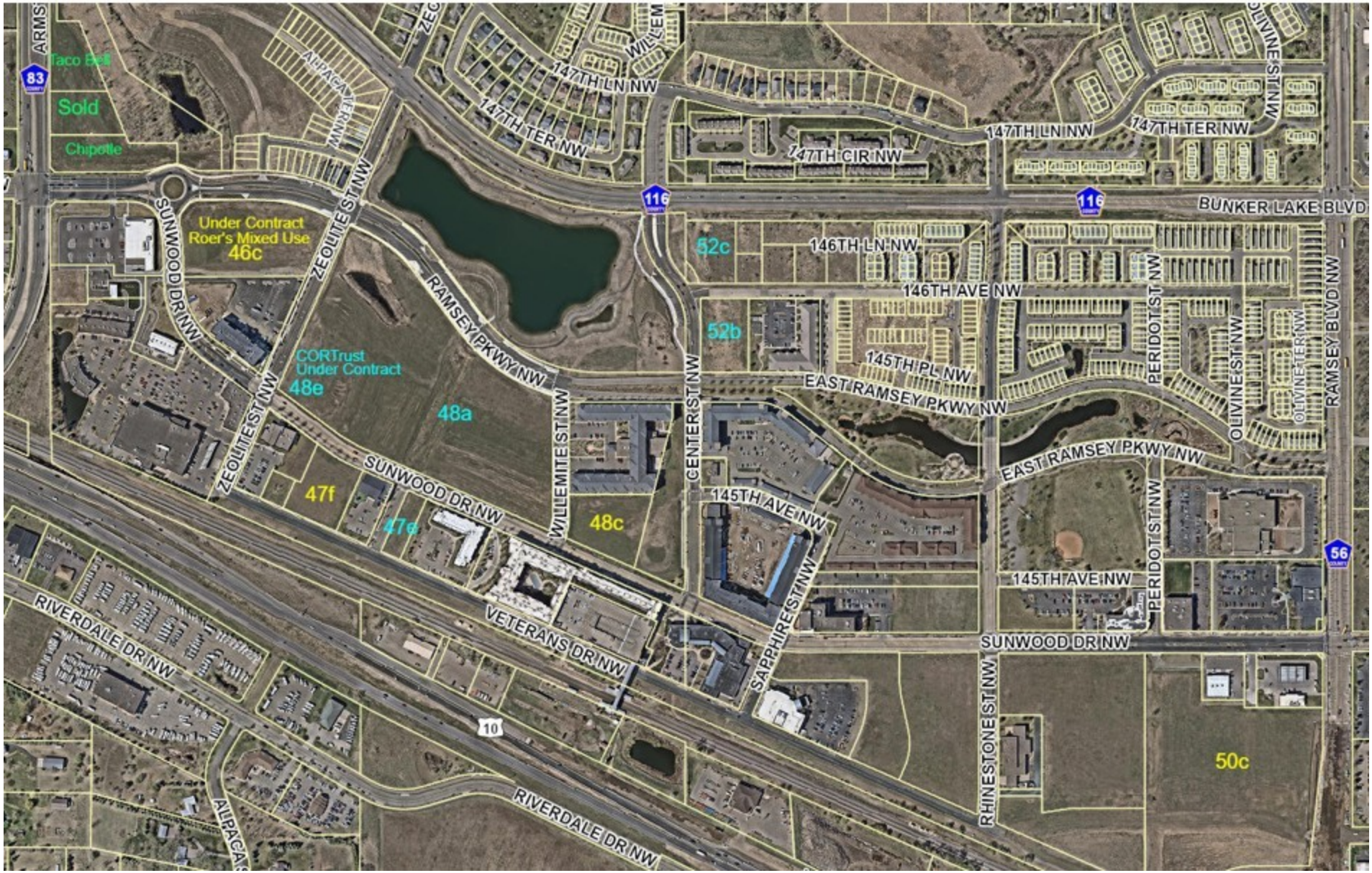
CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the parties make to each other. These are questions for your attorney and financial advisors.

NOTICE: IF YOU RELIST WITH ANOTHER BROKER WITHIN THE OVERRIDE PERIOD AND THEN LEASE YOUR PROPERTY TO ANYONE WHOSE NAME APPEARS ON THIS LIST, YOU COULD BE LIABLE FOR FULL COMMISSIONS TO BOTH BROKERS. IF THIS NOTICE IS NOT FULLY UNDERSTOOD, SEEK COMPETENT ADVICE.

NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.

WHERE PERMITTED BY LAW, WE EACH KNOWINGLY AGREE TO WAIVE ANY AND ALL RIGHTS TO HAVE A DISPUTE ON ANY MATTER RELATING TO, OR ARISING FROM THIS AGREEMENT DETERMINED BY A JURY.

Parcel Listing Map of COR (CBRE Listings – Yellow) (City Owned / Listed – Teal) Sold – Green)



January 2026 City of Ramsey Land Review

Market Conditions:

1. Economic factors impacting new development-interest rates, equity requirement, construction costs, labor availability. Interest rates are coming down which should help new development in 2026
2. Zero to limited traditional office demand
3. Medical office struggling from COVID policies, financial impact but starting to see interest for new locations from existing practices/clinics
4. Sectors with demand
    a. Retail-single tenant, drive thru requirements, service based
    b. Medical Office-Small users
    c. Apartments- Higher equity requirements/cap rates impacting financing and low sale comps
    d. Senior housing-Higher equity requirements/cap rates impacting financing low sale comps
    e. For Sale Housing-Higher mortgage rates impacting demand, down-payment struggles
    f. Industrial-Higher equity requirements/cap rates impacting financing
5. Hwy 10 improvements positive impact on traffic flow, time, safety. Project finished should help attract new business
6. Increased traffic counts and population increasing interest. Retail attracts retail
7. Create flexible zoning districts
8. Drive thru in demand from QSR and fast-food operators

City of Ramsey-CBRE Closed Deals

1. Municipal Center NIK
2. Aeon
3. Centra Homes
4. Common Bond
5. Inland Development/Affinity
6. PSD, LLC
7. Coastal Living
8. Stone Brook Daycare
9. Purmort Homes
10. Muni Center-Meadow Creek
11. GiGi's Salon and Spa
12. Java Properties – O'Reilly Auto Parts
13. Stories Foundation
14. Aldi
15. Ramsey Properties-Hilton Home 2 Suites

16. Take 5
17. Capital Real Estate-Chipotle, Taco Bell

City of Ramsey-CBRE Under Contract/PA Discussion

1. Parcel 46c-Roers, Apartments / Mixed Use

Monthly Blast of properties to 3000 prospects including users, brokers, builders, contractors, developers, investors, etc. Properties are posted on MnCAR/Catalyst, Loopnet, Costar, Crexi, CBRE.com. Cold/Warm Call outreach to developers, users, brokers

Prospect List Commercial/Office/Industrial

1. Chick Fil A- JLL
2. Raising Canes-Newmark
3. Panera Bread-JLL
4. Holiday Stores/Circle K
5. Oppidan
6. Mister Car Wash-CBRE
7. Valvoline-Mid America
8. HJ Development
9. Java
10. MSP Commercial-medical office
11. Hy-Vee
12. Fourteen Foods-Dairy Queen
13. Border Foods-Taco Bell franchisee
14. Inland Development
15. Kwik Trip
16. Ryan Companies
17. Opus Development
18. Aldi-CBRE
19. New Horizon-CBRE
20. YMCA
21. Lifetime Fitness
22. Casey's
23. Choice Hotels-JLL
24. My Place Hotels
25. Rademacher Companies
26. Costco
27. Jimmy Johns-different brokers for area
28. Culvers -
29. Chipolte-Transwestern
30. Noodles-Transwestern
31. Chilis-Mid America
32. Taco Johns-Lonnie Pierce
33. Starbucks-Mid America
34. Pancheros-Colliers
35. Planet Fitness-Mid America
36. Texas Roadhouse-Mid America
37. Zuppas-Transwestern
38. Autozone-Jeff Houge
39. Burrito Mercado
40. Daycare-Colliers
41. Daycare-Russ McGinity
42. Daycare- Lerner Company
43. Cannabis User
44. Daycare group-Jack Trautz
45. Petsuites-Bunnell Hill Development

46. Trader Joes & Whole Foods-
47. Jerry Foods
48. Lunds & Byerlys
49. Cub Foods
50. Ace Hardware
51. Walgreens-MidAmerica
52. Amazin Grocery-Mid America
53. Dollar General-Chad Sturm
54. McDonalds-JLL
55. Punch Pizza
56. Wal-Mart
57. Qdoba
58. Target
59. Tsunami Carwash
60. Take 5
61. Olive Garden
62. Highgate Hotels
63. Launch Properties
64. Scooters
65. 7Brew
66. Dinos
67. Total Wine
68. Top Ten Liquor
69. Planet Fitness
70. Jersey Mikes
71. Snooze
72. Red Savoy
73. Ace Hardware
74. Tractor Supply
75. Panda Express
76. Veridian Bank
77. Primrose
78. Les Schwab
79. Kumon
80. Crisp & Green
81. Five Guy's
82. Maverick Gas
83. Red Cow
84. Texas Roadhouse
85. MyBurger
86. O2B Kids
87. Scooters
88. 7Brew
89. Crunch Fitness
90. Barnes & Noble

Residential/Mixed Use Developers

91. Grammercy Properties-coop & apartment developer
92. Enclave-Apartment developer
93. MWF Properties-Apartment developer
94. Norhart
95. M/I Homes-Hans Hagen Homes
96. Centra Homes
97. Pulte Homes
98. DR Horton
99. Lennar Homes
100. Excelsior Group
101. Capstone Homes
102. Purmort Homes
103. Inland Development
104. PSD Development
105. Paxmar Development
106. Platinum Development
107. Sharp Associates
108. Coastal Living-Bill Gleason
109. AEON
110. CommonBond
111. Dominium
112. GS Land
113. Kraus Anderson
114. Shingobee Builders
115. Overland Development
116. Duffy Development
117. David Weekley Homes
118. TWG
119. Mark Abel-memory care
120. Roers
121. North Bay
122. Reuter Walton
123. At Home
124. Enclave
125. Tradition
126. Rachel Development
127. Trinity
128. Trilogy
129. United Properties
130. Tamarack Land
131. Jason Palmby

132. Maplewood Development
133. MN Land
134. Stonegate
135. JP Brooks
136. Noor Companies
137. Lifestyle Communities
138. Altus
139. Greystar
140. LGI Homes
141. Eternity Homes

Industrial/Office/Medical Office

142. United Properties
143. Buhl
144. Enclave
145. Oppidan
146. PSD
147. Ryan
148. Opus
149. Capital Partners
150. Endeavor Development
151. Arrow Companies
152. Gaughn Companies
153. Interstate Development
154. Twin Cities Ortho
155. Summit Ortho
156. Likewise
157. Altus

February 2026

City of Ramsey Land Update

Brian Pankratz
Senior Vice President

Market Overview

1. Highway 10 construction completed
2. Build on momentum
3. High construction costs
4. Growth industries/patterns
5. Market Unknowns

Industrial Vacancy
-3.8%

Office Vacancy
-23.3%

Retail Vacancy
-3.6%

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Ramsey Market Commentary

-What does City want and is that what market wants?

-Hwy 10 project is complete

-Stay business friendly

-Flexible zoning

-Recently completed/pending Ramsey deals:

1. Kwik Trip
2. ***Roers (PA-City of Ramsey deal)***
3. ***Chipolte/Taco Bell (Closed 2025)***

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Market Overview

Industrial Overview

-Limited Availability

-Demand for outside storage

-Looking for clear height, truck access, trailer storage

-Variety of product types: distribution, small bay, flex

-Employment availability

-Onshoring

-Incentives

Office Overview

-Little Demand

-High construction/TI costs

-Functionable space

-Medical users slow to expand due to ongoing COVID/Federal costs/reimbursements

-Financial services, legal, personal services growing

Retail Overview

-Pad site users driving demand

-Drive thru requirements

-Limited to no growth for 1st generation sit down restaurants

-Brands focused on markets with population growth

-Retail follows retail

-Limited big box growth

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City of Ramsey



1. Potential uses: QSR, Medical office, sit down restaurants, service retail, big box
2. City incentives for certain uses: example sit down restaurants, large medical office
3. Demographics continue to improve: new residential, retail, daytime population
4. Redevelopment of older industrial/office properties
5. Monument signage onto Hwy 10

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Retail Market - Q4 2025

Southwest submarket drives strong leasing activity at year-end

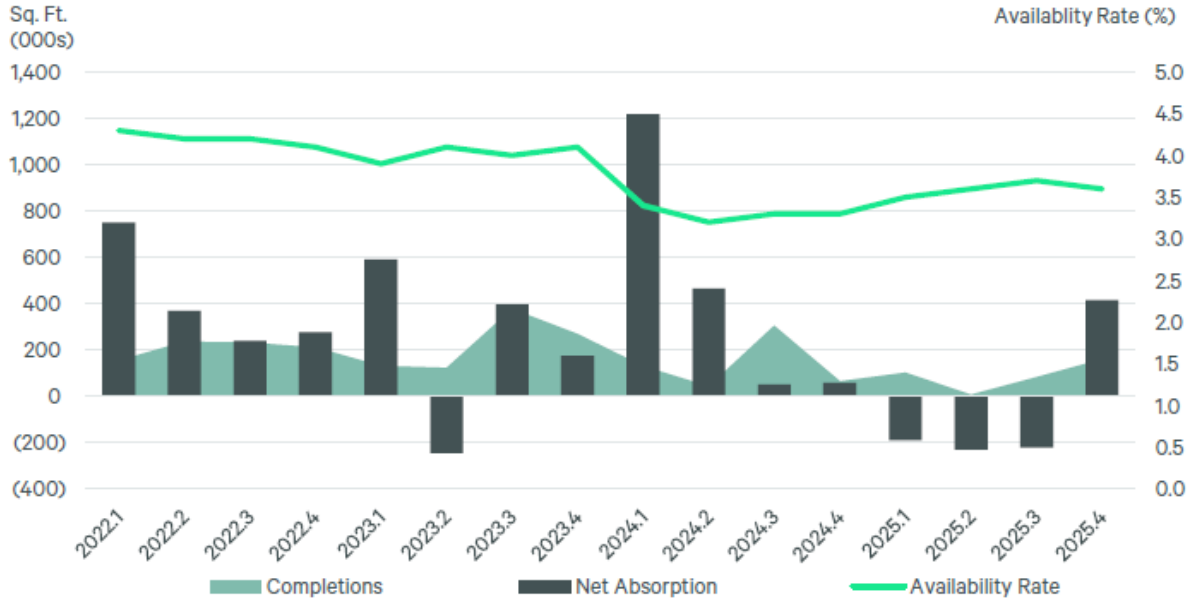
3.6%	416K	(224)K	160K	354K
Availability Rate	Q4 Net Absorption (000s)	2025 Net Absorption (000s)	Q4 Completed (000s)	2025 Completed (000s)

Note: Arrows indicate change from previous quarter.

MARKET HIGHLIGHTS

- The Minneapolis market completed the year with an availability rate of 3.6%, decreasing by 10 bps from the previous quarter and 30 bps increase year-over-year.
- Net absorption was 416K sq. ft. in Q4, bringing the year-to-date total to (224K). This represents a 127% decrease from the three-year annual average of 830K sq. ft.
- There was 160K sq. ft. of construction deliveries in Q4. Annually, the market delivered 354K sq. ft., a decrease of 35% from the previous year.
- Leasing activity reached nearly 440K sq. ft. transacted in Q4, with the total annual volume in 2025 exceeding 1.8M sq. ft., a 31% increase compared to 2024.
- Q4 investment sales volume exceeded $184M transacted, Total volume year-to-date was $658M transacted, a 7% decrease year-over-year.

FIGURE 1: Completions, Net Absorption, and Availability Rate



Source: CBRE Econometric Advisors, Q4 2025.

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Market Overview

FIGURE 2: Market Statistics by Product Type

Market	Inventory (SF, 000s)	Availablity Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)
Lifestyle & Mall	15,977	5.1	16	-
Neighborhood, Community & Strip	46,265	6.3	145	-
Power	13,355	7.1	(18)	-
Street, Freestanding, Other	93,638	1.5	273	160
Total Market	169,235	3.6	416	160

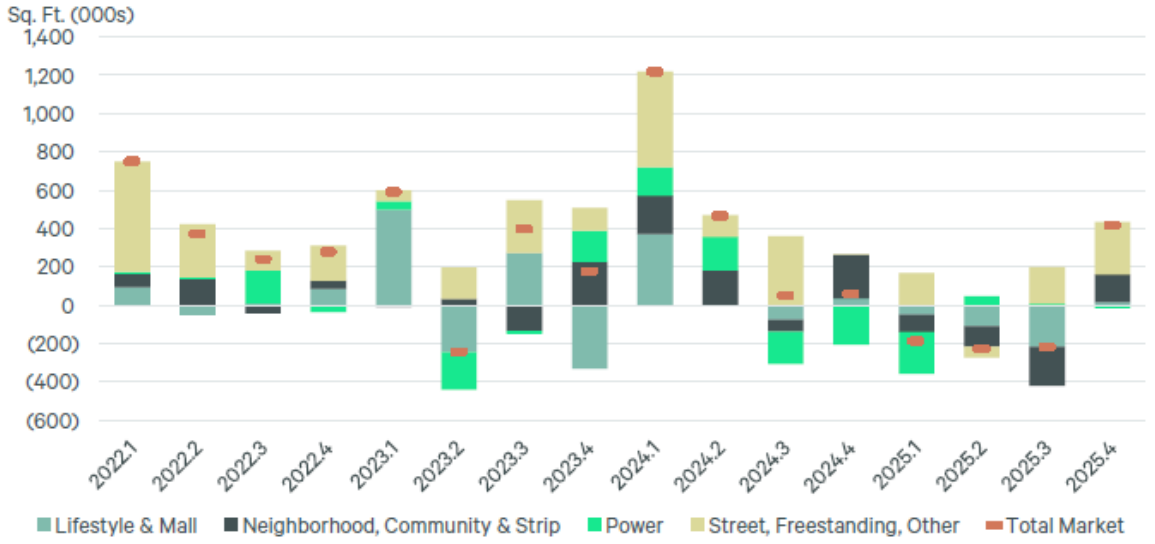
Source: CBRE Econometric Advisors, Q4 2025.

FIGURE 3: Market Statistics by Submarket

Market	Inventory (SF 000s)	Availability Rate (%)	Net Absorption (SF 000s)	Completions (SF 000s)
Total Market	169,235	3.6	416	160
Apple Valley - Lakeville	15,180	2.9	55	-
B/E/R	17,325	1.7	3	-
East	10,660	3.2	2	-
Golden Valley	10,244	6.6	(44)	-
Minneapolis	7,501	6.0	21	-
North Central	18,051	4.2	33	-
North	13,168	3.7	(47)	-
Northeast	12,281	2.7	20	-
Northwest	22,181	2.9	99	11
South	11,714	5.4	41	2
Southwest	8,048	1.4	27	11
St. Paul	9,967	5.5	33	-
West	12,915	2.7	173	136

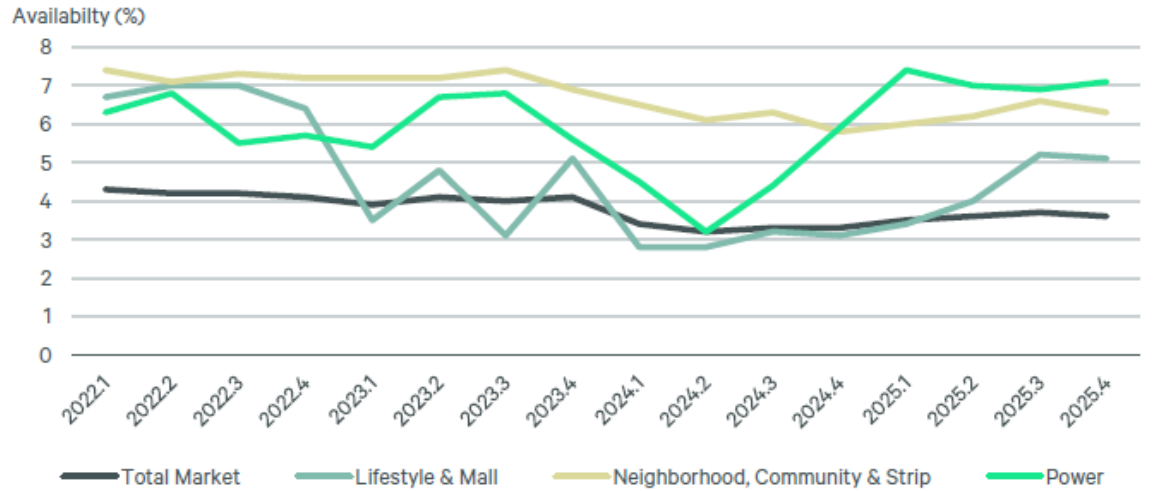
Source: CBRE Econometric Advisors, Q4 2025.

FIGURE 4: Net Absorption by Center Type



Source: CBRE Econometric Advisors, Q4 2025.

FIGURE 5: Availability by Center Type



Source: CBRE Econometric Advisors, Q4 2025.

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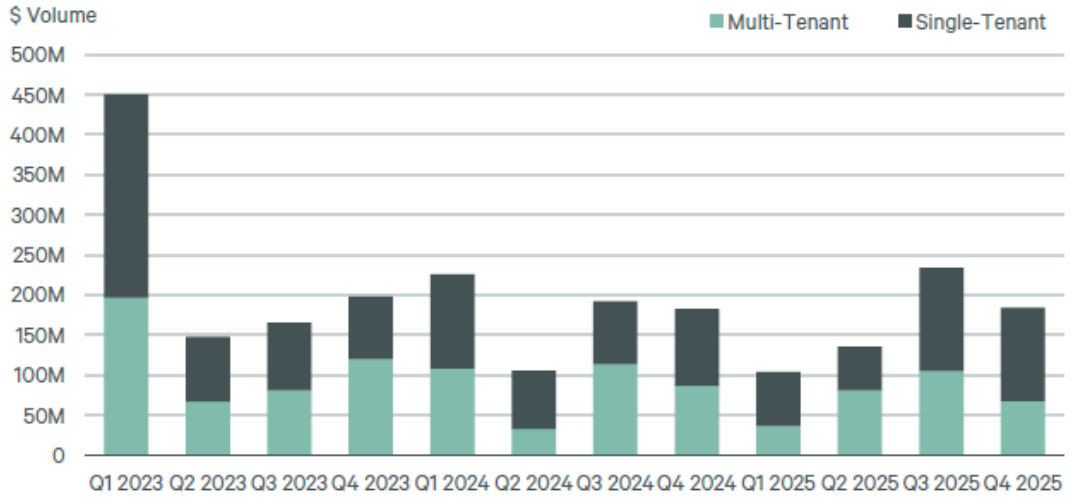
Investment Sales

FIGURE 6: Q4 2025 Top Sale Transactions

Property Name	City	Building SF	Sale Price	Price / SF
18425 Dodd Blvd	Lakeville	212,030	$31,422,058	$148
Life Time Fitness	Maple Grove	69,289	$17,500,000	$253
Cedar Cliff Shopping Center	Saint Paul	42,098	$10,150,000	$217
6869 Laketowne Pl NE	Albertville	9,907	$6,095,510	$615
Tonka Village Shopping Center	Excelsior	17,792	$6,000,000	$337

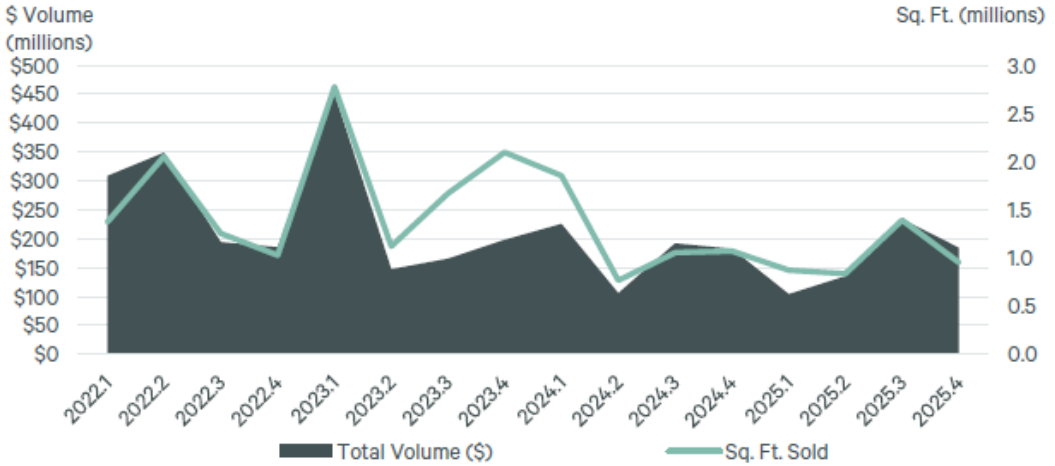
Source: MSCI Real Capital Analytics, CoStar, CBRE Research, Q4 2025.

FIGURE 7: Multi-Tenant vs. Single-Tenant Sale Volume



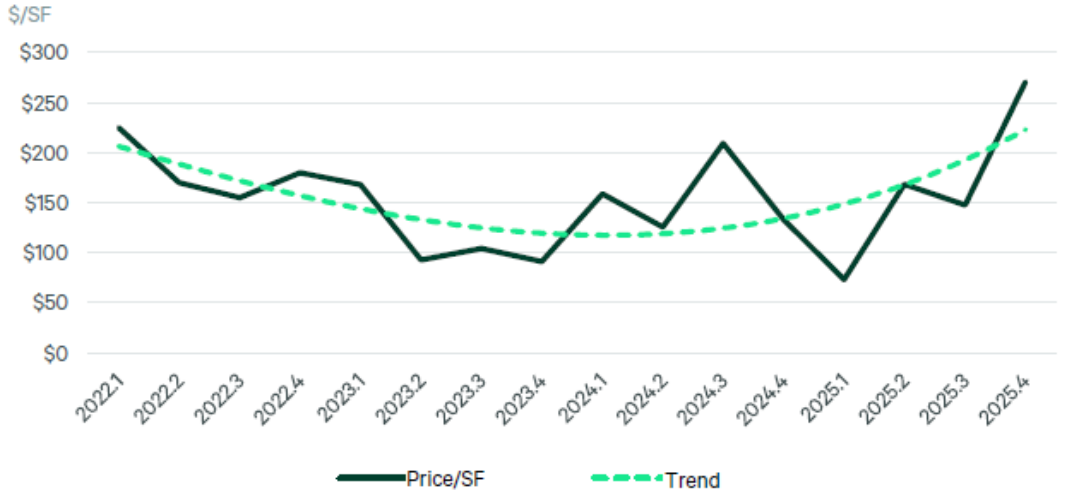
Source: MSCI Real Capital Analytics, CoStar, CBRE Research, Q4 2025

FIGURE 8 : Retail Investment Sale Volume



Source: MSCI Real Capital Analytics, CoStar, CBRE Research, Q4 2025

FIGURE 9: Retail Investment Sale Price Per Sq. Ft.



Source: Real Capital Analytics, CBRE Research, Q4 2025

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Leasing Activity

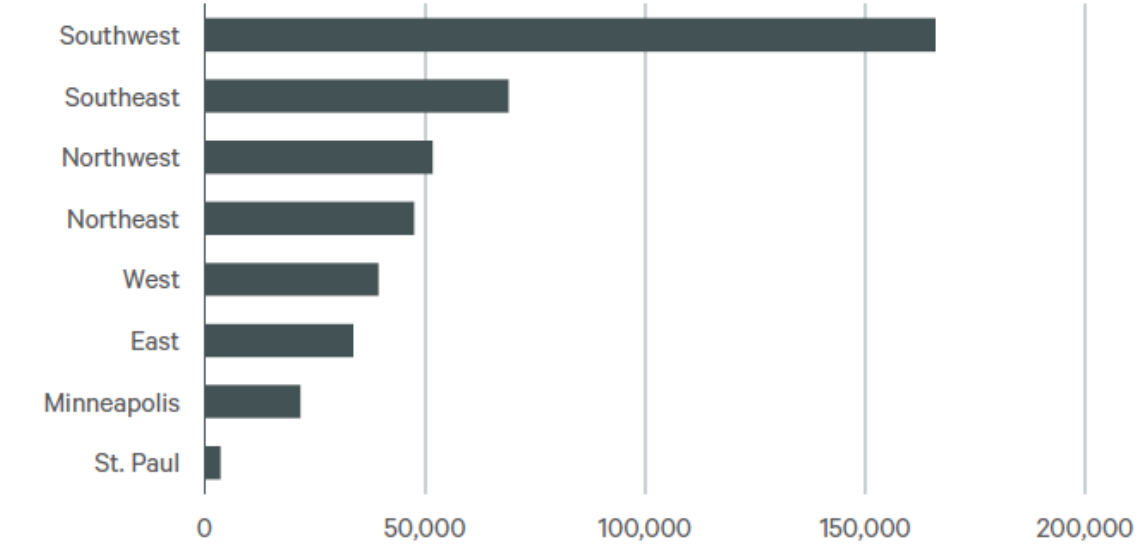
FIGURE 10: Q4 2025 Top Leasing Activity

Property Name	City	Area Lease	Tenant
7931 Southtown Center	Minneapolis	95,618	Kin
13201 Ridgehaven Dr	Minnetonka	16,240	Target
Village Green Shops	Woodbury	14,915	Baseline Fitness Minnesota
Eagle Point Office Center III	Lake Elmo	12,043	Regus
The Shoppes at Arbor Lakes	Maple Grove	9,985	Duluth Trading Co.
Bergen Plaza	Oakdale	9,401	Korean BBQ Hot Pot
3313 Hazelton Road	Minneapolis	8,488	Lane Bryant Brands

*CBRE Team Deals

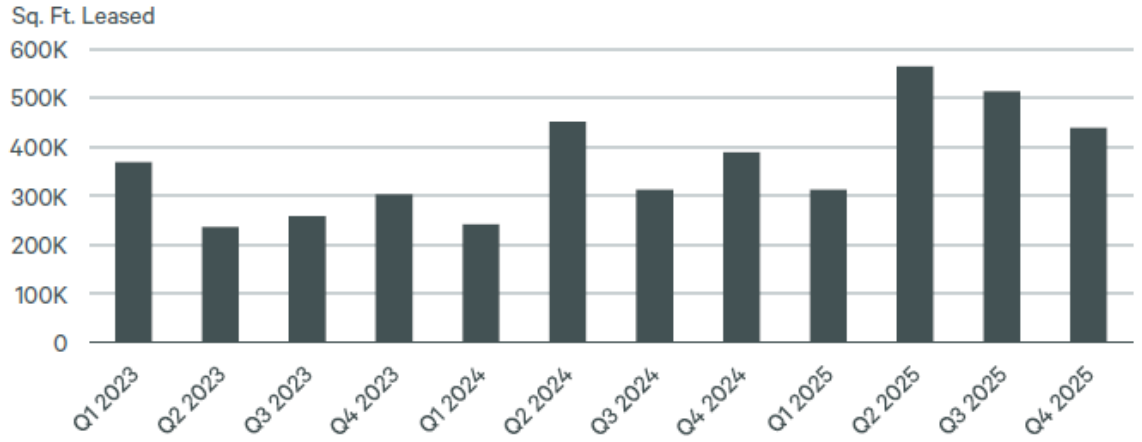
Source: CBRE Research, Q4 2025.

FIGURE 11: Q4 2025 Leasing by Submarket



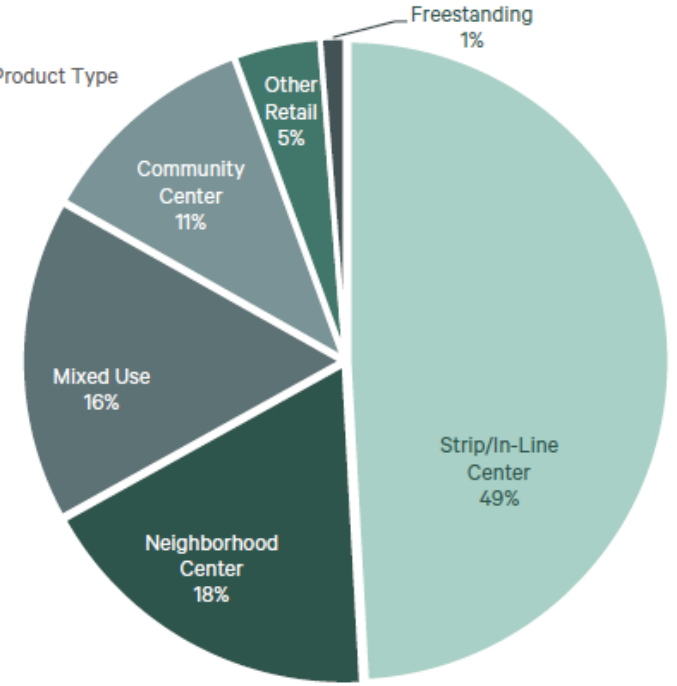
Source: CBRE Research, Q4 2025.

FIGURE 12: Historical Leasing Volume



Source: CBRE Research, Q4 2025.

FIGURE 13: Q4 2025 Leasing by Product Type

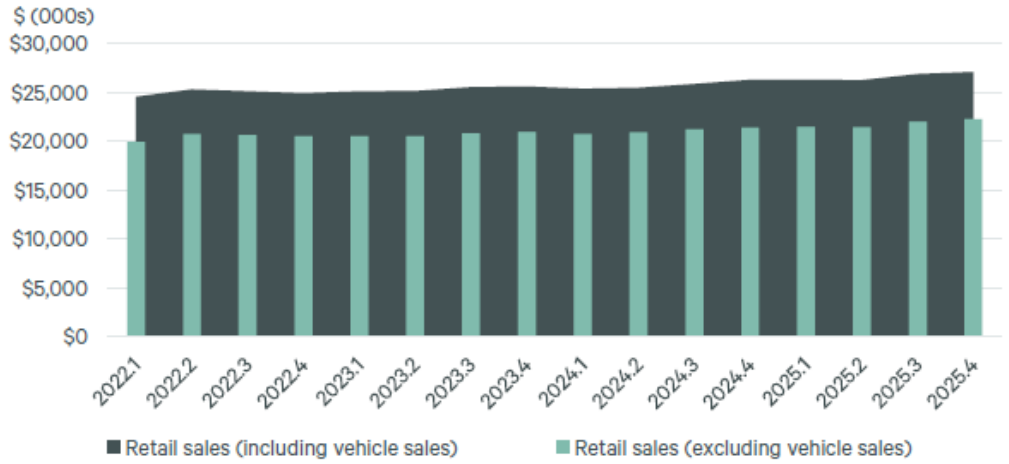


Source: CBRE Research, Q4 2025.

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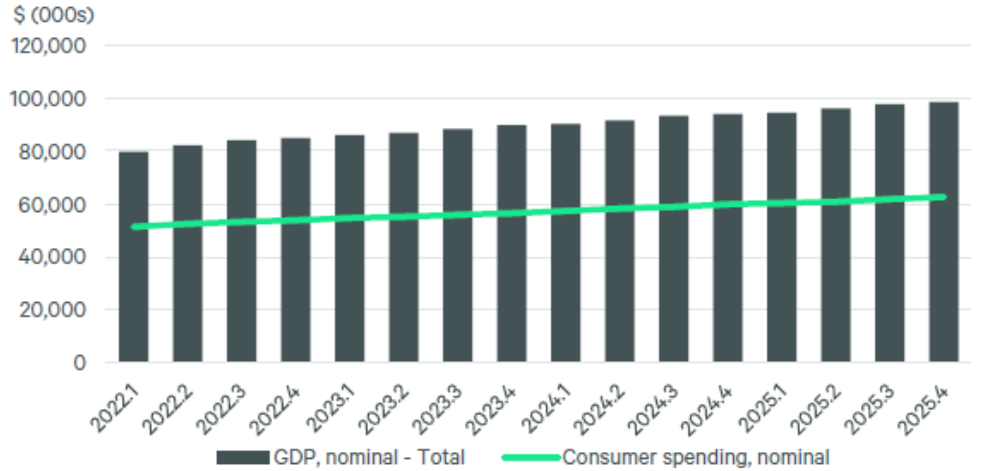
Economic Overview

FIGURE 14: Total Retail Sales



Source: Oxford Economics, Q4 2025.

FIGURE 15: GDP & Consumer Spending



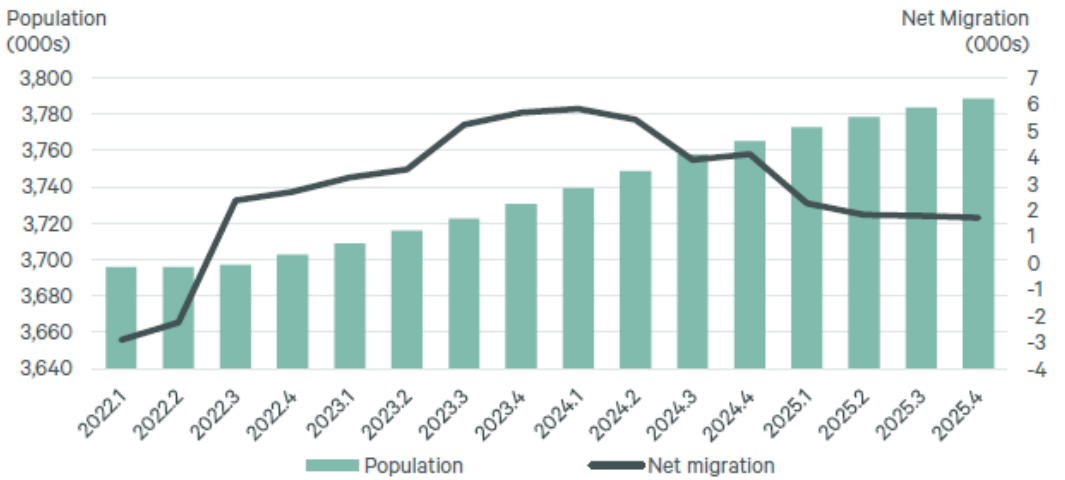
Source: Oxford Economics, Q4 2025.

FIGURE 16: Retail Employment vs. Unemployment



Source: Oxford Economics, Q4 2025.

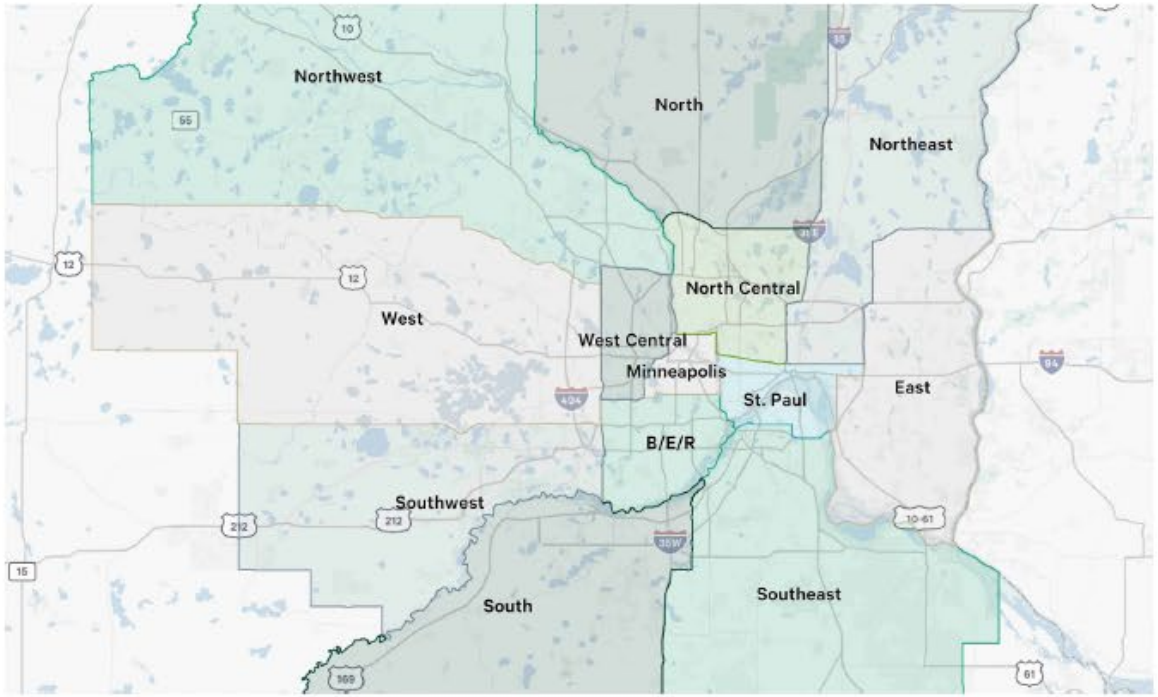
FIGURE 17: Total Population & Net Migration



Source: Oxford Economics, Q4 2025.

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Market Area Overview



Retail Definitions

- Neighborhood, community and strip centers are groupings of buildings where there is most often an anchor property (except strip). Neighborhood properties are the largest ranging from 125,000 to 400,000 sq. ft., followed by community at 30,000 to 125,000 sq. ft., and strip with 30,000 or less sq. ft.
- Lifestyle are upscale national-chain specialty stores with dining and entertainment in an outdoor setting. Lifestyle centers range from 150,000 to 500,000 sq. ft. Malls, including both regional and super regional malls, can provide a wide range of goods and services. Regional malls are built around full-line department stores and usually range over 300,000 sq. ft. Super regional malls are usually over 750,000 sq. ft. with more department stores.
- Power Centers are category-dominant anchors, including discount department stores, off-price stores, and wholesale clubs, with only a few small tenants. They range from 250,000 to 600,000 sq. ft. and have multiple anchors.
- Freestanding Retail are single-tenant occupied retail buildings. All other variables may vary.

Market Definition

The Minneapolis market consists of Anoka County, Carver County, Chisago County, Dakota County, Hennepin County, Isanti County, Le Sueur County, Mille Lacs County, Ramsey County, Scott County, Sherburne County, Sibley County, Washington County, Wright County, Pierce County, and St. Croix County.

Local Market Contacts

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Industrial Market - Q4 2025

Activity in the Northwest and East submarkets drives year-end demand

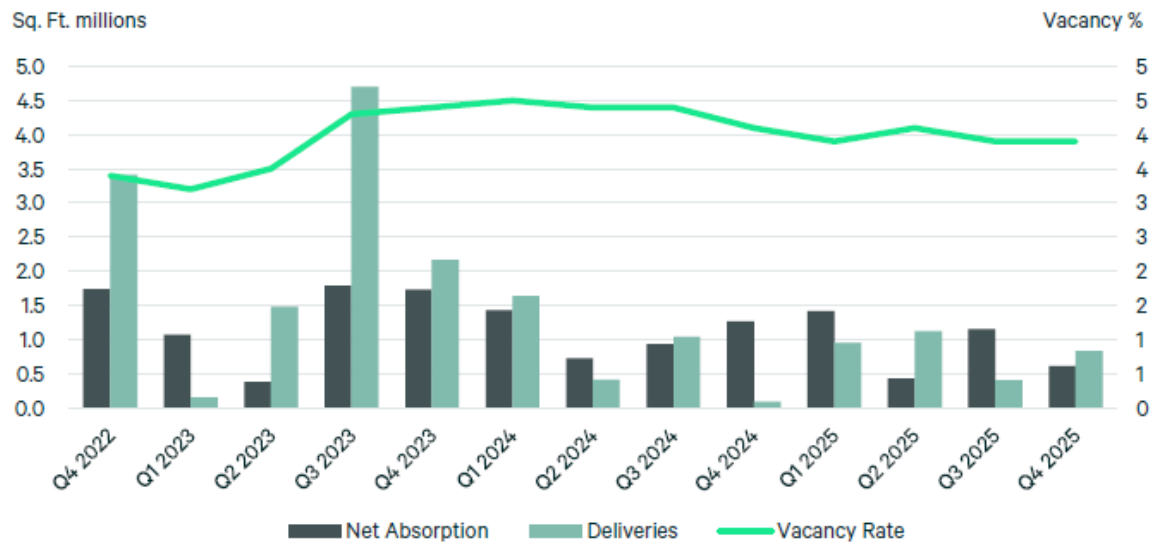
3.8%	610,728	831,664	3.0M	$9.34
Direct Vacancy Rate	SF Net Absorption	SF Construction Delivered	SF Under Construction	NNN/YR Direct Lease Rate

Note: Arrows indicate change from previous quarter.

SUMMARY

- In the Minneapolis/St. Paul Industrial market, over 610k sq. ft. of positive net absorption was seen in Q4. Year-to-date the market absorbed over 3.6 million sq. ft.
- Construction delivered in Q4 contributed 831,664 sq. ft., bringing the year-to-date total to nearly 3.3M sq. ft, a 1.5% increase year-over-year. Build-to-suit developments constituted 80% of the 3M sq. ft. underway at year end.
- The direct vacancy rate remained consistent at 3.8%. In Q4, the East submarket had the largest drop in vacancy quarter-over-quarter, down to 6.8% from 8.9% in Q3. This is largely due to Superior Logistics occupying 252k sq. ft.
- Q4 leasing activity reached over 3M sq. ft., a 24.6% increase quarter-over-quarter. New leases signed accounted for 59.6% while renewals contributed 28.8%.
- Industrial sales volume totaled over $447M in Q4, a 22.9% increase quarter-over-quarter. The 2025 total sales volume was $1.68B.

FIGURE 1: Historical Absorption, Deliveries, and Vacancy



Source: CBRE Research, Q4 2025

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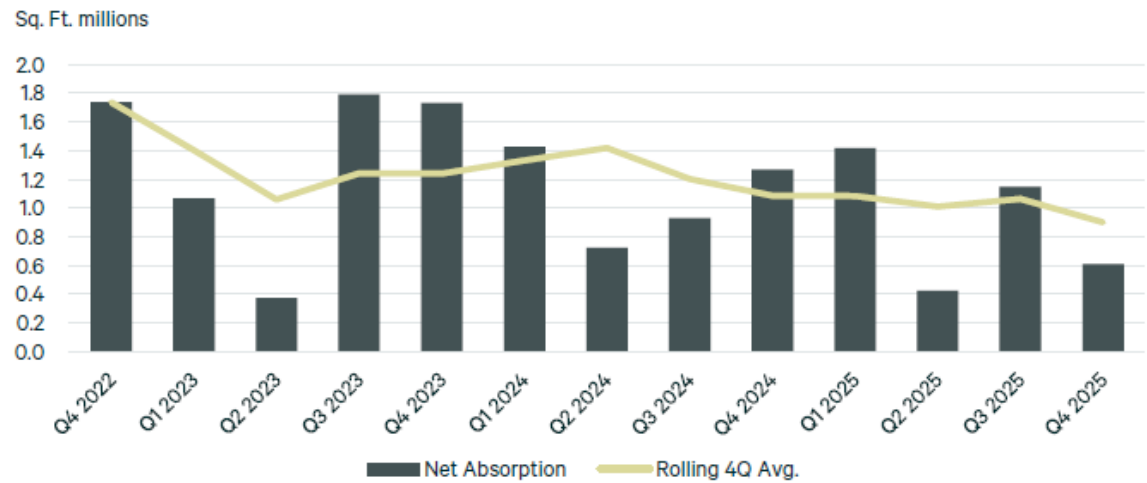
Net Absorption

Net absorption in Minneapolis/St. Paul was positive 610k sq. ft in Q4 2025, a decrease from positive 1.1M sq. ft in the previous quarter, and a 51.8% decrease year-over-year. In 2025, the market has absorbed over 3.6M sq. ft. a decrease from 4.3M sq. ft. in 2024 and 38.5% below the market's 5-year average annual absorption.

Office Warehouse provided the highest volume of net absorption in Q4 with 1.1M sq. ft. The East led the submarkets with the largest contribution of positive absorption at 435k sq. ft., 71.3% of the market total.

Buildings constructed after 2020 supported this quarter's absorption with 535k sq. ft. in positive absorption, over 87.5% of Q4 numbers. Year-to-date, modern buildings have contributed 73.4%, or nearly 2.6M sq. ft. of the 3.6M sq. ft. in positive net absorption in 2025.

FIGURE 4: Net Absorption Trend



Source: CBRE Research, Q4 2025

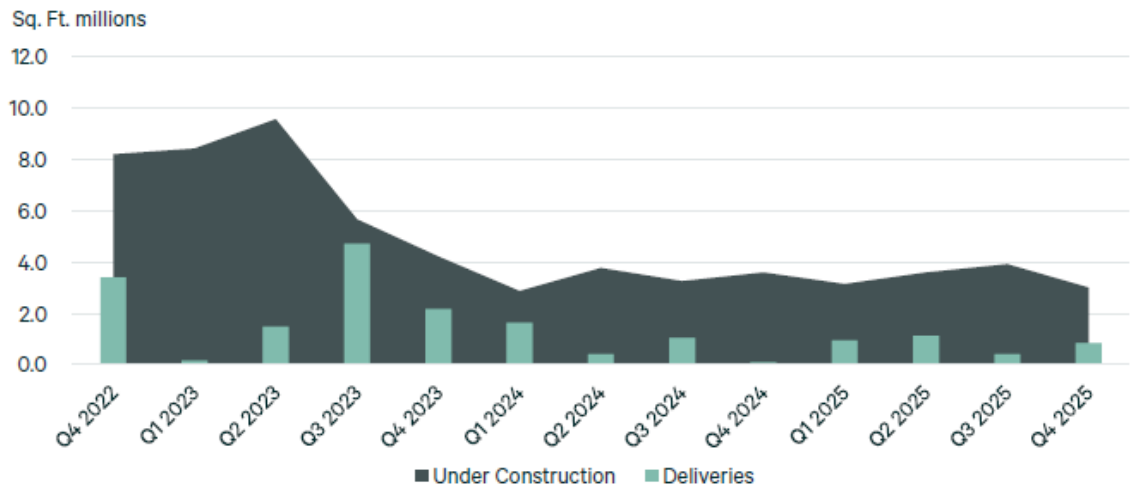
Construction Activity

In Q4 2025 there were 17 projects underway, totaling over 3.0M sq. ft., a 21% decrease quarter-over-quarter. Build to Suit (BTS) projects represented 79% of developments under construction.

Seven projects were delivered this quarter, totaling 831,664 sq. ft., of them 73% were spec projects with an overall prelease rate of 14.3%. Projects delivered include; Arbor Lakes Business Park IX in Maple Grove, Lakeville 35 Logistics Center I, Seven Lakes III in Shoreview, Lexington Preserve V in Blaine, and Highway-5 Business Center in Eden Prairie.

In 2025, the Minneapolis/St. Paul market had 25 buildings delivered, totaling in nearly 3.3M sq. ft. It was the second consecutive year where BTS pursuits accounted for majority of the projects over speculative development. The Northwest submarket saw the largest square footage of buildings delivered in 2025 with over 1.3M sq. ft., 40% of the total deliveries market-wide.

FIGURE 5: Construction Activity



Source: CBRE Research, Q4 2025

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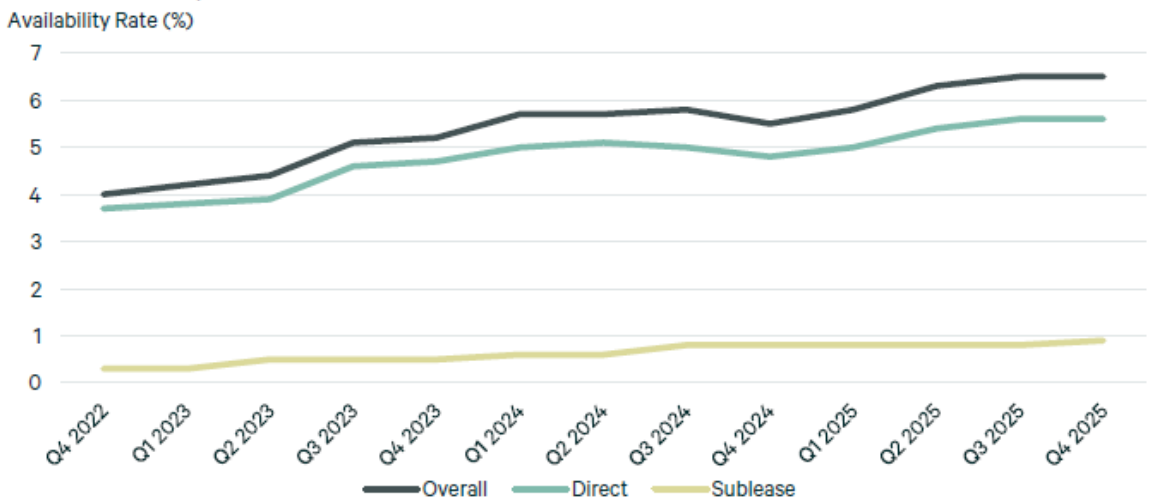
Availability Rate

The Minneapolis/St. Paul industrial market reported a direct vacancy of 3.8% in Q4, unchanged from the previous quarter. New construction delivered this quarter contributed an additional 520k sq. ft. of vacant space.

The East submarket saw the largest drop in vacancy from last quarter's 8.9% to 6.8%. This notable drop is due to the Owner User sale from Superior Logistics in Ramsey, occupying 252k sq. ft of vacant space this quarter.

The market availability felt a slight increase of 5 bps at 6.5%. Direct availability remained unchanged at 5.9% with sublease availability increasing up by 10 bps to 0.9%. Bulk Warehouse product maintained the lowest availability rate at 4.6%, compared to 7.3% for Office Warehouse, and 7.4% for Office Showroom.

FIGURE 2: Availability Rates



Source: CBRE Research, Q4 2025

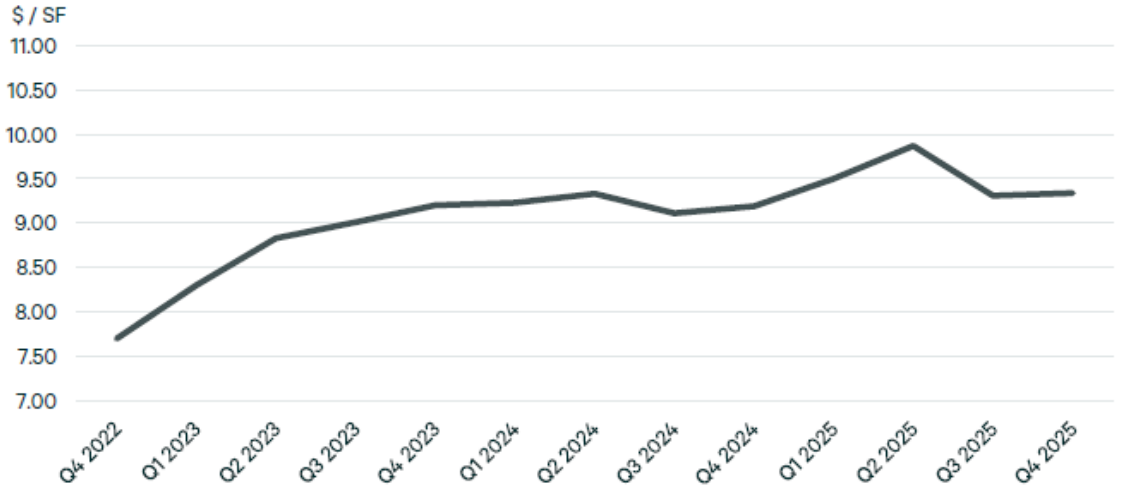
Asking Rent

The Minneapolis/St. Paul industrial market experienced a slight increase of 30 bps in the average net-blended asking rate, quarter-over-quarter, bringing it to $9.34 (+$0.03). This was a 7.6% increase year-over-year.

In Q4 the average Office Warehouse rates were $9.51, and Office Showroom rates were $10.95, Bulk Warehouse was the only industrial subtype that did not experience positive gain in average rates, at $9.90.

The Minneapolis, East, and Midway submarkets led the market with the highest asking rates of $10.47, $9.92, and $9.85, respectively. These changes are largely due to the negotiable range of rates in new construction.

FIGURE 3: Avg. Direct Asking Rate (NNN/YR)



Source: CBRE Research, Q4 2025

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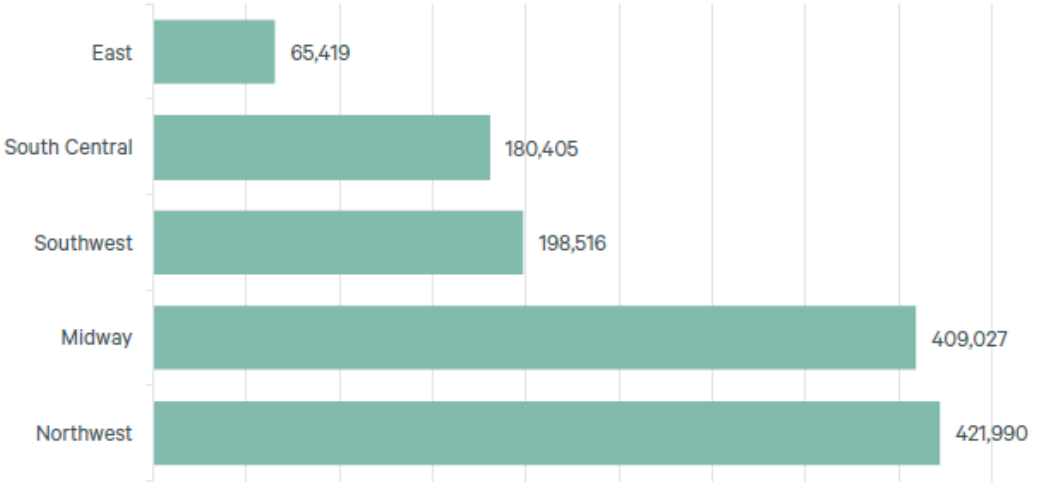
Leasing Activity

Q4 leasing activity (inclusive of all sizes) in the Minneapolis/St. Paul market reached nearly 2.8M sq. ft., representing a 14.3% increase from the previous quarter. Year-to-date, over 11.3M sq. ft. of lease transactions have been completed, down 14.7% from 2024. The number of deals year-to-date reached 594, up 29.4% from 459 in 2024.

Of the leases signed this quarter, 54.4% of the total volume were leases smaller than 50,000 sq. ft. Leasing volume for leases greater than 50,000 sq. ft. accounted for over 1.2M sq. ft. There were three transactions greater than 100,000 sq. ft. completed in Q4, contributing 22.3% to the total volume.

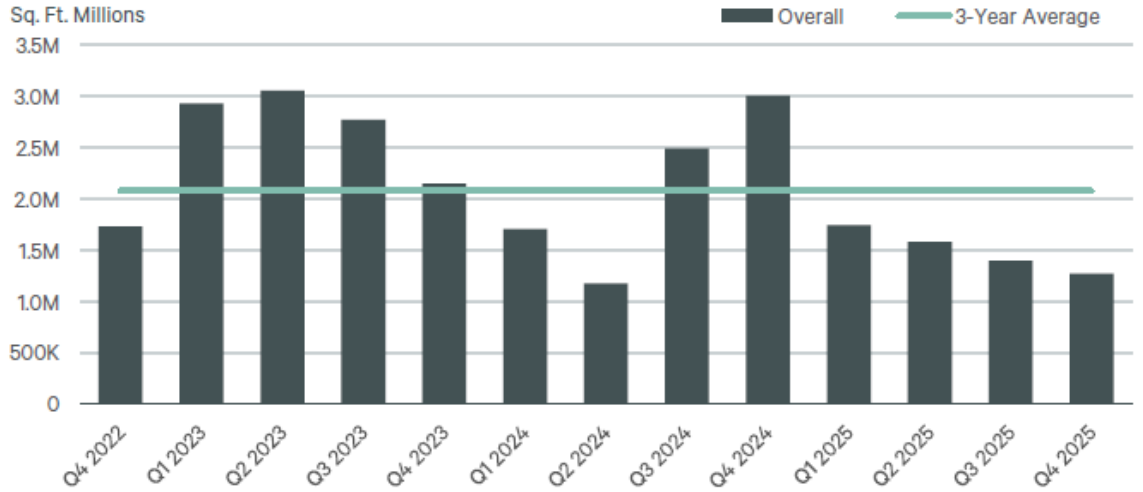
The average area leased, inclusive of all sizes, in Q4 reached over 19.6k sq. ft., a 3.1% increase quarter-over-quarter and a 41.2% decrease year-over-year. The number of leases signed in Q4 amounted to 142, an increase from 133 in Q4 2024.

FIGURE 6: Leasing Activity by Submarket – Leases 50,000 sq. ft. and up



Source: CBRE Research, Q4 2025

FIGURE 6: Leasing Activity Trend – Leases 50,000 sq. ft. and up



Source: CBRE Research, Q4 2025

FIGURE 8: Key Lease Transactions

Tenant	Sq. Ft. Leased	Transaction Type	Address	Submarket
Estes Transportation	186,174	Renewal	2228 Territorial Rd	Midway
APEX International MFG	140,400	New Lease	7070 Cretex Ave E	Southwest
TE Connectivity	100,384	Renewal	5905 Trenton Ln N	Northwest
Computershare	95,573	Renewal	1021-1049 10th Ave S	Midway
PHS West	91,163	New Lease	10585 County Road 101	Northwest
TriMark Hockenbergs	85,925	Renewal	13098 George Weber Dr	Northwest
Bergari Solutions	78,045	New Lease	147th Street	South Central
Total Export	74,883	New Lease	3101 E Hennepin Ave	Midway
Process Displays Co.	72,731	New Lease	7101-7109 N 31st Ave	Northwest

Source: CBRE Research, Q4 2025

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Sales Activity

The Minneapolis/St. Paul market industrial sales volume totaled over $447M in Q4 2025, representing a 22.9% growth quarter-over-quarter and a 34% decrease year-over-year.

Of the total volume, investment sales accounted for over 80%. Office Warehouse accounted for 49% of this quarter's total sales volume, followed by Bulk Warehouse at 29%. Several portfolio sales were listed as top sales, including; Park Industrial Village, Maple Grove Industrial Center, and Commers Drive properties.

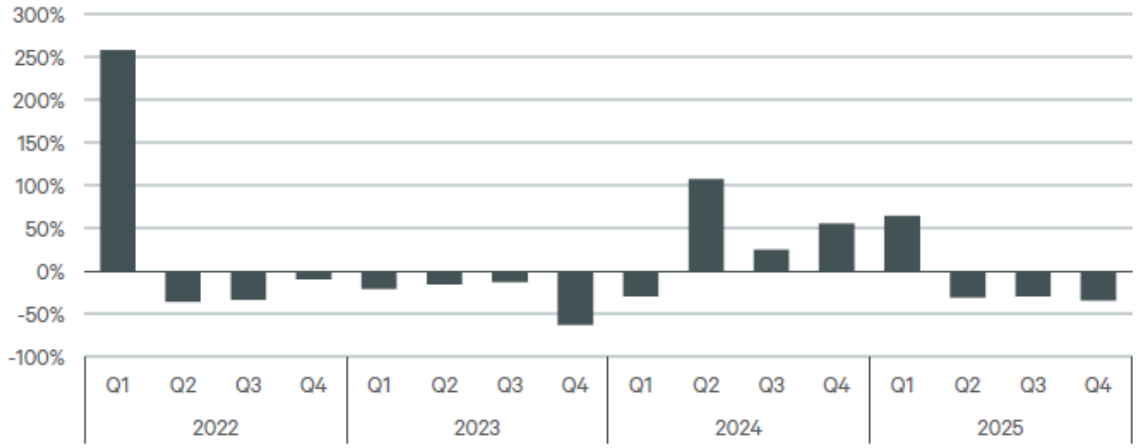
The 2025 total sales volume reached over $1.68B, CBRE represented some of the top sales in the market this year, including the NorthPark Portfolio Sale in Q3 for $63M, United Properties Portfolio sale in Q3 for $57M, Capstone Quadrangle MN Industrial Portfolio in Q2 for $33M, and Taurus Portfolio sale in Q1 for $76M.

FIGURE 9: Key Sale Transactions, Q4 2025

Property	Submarket	Buyer	Sales Price	Size (SF)	Price Per SF
BAE Systems	Northwest	LCN Capital Partners	$92M	248,000	$370.97
Park Industrial Village	Northwest	Unilev Capital Group	$26M	234,605	$110.82
Maple Grove Industrial Center	Northwest	Enclave	$24.5M	255,501	$95.95
10900 Red Circle Drive	Southwest	Syndicated Equities	$23M	98,000	$235.40
4Front	East	One Liberty Properties	$23M	199,919	$115.05
2945 & 2985 Commers Drive	South Central	Hempel	$18M	200,000	$90.36

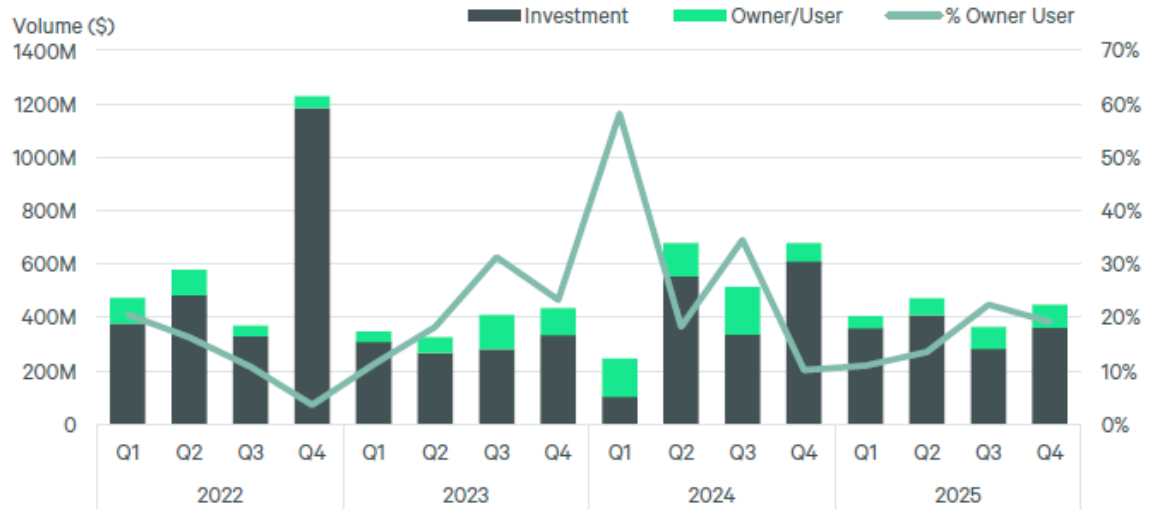
Source: CoStar, CBRE Research, Q4 2025

FIGURE 10: Industrial Year over Year change in Quarterly Sales Volume



Source: CoStar, CBRE Research, Q4 2025

FIGURE 11: Investment vs. Owner User Sales Volume



Source: CoStar, CBRE Research, Q4 2025

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Market Statistics by Size

	Net Rentable Area	Direct Vacancy	Total Availability	Direct Availability	Sublease Availability	Avg. Direct Asking Rate (NNN/YR)	Current Quarter Net Absorption	YTD Net Absorption	Deliveries	Under Construction
Under 100,000 sq. ft.	129,417,738	3.0	4.3	4.1	0.2	8.53	210,274	366,082	219,732	364,630
100,000-199,999 sq. ft.	90,195,180	4.7	8.5	7.1	1.4	9.08	476,679	1,455,106	611,932	1,037,123
200,000-299,999 sq. ft.	40,238,918	5.5	10.1	8.5	1.5	9.42	226,069	605,883	0	951,358
300,000-499,999 sq. ft.	34,681,819	3.2	8.5	6.6	1.9	11.49	102,648	680,914	0	0
500,000-749,999 sq. ft.	14,863,977	4.4	4.4	4.4	0.0	-	(420,600)	(369,662)	0	652,054
750,000 sq. ft.	13,640,153	1.1	1.1	1.1	0.0	4.20	15,658	865,285	0	0
Total	**323,037,785**	**3.8**	**6.5**	**5.6**	**0.9**	**9.34**	**610,728**	**3,603,608**	**831,664**	**3,005,165**

Market Statistics by Product Type

	Net Rentable Area	Direct Vacancy	Total Availability	Direct Availability	Sublease Availability	Avg. Direct Asking Rate (NNN/YR)	Current Quarter Net Absorption	YTD Net Absorption	Deliveries	Under Construction
Distribution / Logistics	198,566,729	4.4	7.4	6.5	0.9	9.26	1,131,331	3,250,777	831,664	2,037,715
Manufacturing	69,207,226	1.7	4.4	3.1	1.3	7.58	(542,106)	425,717	0	305,820
R&D / Flex	36,098,277	5.1	7.4	7.0	0.4	9.96	(4,047)	11,751	0	276,630
Other Industrial	19,165,553	3.3	2.9	2.7	0.2	10.07	25,550	(84,637)	0	385,000
Total	**323,037,785**	**3.8**	**6.5**	**5.6**	**0.9**	**9.34**	**610,728**	**3,603,608**	**831,664**	**3,005,165**

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Market Statistics by Submarket

	Net Rentable Area	Direct Vacancy	Total Availability	Direct Availability	Sublease Availability	Avg. Direct Asking Rate (NNN/YR)	Current Quarter Net Absorption	YTD Net Absorption	Deliveries	Under Construction
East	20,482,847	6.8	7.9	7.6	0.3	9.92	435,343	802,956	0	225,550
Midway	25,857,727	2.8	3.5	3.0	0.5	9.85	(26,778)	14,813	0	0
Minneapolis	18,724,670	5.0	3.0	2.8	0.1	10.47	20,161	143,157	0	0
North Central	48,970,800	4.4	5.4	4.7	0.7	8.8	(119,615)	64,152	391,986	375,276
Northwest	78,597,793	1.4	5.6	4.8	0.8	9.3	292,025	2,317,904	198,000	374,120
South Central	50,626,716	3.4	7.9	6.8	1.1	7.74	(151,313)	(384,619)	189,678	1,069,342
Southwest	66,746,146	2.9	9.4	7.7	1.7	9.82	143,754	707,568	52,000	785,877
St Paul	13,031,086	3.5	5.5	5.4	0.1	6.83	17,151	(62,323)	0	175,000
Total	323,037,785	3.8	6.5	5.6	0.9	9.34	610,728	3,603,608	831,664	3,005,165

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National Economic Overview

The U.S. economy is sending some mixed signals. Financial markets are focused on the upside, particularly AI's sizable contribution to growth in recent quarters. Some indicators of business activity, such as capital goods orders, are improving, and strengthening credit markets are helping to usher real estate into a new cycle. The picture gets more melancholy when looking at households. Consumer confidence remains weak, with spending reportedly driven by a smaller segment of affluent households.

This mosaic of data suggests that annual average GDP growth will be steady in 2026, at 2%, but a touch softer than in 2025. A key catalyst is a softer labor market, as companies are 'slow to hire, slow to fire'—a trend that is likely to last a few quarters. A consequence of this outlook is softer inflation and long-term bond yields trending just below 4% by H2 2026.



Minneapolis/St. Paul Employment Update

▼ 3.6%
Unemployment Rate

▼ 2.1M
Labor Force

▼ 460.1k
Office Using Jobs

▲ 547.4k
Industrial Using Jobs

▼ 258.4k
Retail Using Jobs

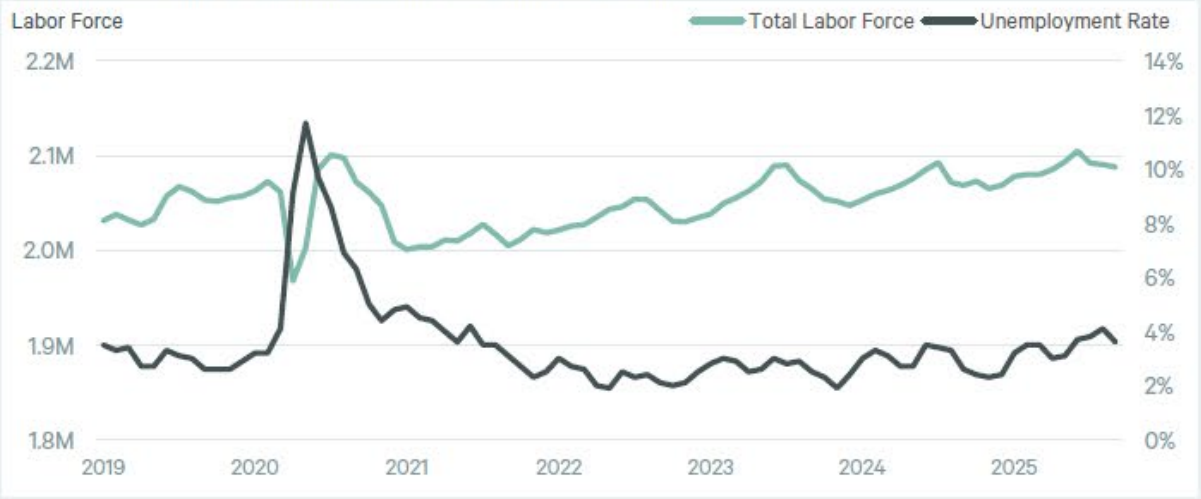
Employment Change by Sector – Yearly + Monthly

Bars indicate yearly trend, arrows indicate monthly trend



Source: US BLS, September 2025

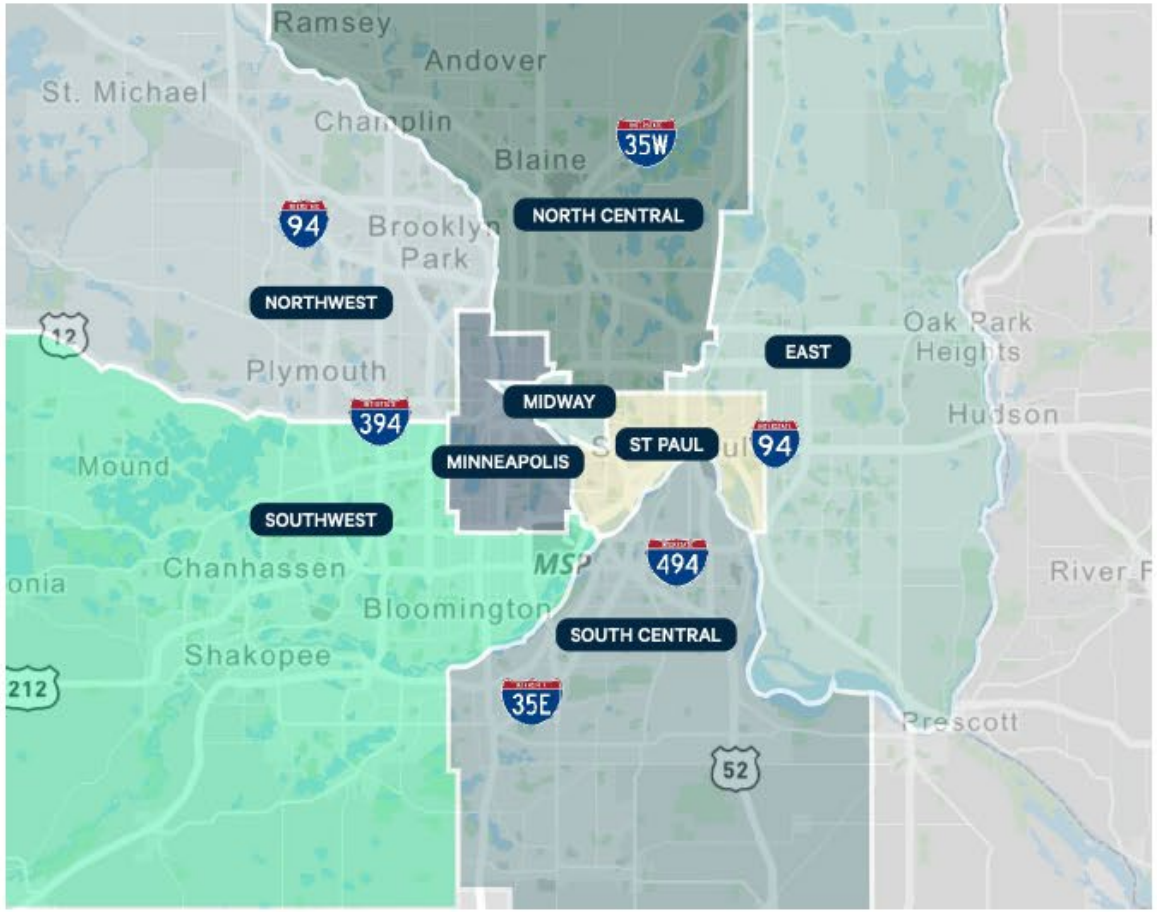
Minneapolis/St. Paul Unemployment Rate and Labor Force Trends



Source: US BLS, September 2025

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Market Area Overview



Definitions

- Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant.
- Availability Rate: Total Available Sq. Ft. divided by the total building Area.
- Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage.
- Building Area: The total floor area sq. ft. of the building, typically taken at the "drip line" of the building.
- Gross Activity: All sale and lease transactions completed within a specified time period. Excludes investment sale transactions.
- Gross Lease Rate: Rent typically includes real property taxes, building insurance, and major maintenance.
- Net Absorption: The change in Occupied Sq. Ft. from one period to the next.
- Net Lease Rate: Rent excludes one or more of the "net" costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate.
- Net-Blended Rate: A calculated average of the warehouse asking rate blended with the office asking rate
- Occupied Sq. Ft.: Building Area not considered vacant.
- Vacancy Rate: Total Vacant Sq. Ft. divided by the total Building Area.
- Vacant Sq. Ft.: Space that can be occupied within 30 days.
- Class A industrial are buildings built after 2000, with 32' or greater clear height and ESFR sprinklers.

Survey Criteria

CBRE has updated the criteria for industrial tracked building sets to reflect buildings with a Net Rentable Area (NRA) of 30,000 square feet or higher. In addition to creating regional consistency, this change will enhance the reporting and depth of data on each market's most competitive buildings. Historical stats have been revised to reflect current industrial thresholds. Building inventories will be evaluated quarterly to ensure they remain the most comprehensive and accurate representation of each market

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Office Market - Q4 2025

Strong leasing volume at year-end with average deal size increasing

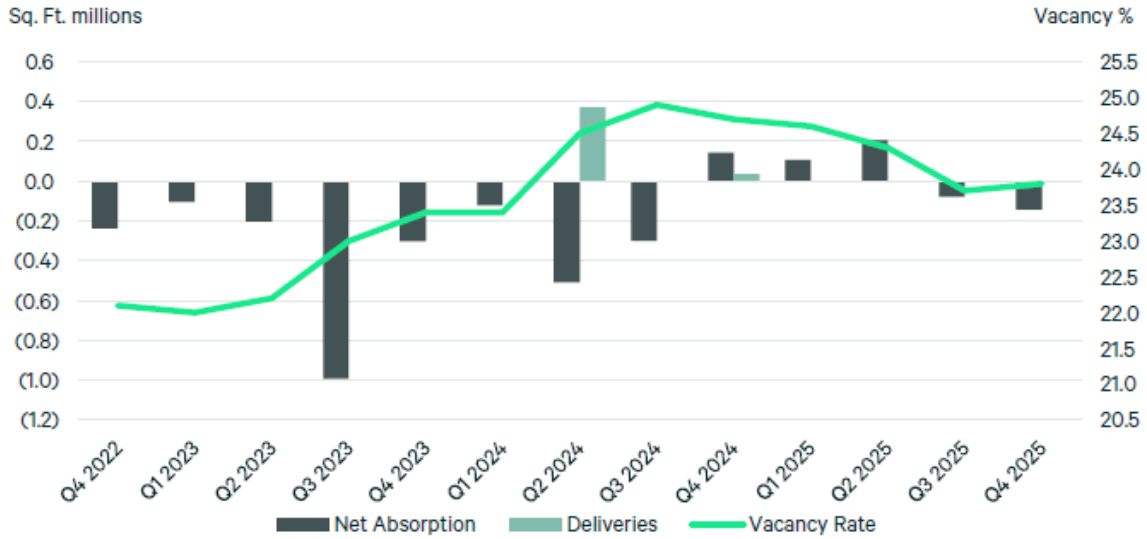
▲ 23.3%	▼ (141,622)	▶ 0	▶ 252,998	▲ $29.58
Direct Vacancy Rate	SF Net Absorption	SF Construction Delivered	SF Under Construction	FSG/YR Direct Lease Rate

Note: Arrows indicate change from previous quarter.

MARKET OVERVIEW

- The Minneapolis/St. Paul office market felt a second quarter of negative net absorption, (141k) sq. ft. in Q4. Year-to-date, Minneapolis/St. Paul had a net absorption of nearly 91k sq. ft., the first time the market has seen a positive year-to-date absorption number since 2020.
- The direct vacancy rate has decreased by 140 bps to 23.3%, from the market's peak at 24.7% in Q3 2024. In Q4 market vacancy stabilized quarter-over-quarter, increasing by only 20 bps.
- There was over 1.1M sq. ft. of leasing activity in Q4, bringing the year-end total to 5.2M. Downtown and Suburban markets nearly split the share of leasing, with 47.5% and 52.5%, respectively. Downtown Class A buildings contributed to 38% of the total amount leased.
- The Minneapolis/St. Paul market currently has 253k sq,. ft. under construction. With an overall prelease rate of 46.2%.
- Office Sales totaled over $428M, up 414% from last quarter and bringing 2025 total sales amount to over $771M, 9.2% higher than 2024 total sales volume.

FIGURE 1: Historical Absorption, Deliveries, and Vacancy



Source: CBRE Research, Q4 2025

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Net Absorption

The Minneapolis/St. Paul Office market experienced its second consecutive quarter of negative absorption at (141k) sq. ft. This represents a -80% change quarter-over-quarter. The year-to-date total of net absorption is 90,987 sq. ft., a 111.6% increase year-over-year and the first year of positive net absorption since 2020.

Notable moves include Ernst & Young moving within the Minneapolis CBD from The Dayton's Project to US Bancorp, increasing their footprint by over 10k sq. ft. As well as Capella downsizing at 225 S 6th St in Minneapolis CBD, decreasing their footprint by nearly 164k sq. ft.

The BEA submarket experienced the largest volume of net absorption at 63k sq. ft, due to Leonardo DRS occupying 48k sq. ft. at Grand Oaks Business Park. The Minneapolis CBD had the lowest absorption with a net absorption of (318k) sq. ft. In 2025, Downtown markets saw (542k) sq. ft. in net absorption. Suburban markets saw an increase of 358% year-over-year with a positive 633k sq. ft. in net absorption.

FIGURE 4: Net Absorption Trend



Source: CBRE Research, Q4 2025

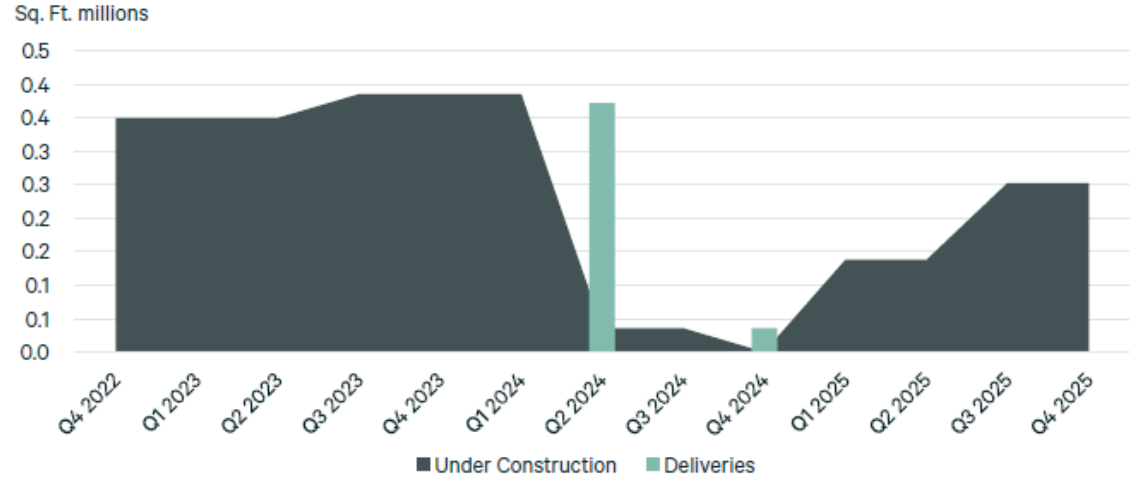
Construction Activity

Construction activity in Minneapolis/St. Paul remained stable in Q4 with two office buildings under construction, both located within the same submarket and city; Arcadia and The Craftsman.

Arcadia is being developed by The Opus Group, who will take space for their new headquarters location, leaving 70% of the building to be leased. Delivery for the 112,000 sq. ft. Class A office building is expected to be Q1 2027.

The Craftsman, broke ground in Q2 and is expected to be delivered in Q2 2026. The 138,000 sq. ft., Class A property is currently 60% preleased. The total under construction footprint for Minneapolis/St. Paul is nearly 250k sq. ft., the highest volume since Q1 2024.

FIGURE 5: Construction Activity



Source: CBRE Research, Q4 2025

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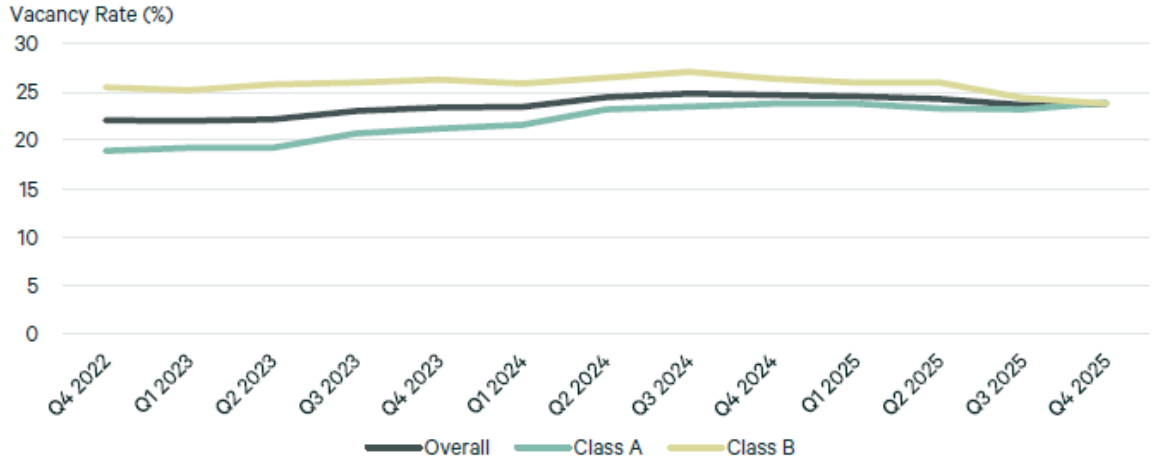
Vacancy

In Q4, the direct market vacancy rate stabilized quarter-over-quarter, with a slight increase of 20bps. Direct vacancy has been decreasing from it's peak in Q3 2024, 24.7%, to 23.3%.

Class A office properties are sitting at 23.4% direct vacancy, only 10 bps higher year-over-year. Class B properties have continued to decrease their vacancy, as of Q4 at 23.6%, a decrease of 60 bps quarter-over-quarter and 2.5% year-over-year.

The suburban markets decreased by 40 bps quarter-over-quarter from 19% to 18.6% and decreased by 220 bps from 20.8% in 2024. Downtown markets reported vacancy at 29.7%, a slight increase quarter-over-quarter by 90 bps and 110 bps increase year-over-year from 28.5% In 2024.

FIGURE 2: Vacancy Rates by Class



Source: CBRE Research, Q4 2025

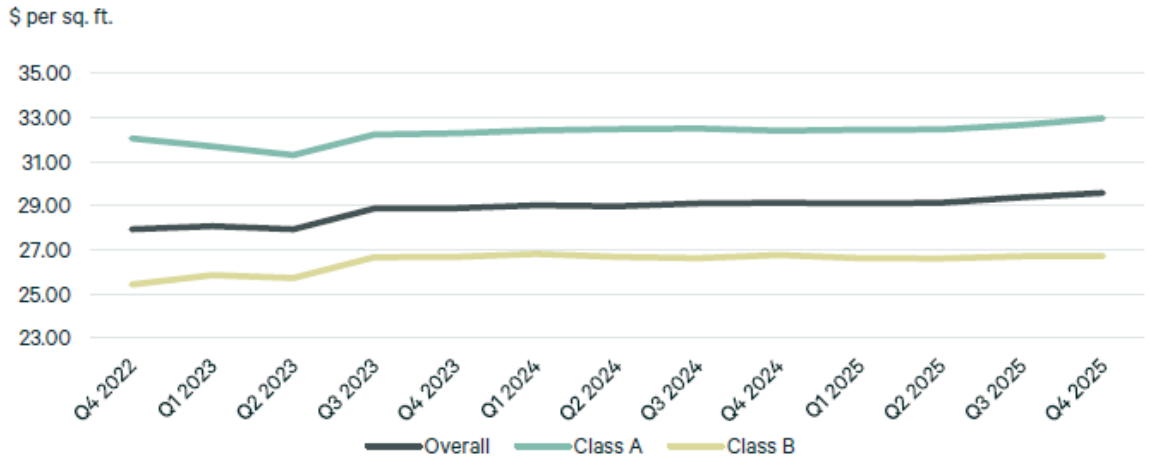
Asking Rent

The Minneapolis/St. Paul average asking rate in Q4 have reached $29.58, a growth of 70 bps quarter-over-quarter and a 1.55% growth year-over year, and 2.7% higher than the three-year average. The average direct asking rate has averaged a growth of 80 bps per year since 2022.

Downtown Class A properties maintained the highest rents across the market with a $33.50 asking rate, compared to Suburban Class A properties at $32.30. Minneapolis CBD has the highest asking rates at $32.03 of the submarkets, and have maintained growth year-over-year from $31.72, a 97 bps increase. The lowest rates are found in the Northwest submarket at $22.57.

In Q4, Class A office had gross asking rates of $32.97, 11.5% higher than the overall market average and the fourth consecutive quarter of asking rates increasing. Downtown rates are $1.50 higher than the Suburban asking rates of $28.53, inclusive of all class types.

FIGURE 3: Avg. Direct Asking Rate (FSG/YR) by Class



Source: CBRE Research, Q4 2025

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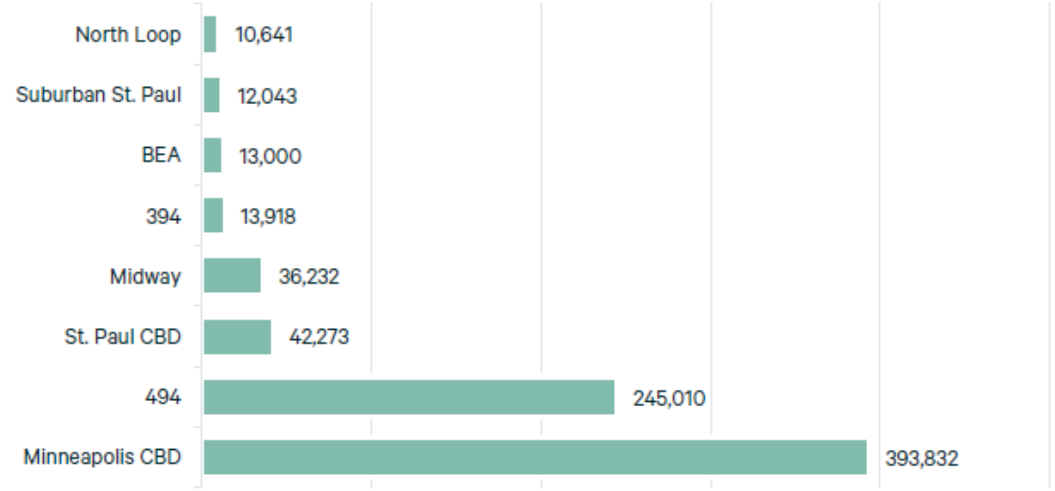
Leasing Activity

In Q4, Minneapolis/St. Paul transacted over 1.1M sq. ft. of leasing activity, inclusive of all sizes. This represents a 21.5% decrease from the previous quarter and a 13.1% decrease year-over-year. Leasing volume year-to-date, inclusive of all sizes, exceeds 5.1M sq. ft., the second highest leasing activity in the last seven years.

Of the total lease volume the quarter, 46% were leases in the mid-size range between 10k-50k sq. ft (inclusive of all sizes) . Leases less than 10k sq. ft. contributed 83.5% to the Q4 total number of leases signed, also inclusive of all sizes. Minneapolis CBD had the highest amount of sq. ft. transacted, with 85% contributing to leases signed at Class A properties.

The average area leased was 6,467 sq. ft. in Q4, an increase of 6.6% quarter-over-quarter, as well as an increase of 20% year-over-year, inclusive of all sizes. For leases over 10,000 sq. ft., the Minneapolis/St. Paul market transacted 3.1M sq. ft., with the Minneapolis CBD contributing the highest amount. at 1.07M sq. ft.

FIGURE 6: Leasing by Submarket – 10,000 sq. ft. and up



Source: CBRE Research, Q4 2025

FIGURE 6: Leasing Activity Trend – 10,000 sq. ft. and up



Source: CBRE Research, Q4 2025

FIGURE 8: Key Lease Transactions

Tenant	Sq. Ft. Leased	Transaction Type	Address	Submarket
Sps Commerce	197,610	Renewal	333 S 7th St	Minneapolis CBD
Northmarq	50,755	Renewal	3500 W American Blvd W	494
Edina Realty	48,348	Renewal	6600-6800 France Ave S	494
Ernst & Young US	41,294	New Lease	800 Nicollet Mall	Minneapolis CBD
Cardinal Glass Industries	33,009	New Lease	7480 Flying Cloud Dr	494
Dewitt	32,919	Renewal	901 Marquette Ave	Minneapolis CBD
Regus	30,736	New Lease	333 S 7th St	Minneapolis CBD
Adtalem Global Education	26,042	New Lease	100 Washington Ave S	Minneapolis CBD
CVS Caremark	24,151	Renewal	8300 Norman Center Dr	494
Vizient	22,494	Renewal	7601 France Ave S	494

Source: CBRE Research, Q4 2025

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Sales Activity

In Minneapolis/St. Paul, office sales totaled over $428 million in Q4 2025. Quarterly volume represents a 414% increase quarter-over-quarter and a 40% increase year-over-year.

Investment Sales contribute largely to the volume of transactions, at 55.2% of the total sales volume. Investment Sales averaged over $88 per square foot, with the lowest per sq. ft. transacted at $21.25 – from Riverview Office Tower.

Year-to-date the Minneapolis/St. Paul market transacted over $771 million. Of that, 75.7% is attributed to "pure" office sales, excluding medical office. In 2025, the total Investment Sales volume sat at 32%, Owner-User sales at 39.7%, and Medical-office sales at 24.3%.

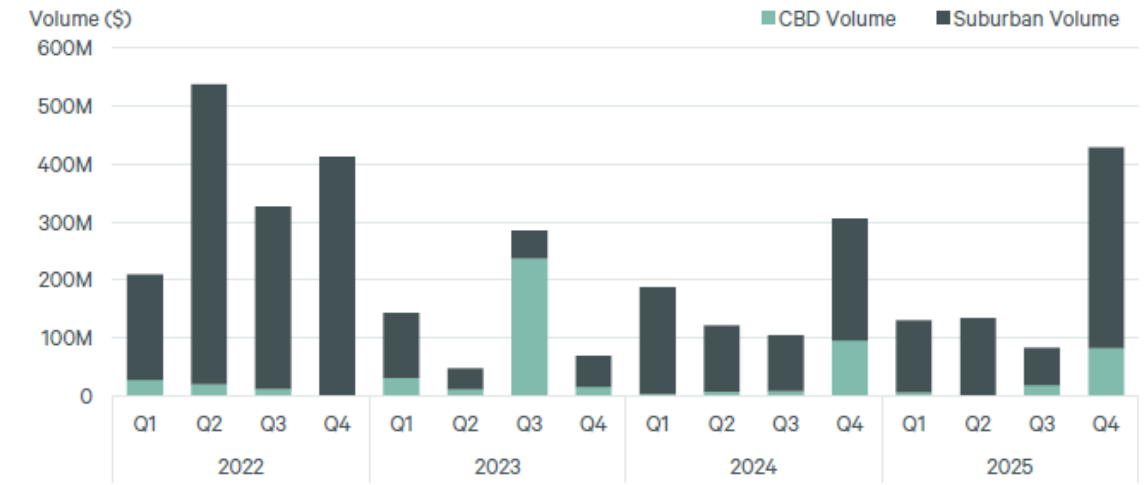
The top sale this quarter was Boston Scientific Campus. The property was bought for $188.8M from Ryan Companies to Boston Scientific. Another notable sale took place in the Minneapolis CBD; Washington Square Portfolio sold for $48.6M to Pioneer Acquisitions, CBRE was the broker on the sale.

FIGURE 10: Key Sale Transactions, Q4 2025

Property	Submarket	Buyer	Sales Price	Size (SF)	Price Per SF
Boston Scientific	394	Boston Scientific	$188.8M	400,000	$472.02
Washington Square Portfolio	Minneapolis CBD	Pioneer Acquisitions	$48.6M	913,501	$53.23
Summit Orthopedics Clinic	394	Hammes Partners	$35.7M	78,000	458.33
TractorWorks Building	North Loop	Singerman Realty	$25.5M	372,205	$68.51
Veritas Technologies	Suburban St. Paul	Shree Investments	$14.6M	136,125	$107.44
Blaine Medical Center	Suburban St. Paul	Hammes Partners	$14.1M	33,399	$423.67
Superior Tech Center	494	EP Partners	$14M	93,146	$150.30

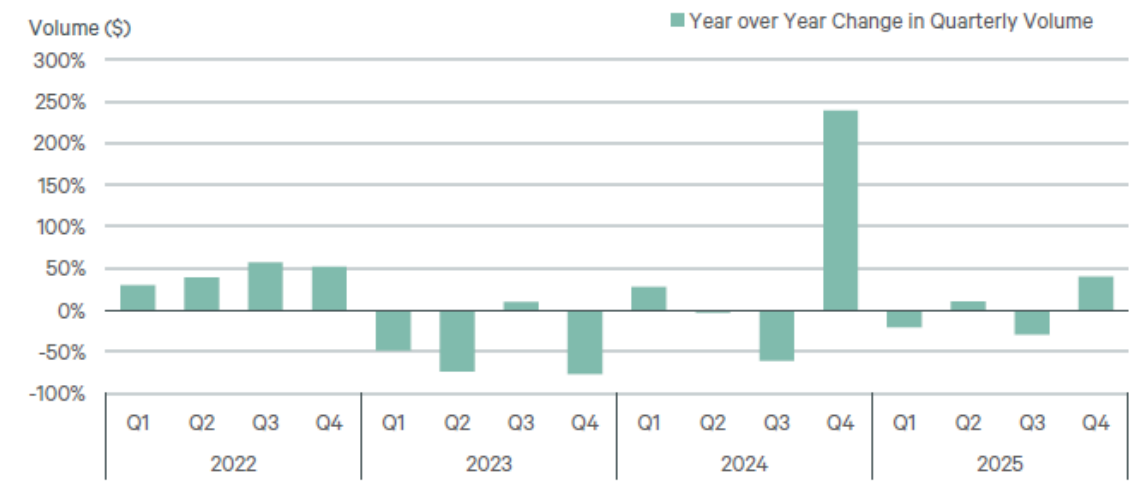
Source: CoStar, CBRE Research, Q4 2025

FIGURE 9: CBD vs. Suburban Office Sales Volume



Source: CoStar, CBRE Research, Q4 2025

FIGURE 11: Year-Over-Year Sales Growth



Source: CoStar, CBRE Research, Q4 2025

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Market Statistics by Index

	Net Rentable Area	Direct Vacancy	Total Availability	Direct Availability	Sublease Availability	Avg. Direct Asking Rate (FSG/YR)	Current Quarter Net Absorption	YTD Net Absorption	Deliveries	Under Construction
SUBURBAN										
Class A	21,079,109	20.6	24.5	21.0	3.5	32.30	31,478	219,372	0	252,998
Class B	19,034,917	15.9	22.0	20.1	1.9	26.69	154,400	345,334	0	0
Class C	3,844,552	20.8	20.4	18.7	1.7	20.14	11,807	68,706	0	0
Total	**43,958,578**	**18.6**	**23.0**	**20.4**	**2.7**	**28.95**	**197,685**	**633,412**	**0**	**252,998**

	Net Rentable Area	Direct Vacancy	Total Availability	Direct Availability	Sublease Availability	Avg. Direct Asking Rate (FSG/YR)	Current Quarter Net Absorption	YTD Net Absorption	Deliveries	Under Construction
DOWNTOWN										
Class A	18,127,397	26.7	36.9	29.6	7.3	33.50	(278,014)	(423,137)	0	0
Class B	11,544,501	36.1	40.6	38.1	2.5	26.75	(11,414)	(2,350)	0	0
Class C	2,976,769	22.9	26.1	22.5	3.5	23.94	(49,879)	(116,938)	0	0
Total	**32,648,667**	**29.7**	**37.2**	**32.0**	**5.3**	**30.10**	**(339,307)**	**(542,425)**	**0**	**0**

	Net Rentable Area	Direct Vacancy	Total Availability	Direct Availability	Sublease Availability	Avg. Direct Asking Rate (FSG/YR)	Current Quarter Net Absorption	YTD Net Absorption	Deliveries	Under Construction
METRO										
Class A	39,206,506	23.4	30.2	24.9	5.3	32.97	(246,536)	(203,765)	0	252,998
Class B	30,579,418	23.6	29.0	26.9	2.1	26.72	142,986	342,984	0	0
Class C	6,821,321	21.7	22.9	20.4	2.5	21.90	(38,072)	(48,232)	0	0
Total	**76,607,245**	**23.3**	**29.1**	**25.3**	**3.8**	**29.58**	**(141,622)**	**90,987**	**0**	**252,998**

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Market Statistics by Submarket

	Net Rentable Area	Direct Vacancy	Total Availability	Direct Availability	Sublease Availability	Avg. Direct Asking Rate (FSG/YR)	Current Quarter Net Absorption	YTD Net Absorption	Deliveries	Under Construction
394	11,947,174	17.3	25.5	21.6	3.9	30.11	55,503	14,967	0	0
494	17,589,322	23.0	27.7	24.4	3.3	30.26	43,677	469,962	0	252,998
BEA	3,280,510	13.3	14.6	14.1	0.5	26.32	63,609	69,864	0	0
Midway	2,819,217	11.2	12.8	12.7	0.2	23.8	18,932	52,109	0	0
Minneapolis CBD	22,636,832	29.9	37.5	31.5	6.0	32.03	(317,740)	(510,799)	0	0
North Loop	4,449,160	23.5	30.1	24.4	5.6	30.34	(5,873)	70,220	0	0
Northeast	2,734,316	10.1	15.2	12.4	2.7	28.04	28,056	(1,135)	0	0
Northwest	1,374,588	23.7	26.8	26.8	0.0	22.57	(3,857)	(24,696)	0	0
St. Paul CBD	5,562,675	33.7	42.1	39.9	2.2	23.87	(15,694)	(101,846)	0	0
Suburban St. Paul	4,213,451	16.6	14.0	13.3	0.7	22.84	(8,235)	52,341	0	0
Total	76,607,245	23.3	29.1	25.3	3.8	29.58	(141,622)	90,987	0	252,998

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National Economic Overview

The U.S. economy is sending some mixed signals. Financial markets are focused on the upside, particularly AI's sizable contribution to growth in recent quarters. Some indicators of business activity, such as capital goods orders, are improving, and strengthening credit markets are helping to usher real estate into a new cycle. The picture gets more melancholy when looking at households. Consumer confidence remains weak, with spending reportedly driven by a smaller segment of affluent households.

This mosaic of data suggests that annual average GDP growth will be steady in 2026, at 2%, but a touch softer than in 2025. A key catalyst is a softer labor market, as companies are 'slow to hire, slow to fire'—a trend that is likely to last a few quarters. A consequence of this outlook is softer inflation and long-term bond yields trending just below 4% by H2 2026.



Minneapolis/St. Paul Employment Update

▼ 3.6%
Unemployment Rate

▼ 2.1M
Labor Force

▼ 460.1k
Office Using Jobs

▲ 547.4k
Industrial Using Jobs

▼ 258.4k
Retail Using Jobs

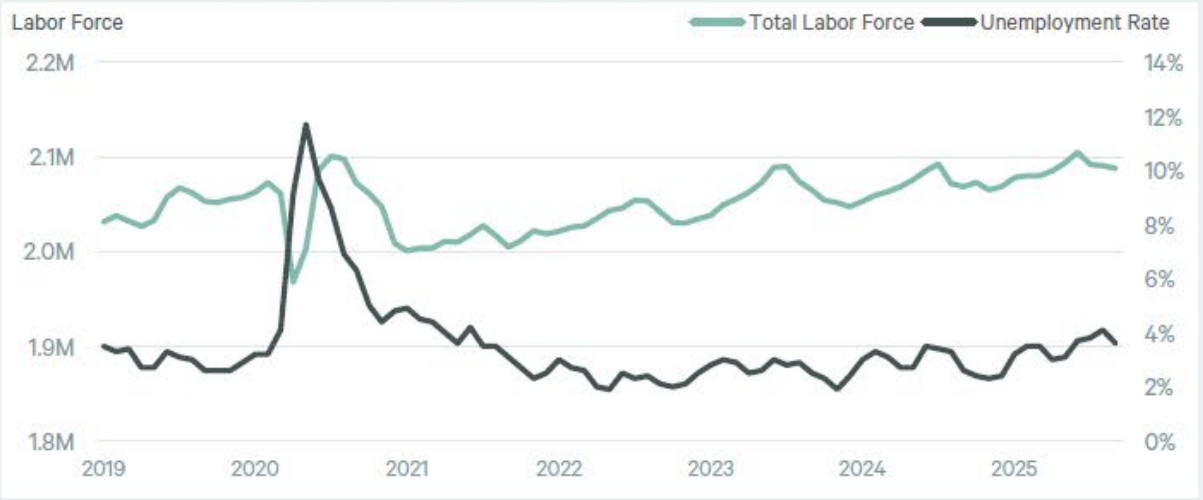
Employment Change by Sector – Yearly + Monthly

Bars indicate yearly trend, arrows indicate monthly trend



Source: US BLS, September 2025

Minneapolis/St. Paul Unemployment Rate and Labor Force Trends



Source: US BLS, September 2025

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Market Area Overview



Definitions

- Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant.
- Availability Rate: Total Available Sq. Ft. divided by the total building Area.
- Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage.
- Building Area: The total floor area sq. ft. of the building, typically taken at the "drip line" of the building.
- Gross Activity: All sale and lease transactions completed within a specified time period. Excludes investment sale transactions.
- Gross Lease Rate: Rent typically includes real property taxes, building insurance, and major maintenance.
- Net Absorption: The change in Occupied Sq. Ft. from one period to the next.
- Net Lease Rate: Rent excludes one or more of the "net" costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate.
- Occupied Sq. Ft.: Building Area not considered vacant.
- Vacancy Rate: Total Vacant Sq. Ft. divided by the total Building Area.
- Vacant Sq. Ft.: Space that can be occupied within 30 days.

Survey Criteria

Includes multitenant office buildings 10,000 sq. ft. and greater in size in the Minneapolis/St. Paul market, excluding single-tenant owner-occupied buildings, government-owned and –occupied buildings, and medical buildings. Buildings which have begun construction as evidenced by site excavation or foundation work.

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Market Outlook 2026

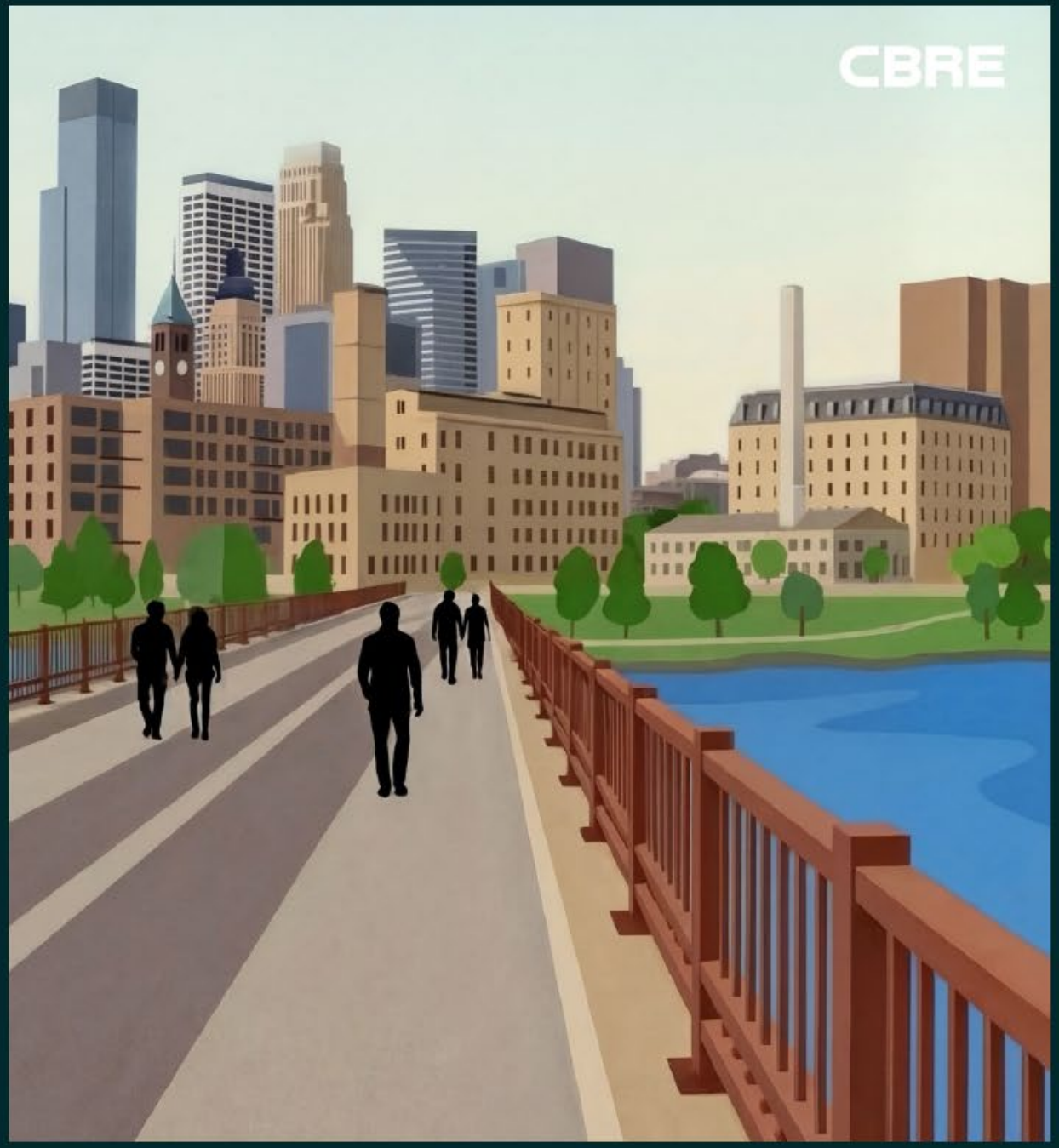
Intelligent Investment

2026 U.S. Real Estate Market Outlook

REPORT

MINNEAPOLIS/
ST. PAUL

CBRE RESEARCH
JANUARY 2026



Office Market Outlook

01

INCREASED CALLS FOR RETURN-TO-OFFICE REFLECT SHIFTING WORKPLACE DYNAMICS

Minneapolis is poised for a shift driven by the increasing number of return-to-office (RTO) mandates from major corporations throughout 2025. Annual net absorption was positive for the first time in five years with vacancy stabilizing at 23.8% in 2025, down 20 basis points from its peak. Leasing volume also rebounded in 2025, with the average lease size increasing for the first time since 2020 as more occupiers are expecting to stay stable or expand their footprint. Demand continues to be driven predominantly by smaller deal sizes but with large occupier renewals in both suburban and downtown markets. In 2026, we'll continue to see companies moving towards portfolios that mix headquarters, hub offices, and on-demand flex space. This adaptability is crucial given unpredictable hiring cycles and the impact of AI on job growth.

02

REDUCED OFFICE SUPPLY WILL LEAD TO TIGHTER MARKET CONDITIONS

Office market recovery will be uneven, strongly favoring modern, amenity-rich and well-located properties while posing ongoing challenges for older assets Construction will stagnate following the completion of two suburban trophy developments that have committed flagship tenants and asking rents 50% above the market average. Overall, asking rates for Prime and Class A buildings are stable while Class B/C rents remain under pressure, having declined by 30 basis points year-over-year. Underperforming assets will require amenity enhancements to compete for demand or owners will explore conversion alternatives. In market, 10% of total inventory and 18% of downtown buildings have a vacancy rate of 50% or greater, increasing their viability for creative reuse or redevelopment. Compared nationally, Minneapolis anticipates a high volume of conversion activity, with three million sq. ft. in redevelopment projects underway and an additional 2.1 million sq. ft. from planned projects.

03

DOWNTOWN OFFICE SALES PRESENT INVESTMENT OPPORTUNITIES & PORTFOLIO DIVERSIFICATION

The Minneapolis office market presents a distinct investment profile compared to major gateway markets, offering both unique challenges and opportunities for portfolio diversification in 2026. While gateway cities are showing early signs of recovery, often driven by a "flight to quality" and burgeoning tech/AI demand, Minneapolis is characterized by a more pronounced bifurcation and a revaluation of its office stock. The trend of distressed sales, particularly for older Class B and C properties, will continue to create opportunities for new owners to acquire assets at historically low prices, fostering redevelopment and repositioning initiatives. The top office sales continue to signal investors' interest in these market opportunities, with notable downtown transactions this year at the Northwestern National Life Building, Washington Square, and the Ameriprise Financial Center.

Key Takeaways

FOR OWNERS

- While return to office policies are becoming more common, strict enforcement is necessary to bolster office utilization. We'll continue to see large market employers mixing headquarters, hub offices, and on-demand flex space.
- Well-capitalized landlords across the Minneapolis/St. Paul market should expect increased demand, while prime buildings in suburban markets are in the unique position to push rents, seeing growth from the market's trough.
- Creating "spec" spaces and amenity enhancements will increase appeal as tenants have a strong preference for built spaces and low capital outlays amid high construction costs.

FOR TENANTS

- There are opportunities for tenants to execute long term-leases at low net effective rates in strategic markets. Landlords have largely avoided reducing face rental rates; however, concession packages remain high.
- Softness in demand is being offset by rising transaction cost, resulting in net effective rents holding steady, if not going up for competitive space.
- More competition will exist in the market as requirements for space remain robust amid diminished supply and dwindling sublease market.
- Distressed building trades should allow for a reset in Landlord basis, uncovering opportunities for tenants.

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Industrial & Logistics Market Outlook

01

SMALL TO MID-SIZED LEASING DEMAND REMAINS STEADY AND DIVERSIFIED

Minnesota's diverse economy, strong corporate presence, and skilled workforce are expected to maintain steady demand, particularly for modern facilities and specific industry hub submarkets like the Northwest. Major tenant commitments and expansions by manufacturing, 3PL, med-tech, and food/agriculture sectors are expected to continue driving demand for customized spaces. Demand for spaces in the 50-100k sq. ft. size segment will bolster market activity, with leases under 100k sq. ft. averaging 57% of market volume since 2018. Renewals will continue to represent nearly a third of all leasing activity and new leasing trends will reflect tenants upgrading into the available first-generation facilities or outsource distribution to third-party distribution providers.

02

BASE RENT GROWTH TO STABILIZE FROM PEAK HIGHS

The market is anticipated to continue experiencing strong demand, though rent dynamics will be more nuanced than in recent years. Historically, the market has seen an average year-over-year rent growth of 4% since 2015, accelerating to 8.8% annually between 2022 and 2024. This rapid acceleration, however, slowed in 2025 signaling the market's oversupply dynamics. According to CBRE's Econometrics Advisors (EA), market rent growth will stabilize at 2.2% in 2026. Escalations will remain historically high in the market, with 41% of leases signed last year achieving a 4% or greater escalation rate. While the market is traditionally more insulated from geopolitical volatility, future rental rate growth will likely be less uniform and depend increasingly on specific property characteristic and tailored industrial solutions.

03

MINIMAL SPECULATIVE DEVELOPMENT SUPPLEMENTED BY BUILD-TO-SUIT (BTS) PIPELINE

Construction volume decreased nearly 70% from its peak in 2023, with deliveries in 2026 to represent a significant shift from speculative to BTS development. The volume of speculative development will be cut in half relative to last year but the increase in BTS preleasing will keep the overall volume consistent with the last two years. This trend aligns with a broader market sentiment where developers are becoming more cautious due to challenging financing environments and the rebalancing of supply and demand after a period of high speculative growth. Vacancy, which reached 3.9% in 2025, will stabilize in 2026 as modern bulk product continues to fill vacant first-generation space. The rate of positive net absorption will slow comparative to the market's peak growth years but will be supplemented by the 1M sq. ft. of BTS deliveries anticipated in H1 2026.

Key Takeaways

FOR OWNERS

- Due to limited speculative supply and consistent demand for first-generation space, assets with modern and customized facilities can push higher rents and older assets will continue to face downward pressure.
- New construction volume will be reduced by 70% for the third consecutive year. The notable pivot next year away from speculative development highlights the market's strategic response to economic conditions and sustained user demand for tailored industrial solutions.
- Despite macroeconomic headwinds, continued capital confidence in the industrial sector, particularly for assets with strong tenant credit and long-term leases, is anticipated.

FOR TENANTS

- Tenants looking to upgrade from older, first-generation spaces will find opportunities now, but easing supply pressure will continue driving competition for modern bulk product in the mid-sized segments.
- The rapid acceleration in rent growth has moderated, presenting more favorable lease conditions. Competitively high rental rates are dependent on specific property characteristics like location, size, and building vintage, emphasizing the importance of site selection.

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Market Outlook

01

RETAIL: MARKET STABILITY FUELED BY MIXED-USE AND SUBURBAN CORRIDORS

Minneapolis' retail market hit a record low availability rate in 2024 and saw that stabilize in 2025, especially among power centers where big-box closures have added back space. Construction volume has slowed against financing constraints and elevated buildout costs will push tenants to pursue fewer, high performing sites. Annual visits to downtown have climbed past pre-pandemic averages against a low day-time employment population. Mixed-use areas supporting density for live/work/play environments in the North Loop corridor continue to see category leaders like Flight Club and Puttshack drawing shoppers and additional retail presence. High traffic suburban corridors that will see accelerated growth are those with strong grocery-anchored centers, high performing malls, and neighborhood & strip centers bolstered by activity from value and service-oriented tenants. Overall, market asking rents are projected to nominally increase next year, with an expected rise of 1.4% in 2026.

02

MULTIFAMILY: SUSTAINED DEMAND WITH SLOWING SUPPLY PRESSURE

The Minneapolis multifamily market is poised for a period of low new supply coinciding with enduring demand drivers. Driving the sustained demand for multifamily housing is a resilient labor market, with job growth forecast to slow but still increase in the number of workers through year-end 2026, and exceptional affordability, consistently ranking as a top city nationally based on the market's competitively low rent-to-income ratio. The market still saw strong rent growth in 2025 at 3.1%. EA forecasts that rate to moderate in 2026 with an expected 2.2% growth. While central business districts may face continued headwinds, the broader market, particularly the suburbs, is expected to see vacancies compress and continued rent growth acceleration. Minneapolis will continue to be positioned as a low-risk, high-potential investment landscape within the multifamily sector.

03

DATA CENTERS: DEVELOPMENT ACTIVITY DRIVEN BY HYPERSCALE USERS

Minneapolis is emerging as a significant data center hub in the Midwest, evolving from a market with smaller colocation facilities to one attracting major players for large-scale developments. This growth is driven by several factors, including favorable weather conditions, a dependable power supply, and access to renewable energy sources. However, permitting hurdles and environmental regulations may increase costs or slow timelines. The market is historically colocation driven, with 12MW available for enterprise tenants. New hyperscale focused projects position Minneapolis to increase their capacity by a large magnitude with at least 11 large-scale data centers currently proposed across the state. Market vacancy will remain tight into 2026, having reached a historic low of 11% in H1 2025.

Key Takeaways

RETAIL

- Availability rates to stabilize against low construction volume and big-box closures.
- Downtown visitors fueling demand for service-oriented tenants in highly mixed-use corridors like the North Loop.
- High traffic suburban corridors will see continued growth are those with grocery-anchored centers, high performing malls, and strip centers with value and service-oriented tenants.

MULTIFAMILY

- Demand drivers are sustained by Minnesota's resilient labor market and affordability, consistently ranking as a top city for its rent-to-income ratios.
- Supply pressures will ease, helping suburban corridors to whittle vacancy and boost rents

DATA CENTERS

- Market vacancy will remain tight into 2026, having reached a historic low of 11% in H1 2025 with 12MW available for enterprise tenants.
- There are 11 large-scale data centers currently proposed across the state, with development activity driven predominantly by hyperscale users.

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Contacts

Explore additional insights at
cbre.com/insights

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Thank you.

Gracias धन्यवाद Salamat धन्यवाद Obrigado 謝謝 Спасибо 감사합니다 Merci תודה شكريه. Danke ありがとう Terima Kasih شكرا

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Jbrian.pankratz@cbre.com

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The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length.
Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. CBRE and the CBRE logo are service marks of CBRE, Inc.
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1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis; MN 55402
+1 952 924 4600

July 10, 2019

BY ELECTRONIC MAIL
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Attention: Sean Sullivan and Kurt Ulrich

Re: ***Exclusive Sales Listing Agreement***
Multiple Land Parcels, City of Ramsey, Minnesota ("Property")
Vacant Land Exhibit B

Dear Sean and Kurt,

Thank you for selecting CBRE, Inc. ("CBRE") to represent you. The terms of our engagement are contained in this agreement ("Agreement").

1. This Agreement shall terminate six months from August 1, 2019 ("Term").

2. During the Term, you appoint us your exclusive agent with the right to list and market the Property for sale and to negotiate agreements for the sale of the Property (which includes portions thereof). If, during the Term, the Property is removed from the market because escrow is opened or an offer to purchase the Property is accepted, and if the sale is not consummated for any reason, then the Term will be extended by the longer of the number of days that (i) escrow was open or (ii) the Property was removed from the market, but in no event more than 180 calendar days in the aggregate.

3. We will commit the appropriate number of qualified and licensed professionals to this engagement. Your "Listing Team" is comprised of Brian Pankratz. We will have the right to change members of the Listing Team as necessary and appropriate. The Listing Team shall owe you duties of trust, confidence and loyalty.

4. We will offer the Property at an initial listing price that is per separate agreement and Acceptable to Owner, although the Property may be sold upon such other terms as you may agree. However, it is your right to: (a) approve, modify, reject or disapprove any and all proposals and offers as well as any prospective purchasers for the Property and (b) adjust the terms and conditions of any offer made, including but not limited to, adjusting the Property's listing price.

5. We will work with you to create and implement a sales strategy for the Property, including preparation of appropriate and customary marketing materials (such as an offering brochure). In developing the strategy, we will rely on (without requirement to verify) any information provided to us by you, your agents, affiliates and/or any of the Property's managers. However, we will not issue any written marketing materials without your prior written approval. Further, you authorize us to place one or more signs on the Property as we deem appropriate.

6. The success of this engagement relies, in part, on cooperation and communication between City of Ramsey and CBRE Listing Team. Therefore, you agree to: (i) provide us with all available information to assist us in marketing the Property; (ii) make CBRE Listing Team aware of all inquiries regarding CBRE listed properties; and (iii) work with CBRE Listing Team to conduct

negotiations with prospective purchasers as needed. If a prospective buyer is a City generated lead that has not had prior discussions with CBRE Listing Team, and CBRE services are not required, CBRE commissions will be reduced from 5% to 3%..

7. You represent that you either are the fee owner of or otherwise have control over the Property. You further represent that you have full authority to enter into this Agreement without violating anyone else's rights, or any other agreements or contractual obligations.

8. We will present all offers to you and assist you in developing and negotiating counteroffers until a PSA is signed and all contingencies are satisfied or waived. You agree that you and/or your legal counsel are solely responsible for determining the legal sufficiency of the documents related to this engagement and the tax consequences of any transaction. You are also responsible for evaluating any offers and determining with whom you will negotiate or enter into a transaction. While we may assist you in gathering reasonably available information, we cannot represent or warrant the creditworthiness of any prospect and/or their ability to satisfy their obligations under a purchase agreement. All final business and legal decisions shall be made solely by you. Notwithstanding any designation of us as "agent" in this Agreement, we will have no right, power, or authority to enter into any agreement with any prospective purchaser, real estate broker, or any other person in the name of, on behalf of, or otherwise binding upon you.

9. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**

10. We will earn (and you agree to pay) a commission in accordance with this Agreement and the attached Commission Schedule (Exhibit "A") if either of the following occur:

    (a) during the Term, you sell the Property to a purchaser, whether procured by us, you or anyone else; or

    (b) within one hundred eighty (180) days after the expiration of the Term or after the Agreement otherwise terminates (the "Override Period"), the Property is sold to, or negotiations continue, resume or commence and thereafter continue leading to a sale of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom, during the Term, CBRE either negotiated (either directly or through another broker or agent) or to whom the Property was submitted during the Term ("Existing Prospect"). You agree that CBRE is authorized to continue negotiations with Existing Prospects. We will submit to you a list of such Existing Prospects in a "Protective List" within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.66(1); provided, however, that if a written offer has been submitted prior to said expiration or termination date, then it shall not be necessary to include the offeror's name on the list. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the property by responding to an advertisement, or by contacting the Broker or having been physically shown the property by the Broker.

NOTICE: IF YOU RELIST WITH ANOTHER BROKER WITHIN THE OVERRIDE PERIOD AND THEN SELL YOUR PROPERTY TO ANYONE WHOSE NAME APPEARS ON THIS LIST, YOU COULD BE LIABLE FOR FULL COMMISSIONS TO BOTH BROKERS. IF THIS NOTICE IS NOT FULLY UNDERSTOOD, SEEK COMPETENT ADVICE.

11. You agree that we are authorized to cooperate with and, if appropriate, share our commission with "Cooperating Brokers" (such as a broker representing a purchaser). We will be responsible for paying the fee or commission due to the Cooperating Broker (if any) provided the Cooperating Broker: (i) represents the prospective purchaser pursuant to a written agreement, a copy of which is furnished to us prior to the execution of the transaction; (ii) is properly licensed; and (iii) executes and delivers to us an acceptable cooperating brokerage agreement. Market conditions may exist whereby the Cooperating Broker receives an above-standard fee and/or broker bonus. If so, our commission shall be increased by (and you agree to pay) an amount such that we receive no less than 50% of the total fee in accordance with the Commission Schedule.

12. If you lease the Property to anyone during the Term or Post-Term, you agree to pay CBRE a lease commission in accordance with Exhibit A.

13. The Listing Team are your designated agents to the exclusion of all of CBRE's other licensees. All other CBRE licensees shall be referred to as "Non-Listing Team Agents" and shall be considered Cooperating Brokers. You acknowledge that we are an international brokerage firm and that we may represent prospective purchasers. You consent to the representation of such prospective purchasers by Non-Listing Team Agents and consent to any dual agency created by such representation. You acknowledge that Non-Listing Team Agents owe duties of trust, confidence and loyalty exclusively to their clients. The Listing Team and Non-Listing Team Agents shall not disclose the confidential information of one principal to the other.

14. Questions regarding environmental and zoning issues may arise during the course of our representation. CBRE is not obligated to perform, and has not made any investigation of the physical conditions or zoning issues relating to the Property. You agree to disclose to us and allow us to disclose to prospective purchasers everything you know (after reasonable inquiry by you) regarding present and future property issues including, but not limited to, structural, mechanical, hazardous materials, zoning and environmental matters affecting the Property and/or the Property's condition.

15. If the Property becomes the subject of foreclosure proceedings before the expiration of the Term, then in our sole and absolute discretion we may: (a) suspend this Agreement until we may elect to reinstate it or (b) terminate this Agreement and enter into a listing agreement with any receiver, party initiating foreclosure, party purchasing the Property at a foreclosure sale, or any other third party.

16. While we are confident that our relationship will be mutually satisfactory, if there is a dispute between us, then we agree to resolve it subject to the following:

    (a) if either party institutes a legal proceeding against the other party relating to this Agreement, the prevailing party shall recover from the non-prevailing party all of its (i) reasonable attorneys' fees and costs, (ii) expert-related fees and costs and (iii) other related expenses. All past due amounts shall bear interest at twelve percent (12%) per annum or the maximum rate permitted in the state in which the Property is located. No party will be entitled to punitive, special and/or consequential damages, and we each waive all rights to and claims for relief other than for compensatory damages; and

    (b) **WHERE PERMITTED BY LAW, WE EACH KNOWINGLY AGREE TO WAIVE ANY AND ALL RIGHTS TO HAVE A DISPUTE ON ANY MATTER RELATING TO, OR ARISING FROM THIS AGREEMENT DETERMINED BY A JURY.**

17. You and CBRE agree to comply with all applicable laws, regulations, codes, ordinances and administrative orders. Further, we both acknowledge that: (a) it is illegal to refuse to display or lease or sell to or from any person because of one's membership in a protected class, *e.g.*: race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by applicable law and (b) the Property will be offered in compliance with all applicable anti-discrimination laws.

18. This Agreement is our entire agreement and supersedes all prior understandings between us regarding this engagement and is governed by the laws of the state where the Property is located, without regard to its conflict of laws principles. This Agreement will be binding and inure to the benefit of our lawful representatives, heirs, successors, designees and assignees. It may not be altered or terminated except in a writing signed by both you and CBRE. Neither party's failure to exercise any of its rights under this Agreement will relieve the other party of its obligations hereunder. Nothing herein is or may be deemed a waiver or full statement of any of our rights or remedies, whether at law or in equity, all of which are expressly reserved. If any provision of this Agreement is unenforceable or void under applicable law, the remaining provisions will continue to be binding. This Agreement and the rights, interests or obligations created hereunder will not be assigned by either of the parties without the prior written consent of the other party. We each agree that we have both participated in the negotiation and drafting of this Agreement. You acknowledge that the person signing this Agreement on your behalf has your full authority to execute it. This

Agreement will be binding whether signatures are exchanged electronically or by hand, by mail, by fax, by electronic transfer or image, by photocopy or in counterparts.

19. Either party can cancel the Listing Agreement after 6 months with 30 day written notice.

Thank you again for this opportunity. We look forward to working with you.

Very truly yours,

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Name: Jeff Giovanazzo
Title: Managing Director

Date: July 18, 2019

AGREED:

City of Ramsey

By: _____
Name: Kurtis G. Ulrich
Title: City Administrator

Date: 7-29-19

EXHIBIT A – Commission Schedule

A. *Sale.* As to sales of real property, CBRE's commission shall be five percent (5%) of the gross sales price. If a cooperating broker or salesperson procures the sale, the commission will be seven percent (7%) of the gross sales price. Gross sales price shall include any and all consideration received or receivable, in whatever form, including but not limited to assumption or release of existing liabilities. In the event this sale is in connection with a "build to suit" transaction, the commission shall be calculated on the gross sales price plus the gross construction cost of the building to be constructed on the Property. The commission shall be earned and paid on the date title to the Property is transferred to the purchaser; provided, however, that if the transaction involves an installment contract, then payment shall be made upon execution of such contract. In the event you contribute or convey the Property or any interest therein to a corporation, joint venture, partnership, or other business entity, the commission shall be calculated on the fair market value of the Property or the portion thereof that is so transferred, and shall be earned and paid at the time of the contribution or transfer. If you are a partnership, corporation, or other business entity, and an interest in the partnership, corporation or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property, and applicable law does not prohibit the payment of a commission in connection with such sale or transfer, the commission shall be calculated on the fair market value of the Property, rather than the gross sales price, multiplied by the percentage of interest so transferred, and shall be paid at the time of the transfer.

1. *Definitions.* Under this Agreement the terms "sell," "sale" or "sold" shall mean: (a) an exchange of the Property; (b) the granting of an option to purchase the Property; or (c) any other transfer, conveyance or contribution of a controlling interest in the Property or in the entity which owns the Property, including, but not limited to, situations where you are a corporation, partnership or other business entity and a controlling interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase or otherwise, in lieu of a sale of the Property.

2. *Option to Purchase.* If you grant an option to purchase the Property, you agree to pay us a commission in accordance with this Commission Schedule, on the price paid for the option and for any extensions when you receive payment for any such option and/or extensions. If the option is exercised, whether during the Term or after, we will earn a further commission in accordance with this Agreement. Notwithstanding the foregoing, to the extent that all or part of the price paid for the option or any extension thereof is applied to the sales price of the Property, then any commission previously paid by you to us on account of the option payments will be credited against the commission payable to us on account of the exercise of the option.

3. Broker (CBRE) shall receive a minimum fee based on a sales price of $1.50 per gross SF for the sale of any industrial or office land and a minimum fee of $5,000.00 for the sale of any residential parcel of land $5,000.00 for the sale of any residential parcel of land greater than $45,000; and, a minimum fee of $3,500.00 for the sale of any residential parcel of land less than or equal to $45,000.

4. If a potential prospect/buyer is generated by the City of Ramsey with no prior contact or discussions with/from CBRE than the commission will be reduced to 3% of the gross sales price to calculate commissions. If potential buyer generated by City of Ramsey has a cooperative broker the CBRE Listing Team commission will be equal to the cooperative broker and in no event will be no higher than 3.5%.

EXHIBIT B – Subject Parcels

1. Parcel 50a - 28-32-25-41-0020
2. Parcel 52b - AEON 2 Parcel-28-32-25-13-0092
3. Parcel 47c - 28-32-25-31-0023
4. Parcel 47e - 28-32-25-23-0018
5. Parcel 46 - 28-32-25-22-0058
6. Parcel 42a -7994 Sunwood Drive - 28-32-25-23-0012
7. Parcel 42b - 7990 Sunwood Drive - 28-32-25-23-0011
8. Parcel 42c - 7992 Sunwood Drive- 28-32-25-23-0013
9. Parcel 48a -28-32-25-24-0017
10. Parcel 48c - 28-32-25-31-0025

Owner Marketing Approval

Property Name:	City of Ramsey Land Parcels
Property Address:	**Ramsey, MN**
Broker(s):	Brian Pankratz

I hereby authorize CBRE to actively market the above-referenced property for signage, spec sheets, brochures, postcards, company web page, campaign logic, MNCAR, Co-Star & Loopnet:

TOTAL BUILDING SQUARE FOOTAGE:	
AVAILABLE SQUARE FOOTAGE:	
OFFICE SQUARE FOOTAGE:	
WAREHOUSE SQUARE FOOTAGE:	
LOT AREA:	***66.27***
CLEAR HEIGHT:	
LOADING:	
CONSTRUCTION:	
YEAR BUILT:	
SPRINKLERED:	
POWER:	
COLUMN SPACING:	
PARKING:	
LEASE RATES/SALE PRICE:	
EST. 2019 REAL ESTATE TAXES: ***EST. 2019 CAM:*** ***EST. 2019 TOTAL:***	
COMMENTS:	

APPROVED this 29th **day of** July **, 2019**

City of Ramsey

Owner

By: _____

Title: City Administrator

© 2018 CBRE, Inc. The information about this property has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE

Minnesota Sale/Lease Disclosures

Property: City of Ramsey Land

Seller/Landlord Disclosure of Material Facts, Delivery of Reports, and Compliance with Laws. Sellers/landlords are hereby requested to disclose directly to buyers/tenants all facts known to sellers/landlords that materially affect the value or desirability of the Property and are not readily observable nor known to the buyer/tenant, including, but not limited to, facts regarding hazardous materials, zoning, construction, design, engineering, soils, title, survey, fire/life safety, proneness to natural hazards such as earthquakes, and other matters, and to provide buyers/tenants with copies of all reports in the possession of or accessible to sellers/landlords regarding the Property. Sellers/landlords and buyers/tenants must comply with all applicable federal, state and local laws, regulations, codes, ordinances and orders, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Americans with Disabilities Act (ADA). The Americans With Disabilities Act (42 United States Code §12101 et seq.) and other federal, state and local requirements may require changes to the Property. Have your experts investigate and evaluate these matters.

Taxes. Sales, leases and other real estate transactions can have federal, state and local tax consequences. In sales transactions, Internal Revenue Code §1445 requires buyers to withhold and pay to the IRS 15% of the gross sales price within 20 days of the date of a sale unless the buyers can establish that the sellers are not foreigners, generally by having the sellers sign a Non-Foreign Seller Affidavit. Depending on the structure of the transaction, the tax withholding liability can exceed the net cash proceeds to be paid to sellers at closing. Have your experts investigate and evaluate these matters.

Flood Zones. Many lenders require flood insurance for properties located in flood zones, and government authorities may regulate development and construction in flood zones. Whether or not located in a flood zone, properties can be subject to flooding and moisture problems, especially properties on a slope or in low-lying areas. Buyers/tenants should have their experts confirm whether the Property is in a flood zone and otherwise investigate and evaluate these matters.

Fires. Properties, whether or not located in a fire hazard zone, are subject to fire/life safety risks and may be subject to state and local fire/life safety-related requirements, including retrofit requirements. Have your experts investigate and evaluate these matters.

Hazardous Materials and Underground Storage Tanks. Due to prior or current uses of the Property or in the areas or the construction materials used, the Property may have hazardous or undesirable metals (including but not limited to lead-based paint), minerals (including but not limited to asbestos), chemicals, hydrocarbons, petroleum-related compounds, or biological or radioactive/emissive items (including but not limited to electrical and magnetic fields) in soils, water, building components, above or below-ground tanks/containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. If the Property was built before 1978 and has a residential unit, sellers/landlords must disclose all reports, surveys and other information known to them regarding lead-based paint to buyers/tenants and allow for inspections (42 United States Code §4851 et seq.). Have your experts investigate and evaluate these matters.

Property Inspections and Evaluations. Buyers/tenants should have the Property thoroughly inspected and all parties should have the transaction thoroughly evaluated by the experts of their choice. Ask your experts what investigations and evaluations may be appropriate as well as the risks of not performing any such investigations or evaluations. Information regarding the Property supplied by the real estate brokers has been received from third party sources and has not been independently verified by the brokers. Have your experts verify all information regarding the Property, including any linear or area measurements, the availability of all utilities, applicable zoning, and entitlements for the intended use. All work should be inspected and evaluated by your experts, as they deem appropriate. Any projections or estimates are for example only, are based on assumptions that may not occur, and do not represent the current or future performance of the property. Real estate brokers are not experts concerning, nor can they determine if any expert is qualified to provide advice on, legal, tax, design, ADA, engineering, construction, soils, title, survey, fire/life safety, insurance, hazardous materials, or other such matters. Such areas require special education and, generally, special licenses not possessed by real estate brokers. Consult with the experts of your choice regarding these matters.

CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. This form is not intended to substitute for any disclosures the law requires that the parties make to each other. These are questions for your attorney and financial advisors.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, February 12, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Rachal Johnson
Member Hannah Karpen
Member Brittany Lindahl
Member Chris Riley
Member Shanna Stewart

Members Absent: Member Nichole Bauer

Also Present: Sean Sullivan, Economic Development Manager

DRAFT

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated January 8, 2026

Motion by Member Johnson, seconded by Member Lindahl, to approve the January 8, 2026, minutes as presented.

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

4. EDA BUSINESS

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

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, commented that he looks forward to continuing the relationship that he believes has been successful over the past 12 years. He acknowledged the work that has taken to improve transportation, add residents/rooftops, increase industrial development, and build momentum and interest from restaurants and retailers. He provided a market overview and more specific information about the Ramsey market, acknowledging the business-friendly attitude of the City and its knowledgeable staff. He identified the available pads, potential uses, and provided additional market information and trends. He also reviewed the 2026 market outlook information.

Member Riley asked if there are specific things Ramsey should be aware of.

Mr. Pankratz stated that the opening of things like Taco Bell and other businesses triggers interest from other businesses. He noted Parcel 50c in the COR has some challenges because a large storm sewer line runs through the center. He stated that as growth continues to happen in Ramsey and the area around it, the interest continues to grow.

Economic Development Manager Sullivan identified the parcel mentioned by Mr. Pankratz and stated that there was a larger retailer interested in that area, but the box would encroach on the 88-inch stormwater pipe that serves the entire area, and it would be extremely difficult, if not impossible to move.

Mr. Pankratz commented that they tried a few different iterations to make something work on that site and continue to look at other sites as well.

Member Riley referenced site 47e, which is a remnant that is not currently under contract with CBRE, and asked if Mr. Pankratz would have any input on a potential use for that site.

Mr. Pankratz commented that it would be something like a bank, fitness use, or small medical/dental office type user. He stated that when he receives inquiries from groups, he is in conversation with City staff, and they do collaborate even if the property is not under a CBRE listing.

Economic Development Manager Sullivan stated that the City retained this site listing because it was a mixed-use site, and he has not had any issues generating interest in those types of sites. He noted that the remnant could be developed as housing. He commented that CBRE does an excellent job in the retail area.

Chairperson Wiyninger asked for more information on the identified CBRE sites and the differences Mr. Pankratz sees between 2026 and 2027.

Mr. Pankratz stated that most retailers are represented by other brokers, and CBRE continues to network with those brokers. He commented on the other efforts CBRE completes, such as email blasts, updated brochures, and cross-selling.

DRAFT

Economic Development Manager Sullivan acknowledged that it was difficult to market the COR during the Highway 10 project, but that is now completed, and it is anticipated that the transportation numbers and traffic counts will increase. He commented that CBRE does a great job updating marketing materials with the updated traffic numbers when they become available.

Chairperson Wiyninger asked if there are properties the City is listing that Mr. Pankratz believed would be better served by CBRE.

Mr. Pankratz stated that although he would always accept another listing, he is already working collaboratively with staff. He noted that they began with 25 to 30 listings and are now down to less than five, which shows great success.

Economic Development Manager Sullivan commented that Mr. Pankratz and CBRE have been great to work with and are always very responsive. He stated that CBRE is not needed for assistance with housing sites as the City continues to receive interest for that type of development. He stated that there is no change in the properties that will continue to be listed by the City and through CBRE. He recommended approval of the listing agreement as presented.

Motion by Member Johnson, seconded by Member Karpen, to recommend to City Council that approval of the Listing Agreement with CBRE from February 2, 2026, to January 31, 2027, as presented.

Further discussion: Member Lindahl commented that she will abstain from this vote as she and Mr. Pankratz work for the same company, although in different divisions.

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

4.02: 2026 Business Network Breakfast Summary and Approval of 2027 Business Network Meeting Budget

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger stated that if five percent or less are complaining, that means you are doing well. He thanked the staff for their continued efforts in making this a great event.

Member Stewart stated that perhaps the doors could open at 7:30 a.m. and that could be advertised, allowing 30 minutes for networking.

Chairperson Wiyninger agreed that it could be marketed that networking begins at 7:30 a.m. and the program begins at 8 a.m.

Member Stewart suggested advertising breakfast to begin at 7:45 a.m., which would allow time for people to settle prior to the program beginning.

DRAFT

Member Karpen agreed that it would be helpful to have the doors open earlier, with breakfast served earlier as well, to allow for networking, as most people need to leave after the event.

Member Riley commented that everything the City did was great. He stated that his impression, based on the feedback, was that the event space operation was mediocre. He stated that running out of coffee is a recurring problem and is something that should have been fixed. He believed that the venue itself was good because of the size and location, and hoped that the LaFontaine staff could pick up their game.

Member Karpen commented that it seemed there were only two employees, which made things run more slowly as well. She stated that perhaps additional staff will be brought on by the event center for the event.

Economic Development Manager Sullivan recognized that the event center has a smaller staff and it was unlikely that more would be assigned. He stated that he did notice that there was a point in time when the staff was serving people, which slowed down the line. He stated that feedback was provided immediately, which allowed people to go through the line on both sides. He agreed that the size and location of the venue are a good fit and hoped they could address some of the other issues.

Member Stewart commented that perhaps the event center should be reminded that this is also an opportunity for them to advertise their space to the attendees.

Chairperson Wiyninger stated that if they target a speaker, he would like to condense that down to 30 minutes rather than 60 minutes, acknowledging that they may run over that, but it would not impact the timing for the overall program.

Economic Development Manager Sullivan acknowledged the cost for a keynote speaker and believed that they would most likely want to get the most out of that cost with a 45 to 60-minute presentation.

Member Lindahl stated that perhaps 45 minutes is set, acknowledging that they may run slightly over that.

Member Stewart commented that she would prefer to keep the 60-minute slot for the keynote speaker and keep the City presentations to a lesser time. She acknowledged that there were other things that caused the delay this year, including a longer presentation from the Police Chief. She believed that City staff members could be directed to keep their presentations within a shorter amount of time. She supported the reduced food recommendation as they continue to have fewer people attend than RSVP.

Member Johnson commented that some people choose not to eat breakfast, and perhaps there is an option on the registration that would allow people to choose whether or not they want breakfast. She noted that she is someone who chooses not to eat breakfast.

DRAFT

Member Karpen asked if there would be a way to review the information closer to the event date, in terms of the amount of food that would be ordered.

Economic Development Manager Sullivan stated that if attendance increases to more than anticipated, they would order enough food. He stated that the recommendation to order food for 120 was based on 140 people stating they were going to attend. He confirmed that they could make an adjustment, using a similar percentage, if attendance increased. He stated that Member Johnson's suggestion could also help to hone in on the anticipated number of people who would be eating breakfast.

Motion by Member Johnson, seconded by Member Karpen, to select La Fontaine Event Center as the venue with a date of late January/early February, and adopt the 202 Business Network Budget of $6,500 (includes $2,500 for Keynote Speaker), and to have staff look for a cost-effective Keynote Speaker.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on projects from ARAA, Wildlife Research, the old Town Hall, Zero Zone, and Chipotle. He noted the Business Expo, which is scheduled for April 25th at Adrenaline.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:29 a.m.

Respectfully submitted,

_____
Sean Sullivan
Economic Development Manager

ATTEST:

_____
Wendy Schlueter

DRAFT

Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session **5. 13.**

Meeting Date: 02/24/2026

By: Sean Sullivan, Community Development

Title:

Adopt Resolution #26-052 Approving Amended and Restated Right of Re-Entry Agreement: Blanery LLC

Purpose/Background:

Blanery LLC purchased Unplatted real property with a Tax ID number of 27-32-25-44-0003 from the City of Ramsey on March 10, 2025. The closing required the filing of a Right of Re-Entry Agreement requiring a Certificate of Occupancy for a 8,500 square foot building by March 10, 2025. Substantial progress has been made on the project with walls up and work is ongoing but the finish date is likely later in the Fall of 2026. Just to be safe, Blanery has asked the City to extend the Certificate of Occupancy date identified in the recorded Right of Re-Entry Date from March 10, 2026 to December 31, 2026.

The purpose of the Right of Re-Entry Agreement is to prohibit land speculation and to guarantee a certain type of development to occur when the City sells City-owned property. Based on the substantial construction completed so far, it is clear that the Developer is not holding the land for speculation purposes and is acting in good faith to complete the project. The current recorded Right of Re-Entry Agreement has two remedies that the City could exercise upon Blanery LLC in the event that a Certificate of Occupancy is not issued by March 10, 2026. One option is to re-enter the property and take possession. The other option would be to impose a $50,000 penalty on the Developer and to let the Developer retain the property. In the event that an Amended and Restated Right of Re-Entry Agreement is not approved, the Council should be prepared to exercise a remedy as outlined below in Observations. However, Based on the substantial completion and ongoing construction of the project, Staff recommends approval of the Amended and Restated Right of Re-Entry Agreement and not to exercise remedies in the existing Right of Re-Entry Agreement.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

Blannery LLC is requesting the Certificate of Occupancy date in the recorded Right of Re-Entry Agreement be changed from March 10, 2026 to December 31, 2026. Although it is possible that the project could be completed much sooner than the requested December 31, 2026 date, Staff supports the longer time frame based on previous delays (late start, weather, materials and contractor availability) to the project and to provide some flexibility if there are other unforeseen delays.

Alternatives:

Option 1 - Approve Extension of C/O in Right of Re-Entry Agreement from March 10, 2026 to December 31, 2026

1. Motion to approve the Amended and Restated Right of Re-Entry Agreement (as presented); subject to City Attorney review. (Staff Recommendation)
2. Motion to approve the Amended and Restated Right of Re-Entry Agreement (with changes); subject to City Attorney review.
3. Something else.

Or;

Option 2 - No Extension of Right of Re-Entry Agreement

1. Motion to re-enter and take possession of the Property pursuant to Paragraph 4 of the Right of Re-Entry Agreement dated March 10, 2025 if a C/O is not obtained by March 10, 2026.
2. Motion to recommend to the City Council to impose a $50,000 fine pursuant to Paragraph 3 of the Right of Re-Entry Agreement dated March 10, 2025 if a C/O is not obtained by March 10, 2026.
3. Something Else

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff recommends approval of the attached Resolution #26-052 (as presented) extending the required C/O date in Right of Re-Entry Agreement with Blanery LLC from March 10, 2026 to December 31, 2026.

Action:

Motion to Adopt Resolution #26-052 Approving Amended and Restated Right of Re-Entry Agreement:Blanery LLC (as presented); subject to City Attorney review.

Attachments

Site Location Map - Blanery LLC

ACTION - Resolution #26-052

ACTION - Amended and Restated Right of Re-Entry Agreement

Reference - Recorded RORE - Blanery

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	02/17/2026 11:39 AM
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Sean Sullivan		Started On: 02/13/2026 11:06 AM
Final Approval Date: 02/19/2026		

Site Location Map - Blanery LLC



Parcel Information:
27-32-25-44-0003
6591 141ST AVE NW
RAMSEY
MN 55303
Plat:

Approx. Acres: 0.95105487
Commissioner: MATT LOOK

Owner Information:
CITY OF RAMSEY
7550 SUNWOOD DR
RAMSEY
MN
55303

Sean Sullivan | 1:1,200 | Date: 2/21/2024

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 #26-052

RESOLUTION APPROVING AMENDED AND RE-STATED RIGHT OF RE-ENTRY AGREEMENT: BLANERY LLC

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City sold All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1. (the "Property"), to Blanery LLC, a Minnesota Limited Liability Company (the "Buyer") on March 10, 2025; and

WHEREAS, the City and Buyer entered into a Right of Re-Entry Agreement on the Property filed March 10, 2025 as Document Number 2433982.004 and the Office of the Anoka County Recorder / Registrar of Titles; and

WHEREAS, the Buyer has cited need for more time to complete construction and obtain a certificate of occupancy for an 8,500 square foot described in the Purchase Agreement and has requested that the required Certificate of Occupancy Date identified in the Right of Re-Entry Agreement be extended from March 10, 2026 to December 31, 2026; and

WHEREAS, The City Attorney have reviewed Amended and Restated Right of Re-Entry Agreement and recommends approval; and

WHEREAS, Blanery LLC is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of February 17, 2026; and

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

1) That the City authorizes approval of Amended and Restated Right-of-Re-Entry Agreement with Blanery LLC.

2) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to execute the Amended and Restated Right of Re-Entry Agreement, consistent with Charter and State law requirements.

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:

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 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
The Property

All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

[Reserved for Recording Data]

AMENDED AND RESTATED RIGHT OF RE-ENTRY AGREEMENT

This Amended and Restated Right of Re-entry Agreement is entered into on March 10, 2025, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Blanery LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On March 10, 2025, Seller conveyed title of the following Property to Buyer:

All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the City of Ramsey and Blanery LLC, a Minnesota Limited Liability Company, with an Effective Date of April 15, 2024, Paragraph 28., CONSTRUCTION DEADLINE. Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of a minimum 8,500 SF building as depicted on Exhibit B compliant with City Zoning requirements to be further defined by an approved Site Plan 12 months after closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to 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

D. The Buyer and Seller entered in to a Right of Re-Entry Agreement dated March 10, 2025 and recorded at the Anoka County Office of the Recorder / Registrar of Titles on March 10, 2025 as document number 2433982.004.

E. The Buyer has requested that the required certificate of occupancy date of the Right of Re-entry Agreement be changed from March 10, 2026 to December 31, 2026.

Agreement

1. The recitals are incorporated herein as if fully set forth and amend and super cede the Right of Re-Entry Agreement filed on March 10, 2025 as document number 2433982.004.

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 December 31, 2026.

        Project Description:

            i. **Blanery LLC** Site Plan, approved by the City of Ramsey on November 12, 2024 by Resolution #24-303.

            ii. Development Agreement for **Ramsey Properties, LLC**, approved by the City of Ramsey on February 11, 2025 by Resolution #25-015.

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 8,500 square foot 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, a Minnesota Municipal Corporation

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on February _____, 2026, by Ryan Heineman and Brian Hagen, as Mayor and City Administrator, respectively, of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota on behalf of the Minnesota municipal corporation.

_____
Notary Public

Blanery LLC, a Minnesota Limited Liability Company

By: _____
Aliaksandr Blashchanitsa, President

This instrument was acknowledged before me on March _____, 2026, by Aliaksandr Blashchanitsa, President of Blanery LLC, a Minnesota Limited Liability Company under the laws of the State of Minnesota on behalf of the Minnesota limited liability company.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
(763)-433-9868

ANOKA COUNTY MINNESOTA
Document No.: 2433982.004 ABSTRACT
03/10/2025 02:05 PM
Fees/Taxes in the Amount of: $46.00
Pamela J. LeBlanc
Anoka County Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: kcbasara

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on March 10, 2025, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Blanery LLC**, a Minnesota Limited Liability Company ("Buyer").

Recitals

A. On March 10, 2025, Seller conveyed title of the following Property to Buyer:

All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

(the "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 between the City of Ramsey and **Blanery LLC**, with an Effective Date of **April 15, 2024**, 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 March 10, 2026.

        Project Description:

        i. **Blanery LLC** Site Plan, approved by the City of Ramsey on November 12, 2024 by Resolution #24-303.

        ii. Development Agreement for **Blanery LLC**, approved by the City of Ramsey on February 11, 2025 by Resolution #25-015

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 9,500 square foot 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 MARCH 5, 2025, by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, a Minnesota municipal corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

SEAN M SULLIVAN
Notary Public
Minnesota
My Commission Expires January 31, 2030

BLANERY, LLC

By: _____
Aliaksandr Blashchanitsa, President

This instrument was acknowledged before me on March 10, 2025, by Aliaksandr Blashchanitsa, President of Blanery, LLC, a Minnesota limited liability company on behalf of the limited liability company.

SOPHIA IRENE FERN FOSSE WILCOWSKI
Notary Public
State of Minnesota
My Commission Expires
January 31, 2027

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #26-053 Approving On-Street Parking Restrictions Around Skyline Apartments

Purpose/Background:

On July 9, 2024, the City Council approved the Skyline on Sunwood development, a mixed-use building with 133 apartments and approximately 13,700 square feet of retail space. The building has a U-shaped design with enclosed parking and a surface lot in the courtyard of the U. The parking lot is not intuitively located for visitors to the site. Retail space customers will find it far more convenient to park on the adjacent streets close to the front doors of the businesses.

The problem, as noted in 2024, is that the employees of the businesses will also find those on-street spaces convenient for themselves. Likewise, people with partial or all-day meetings at City Hall's public meeting rooms find those spaces convenient. Staff noted that no businesses were identified at that time and staff would come back to Council once users were known to propose a limited-duration parking plan for the streets around Skyline on Sunwood.

A salon has signed a lease for the space fronting Center Street and has applied for building permits. An office user and quick-serve restaurant user are seriously looking at two other spaces, though leases have not been signed. The building's owner, PSD, has stated that the prospective tenants know of the potential for limited-duration parking. City staff conferred with representatives from PSD and the salon to determine an appropriate time limit for parking that will align with the business's customer's needs. Below are the proposed parking restriction time limits for all street segments surrounding the Skyline Apartments. It should be noted these parking restrictions are being seen as a first step. Additional discussion on appropriate time limits for parking on other streets may come forward as the building fills up.

<u>Center Street (Sunwood Drive to 145th Avenue)</u>
East Side - 2-hour parking restriction
West Side - No parking restriction

<u>Sapphire Street (Sunwood Drive to 145th Avenue)</u>
East Side - No parking restriction
West Side - 2-hour parking restriction

<u>Sunwood Drive (Sapphire Street to Center Street)</u>
Both Sides - 2-hour parking restriction

<u>145th Avenue (Sapphire Street to Center Street)</u>
Both Sides - No parking restriction

Similar to all public streets in the city of Ramsey, on-street parking is prohibited between 2:00 am and 6:00 am daily.

Other streets in the vicinity are already signed no parking or commercial loading zone only. The Police Department will be responsible for monitoring spaces as well as responding to complaints to issue parking citations or warnings.

Funding Source:

Council approved parking restriction signs will be furnished and installed by Public Works staff along approved street segments on existing streetlight posts and new sign posts at an estimated cost of $3,000.

Recommendation:

Staff recommends adopting Resolution #26-053.

Outcome/Action:

Motion to adopt Resolution #26-053 approving on-street parking restrictions around Skyline Apartments.

Attachments

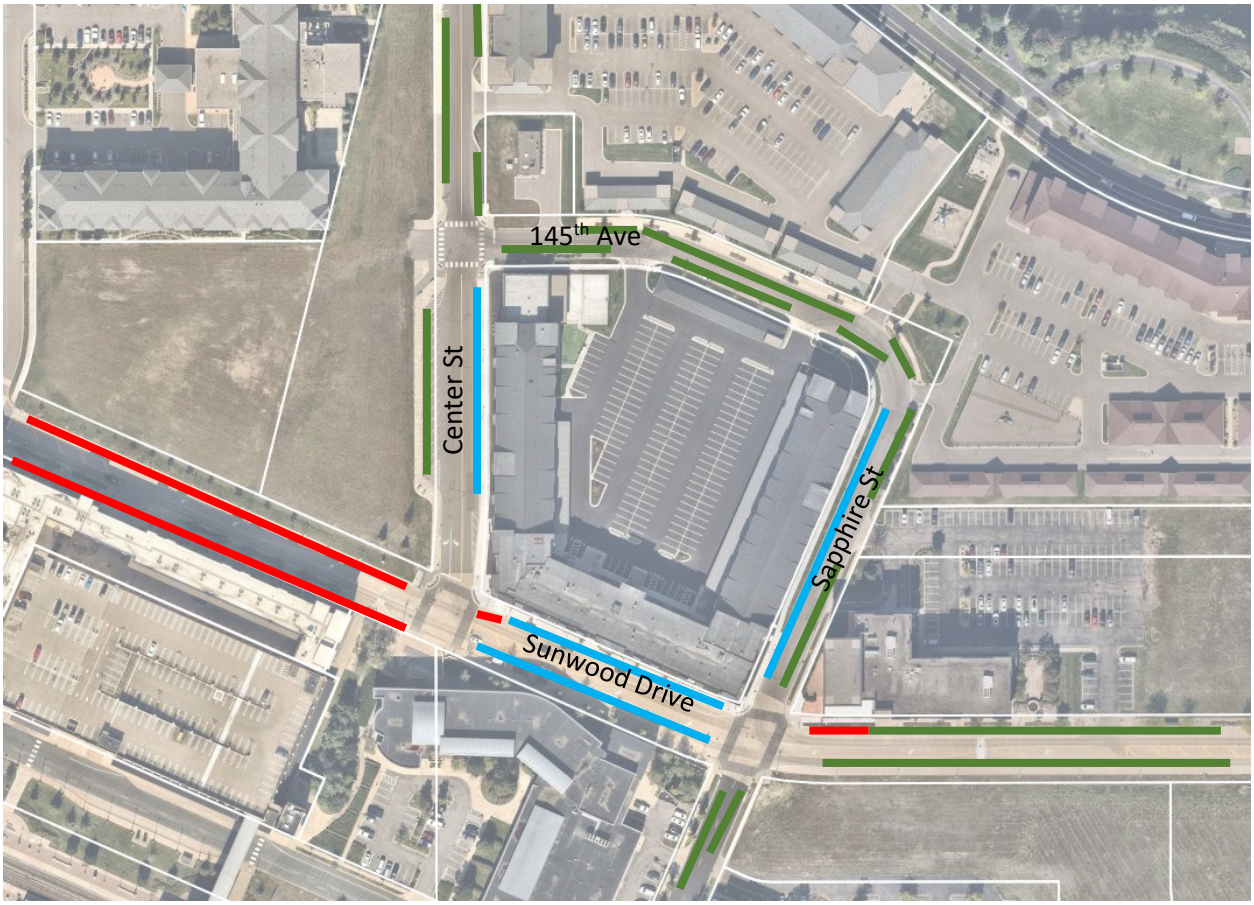
Parking Restrictions Figures

Resolution 26-053

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 03:14 PM
Form Started By: Bruce Westby		Started On: 02/13/2026 03:55 PM
Final Approval Date: 02/19/2026		

Proposed Parking Time Limits around Skyline on Sunwood



Green – No Restriction

Red – No Parking (already restricted)

Blue – Proposed 2-hour limit

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

RESOLUTION #26-053

RESOLUTION APPROVING TWO-HOUR PARKING RESTRICTIONS ON CENTER STREET, SAPPHIRE STREET AND SUNWOOD DRIVE ABUTTING THE SKYLINE APARTMENTS

WHEREAS, the Skyline Apartments include approximately 13,700 square feet of retail space whose customers will rely on on-street parking, and

WHEREAS, employees of these retail spaces will also find on-street parking spaces convenient; and

WHEREAS, customers of the Municipal Center on the south side of Sunwood Drive also find on-street parking spaces convenient; and

WHEREAS, as was discussed during the development approval process, no businesses were identified at that time so staff would come back to Council once users were known to propose a limited-duration parking plan for the streets around the Skyline Apartments; and

WHEREAS, a salon has signed a lease for the space fronting Center Street and has applied for building permits, and potential users are seriously looking at the other retail spaces; and

WHEREAS, the building owner has stated that the prospective tenants know of the potential for limited-duration parking; and

WHEREAS, city staff met with the building owner and the salon owner to determine appropriate time limits for parking that will align with the salon's customer's needs and the proposed time limits were presented to the Public Works Committee on January 20, 2026; and

WHEREAS, the Public Works Committee recommended a consistent 2-hour parking restriction on both sides of Sunwood Drive, the east side of Center Street, and the west side of Sapphire Street adjacent to the Skyline Apartments; and

WHEREAS, the building owner and salon owner confirmed they are in agreement with the recommendations of the Public Works Committee.

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

1) The City Engineer/Public Works Director is hereby authorized and directed to install signs on both sides of Sunwood Drive between Center Street and Sapphire Street, on the east side of Center Street between Sunwood Drive and 153rd Avenue, and on the west side of Sapphire Street between Sunwood Drive and 153rd Avenue, restricting on-street parking to 2-hours in all locations where on-street parking is not prohibited.

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 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-054 Accepting Proposals for 2026 Geotechnical and Construction Testing Services

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-054 accepting proposals for 2026 geotechnical and construction testing services.

Background:

The City of Ramsey is a growing municipality with both public and private infrastructure improvement projects. All improvements installed in the city, which are to become publicly owned and maintained are to inspected and tested by a city approved geotechnical firm.

City staff sent request for proposals to four (4) firms known to perform this type of work. All firms have performed worked within and/or for the City in some capacity within the last 2 years. The Request for Proposal outlining the scope of work is attached to this case for reference.

Engineering staff rated the proposals based off of 6 selection criteria:
1. Experience of key personnel in design, review, geotechnical services and construction testing on varying municipal project, including State Aid (25%)
2. Successful experience working in Ramsey and/or Cities of similar size and soil conditions (25%)
3. Costs. (20%)
4. Accessibility, responsiveness and flexibility in schedule. Ability to contact key personnel and getting a response to unforeseen occurrences within 1 hour (15%)
5. Sample Work Plan (10%)
6. References (5%)

All requested proposals were returned to the city, the proposal from American Engineering Testing had the highest average score.

Firm	Average Score (1-100)
American Engineering Testing	96.73
Braun Intertec	96.1
Haugo Geotechnical Services	69.75
Independent Testing Technologies, Inc.	69.3

Notification:

If City Council approves the proposal, staff will work with American Engineering Testing to sign a contract for 2026 services.

Time Frame/Observations/Alternatives:

Observations:
The city has had a year-by-year contract with American Engineering Testing (AET) since 2022 when they purchased Northern Technologies, Inc. (NTI) who had previously served the city. Local NTI staff continued working within Ramsey after the transition.

Staff plans to re-visit requesting proposals for geotechnical and construction testing services every 3 to 5 years, assuming the city continues to receive quality results.

Alternatives:
Motion to adopt Resolution #26-054 accepting proposals for 2026 geotechnical and construction testing services.

Funding Source:
Funding for this work is proposed to come from Pavement Management Funds, Municipal State Aid Funds, relevant Utility Funds, and private development reimbursement, based upon the individual projects.

Recommendation:
Staff recommends adopting Resolution #26-054 accepting proposals for 2026 geotechnical and construction testing services.

Outcome/Action:
Adopt Resolution #26-054 accepting proposals for 2026 geotechnical and construction testing services.

Attachments

Res 26-054
Geotech and Construction Testing RFP
AET Proposal

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/19/2026 02:08 PM
Brian Hagen	Brian Hagen	02/19/2026 02:30 PM
Form Started By: Joe Feriancek		Started On: 02/17/2026 08:27 AM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-054

RESOLUTION ACCEPTING PROPOSALS FOR 2026 GEOTECHNICAL AND CONSTRUCTION TESTING SERVICES

WHEREAS, all improvements installed in the city, which are to become publicly owned and maintained, are to be inspected and tested by a city approved geotechnical firm; and

WHEREAS, request for proposals were submitted to four (4) firms for the purpose of obtaining quotes for completing the proposed geotechnical and construction testing services; and

WHEREAS, city staff rated the proposals for selection based on key personal, experience, costs, accessibility, sample work plan, and references; and

WHEREAS, the proposals received are tabulated below; and

Firm	Average Score (1-100)
American Engineering Testing	96.73
Braun Intertec	96.1
Haugo Geotechnical Services	69.75
Independent Testing Technologies, Inc.	69.3

WHEREAS, the proposal of American Engineering Testing for said services in accordance with the prepared proposal was found to be the highest rated and their proposal shall be and hereby is accepted.

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

1) The Mayor and City Administrator are herby authorized and directed to enter into a contract with American Engineering Testing for said geotechnical and construction testing services for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th

day of February, 2026.

Mayor

ATTEST:

City Clerk

REQUEST FOR PROPOSAL
2026 GEOTECHNICAL AND CONSTRUCTION TESTING SERVICES
City of Ramsey

ISSUE DATE
January 14, 2026

PROPOSAL MUST BE RECEIVED BY:
4:30 p.m. on Tuesday, February 17, 2026

EMAIL PROPOSAL TO:
sdamjanovich@cityoframsey.com
or
DELIVER PROPOSAL TO:
City of Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303
Attn: Stacie Damjanovich, Engineering Administrative Assistant
763-433-9895

INTRODUCTION:
The City of Ramsey is seeking proposals for geotechnical and construction testing services to assist in the design, review, and implementation of varying municipal improvement projects.

BACKGROUND:
The City of Ramsey is a growing municipality, with both public and private infrastructure improvement projects. All improvements installed in the city, which are to become publicly owned and maintained, are to be inspected and tested by a city approved geotechnical firm. Some of the projects scheduled for 2026 include State Aid street reconstructions, neighborhood street reconstructions, utility installation, and street maintenance (overlays, crack filling, pavement rejuvenation). All work to be performed under this contract will be scheduled and paid through the city.

PROPOSAL SUBMITTAL:
Proposals must be received no later than **4:30 P.M. Tuesday, February 17, 2026**. Deliver to the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303 to the attention of Stacie Damjanovich, Engineering Administrative Assistant. E-mail proposals will be accepted and may be sent to SDamjanovich@cityoframsey.com.

At a minimum, the proposal shall include:

a. Letter of Transmittal
b. Personnel Resumes, including professional registrations and certifications of key staff
c. Related Experience / References
d. Rate Schedule

PROPOSAL UNDERSTANDING:
By submitting a proposal, the Contractor agrees to be bound to the terms and conditions herein.

COSTS OF PREPARATION:
Under no condition will any costs of preparation of the proposal be reimbursed by the City.

COMMUNICATION WITH THE CITY:
If any requirements of this RFP are not clearly understood, the Contractor is responsible for contacting the city for further clarification in a prompt manner. Responses to inquiries, if they change or clarify the RFP in a substantial manner, will be forwarded by addenda to the RFP.

All questions and related correspondence should be directed to:

Joe Feriancek
Assistant City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
Phone: 763-433-9893
E-mail: JFeriancek@cityoframsey.com

LICENSE AND INSURANCE:
By submitting a proposal, the Consultant affirms they shall maintain the following minimum insurance coverage while completing their work as related to this RFP in the following amounts: Commercial General Liability $1,000,000 per occurrence (written on an occurrence-based form bodily injury and property damage); automobile liability $1,000,000 per occurrence (including hired & non-owned bodily injury and property damage). The City of Ramsey shall be named as an additional insured on the Commercial General Liability insurance. Certificates of Insurance for all of the above insurance shall be filed with the City prior to the work. The Consultant also affirms they shall be licensed to perform the work in the State of Minnesota, and the work shall comply with all state and local laws.

SCOPE OF WORK:
The scope of work includes completing geotechnical and construction testing services, as directed, on a variety of municipal infrastructure projects within the city of Ramsey, MN. The consultant will assist city staff with design, review, and implementation of projects by performing excavation observation and material testing on a will-call basis. The consultant is required to attend pre-construction conferences, respond to service/inspection requests in a timely manner, keep a detailed field journal, prepare and maintain all necessary documentation, and issue results promptly.

1. Excavation observation and placement of fill
    a. Perform geotechnical exploration and review reports, providing boring logs, conclusions, opinions, and recommendations.
    b. Observe exposed soils in the bottom of excavations, documenting the elevation and keeping detailed notes.
    c. Perform shallow hand auger borings and hand cone penetrometer probes, as necessary.
    d. Evaluate the suitability of soils to support structural loads, utilities, and pavements, and document adequate oversizing for load support.
    e. Provide compaction testing to evaluate fill density using the sand cone or nuclear density method.
    f. Conduct standard or modified proctor tests on differing fill to be placed, and obtain samples for sieve test or other classification analysis.
2. Concrete testing
    a. Documentation of correct mix delivery.
    b. Slump and air content tests.
    c. Measuring temperature of the concrete at placement.
    d. Casting of concrete cylinders, and associated strength testing.
    e. Compare results to project specifications and report discrepancies immediately.
    f. Provide daily field reports, or as directed.
3. Subgrade observation, test rolls, and aggregate analysis
    a. Observe stability during test-rolling.
    b. Evaluate deflection under wheel loads, and mark areas of excessive deflection for corrective actions.
    c. Provide recommendations for correction of unstable subgrade soils.
    d. Present results of observations in a written report, if requested.
    e. Aggregate testing:
        i. Sieve analysis
        ii. Deleterious materials

iii. Specific gravity and absorption
iv. Abrasion, crushing, and soundness

4. Pavement testing
    a. Observe rolling procedures and assist in establishing a pattern to achieve design density during placement.
    b. Obtain samples of bituminous for laboratory testing, including:
        i. Marshall density
        ii. Rice specific gravity
        iii. Asphalt extraction and gradation analysis

PROPOSAL CRITERIA:

Proposals should be presented in the following order, showing the following details as a minimum:

1. Firm name, address, phone, fax, primary contact person, and date of proposal.
2. Profile of the firm, including; history, experience and client references.
3. Understanding of the scope of work.
4. Work plan and estimate for a sample project (see below), showing a proposed schedule and tasks to be completed (soil borings, reporting and recommendations, sampling and testing, lab services, trips/mileage, etc.), and budgeted person hours.
    a. Please provide a detailed work plan to construct a 1250' State Aid bituminous road through an existing agricultural field in the center of the city; including sanitary sewer, watermain, storm sewer and associated ponding, bituminous trail, and concrete curb and gutter. Assume site acquisition (access) has concluded, and surveying and staking will be completed timely upon request by the consultant.
5. Identification of key personnel that would be assigned to projects, including specific experience, qualifications, accessibility, credentials, and certifications (Organization Chart).
6. Statement of fees, based on a schedule of the firm's standard hourly billing rates, along with a schedule of direct expenses.
7. Terms and conditions for payment of geotechnical fees.
8. Any additional information that will be relevant to the City's selection of a qualified firm to perform the professional services required.

SELECTION CRITERIA:

1. Experience of key personnel in design, review, geotechnical services and construction testing on varying municipal projects, including State Aid. (25%)
2. Successful experience working in Ramsey and/or Cities of similar size and soil conditions. (25%)
3. Costs. (20%)
4. Accessibility, responsiveness and flexibility in schedule. Ability to contact key personnel and getting a response to unforeseen occurrences within 1 hour. (15%)
5. Sample Work Plan (10%)
6. References (5%)

After review of proposals, city staff intends to request City Council approval to accept staff's recommended proposal on Tuesday, February 24, 2026.

Proposal for

2026 Geotechnical and Construction Testing Services

for the City of Ramsey, Minnesota

Date:
February 16, 2026

Prepared for:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

AET Contacts:
Nicholas Collette
Project Manager II
ncollette@teamAET.com
Direct: (651) 470-4110

Geotechnical • Materials
Forensic • Environmental
Building Sciences
Petrography/Chemistry

American Engineering Testing
550 Cleveland Avenue North
St. Paul, MN 55114-1804
teamAET.com • 800.972.6364

February 16, 2026

Attn: Joe Feriancek
Assistant City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
JFeriancek@cityoframsey.com

Subject: RFP 2026 Geotechnical and Construction Testing Services

Dear Mr. Feriancek:

American Engineering Testing, Inc. (AET) is pleased to submit this proposal to the City of Ramsey ("the City"), in response to your RFP (issued 1/14/2026), for geotechnical and construction testing services. We trust this submittal and our past performance on similar City projects, including roadway improvements, utility testing, and water treatment plant construction, will demonstrate our qualifications to continue serving the City of Ramsey.

We have assembled a highly versatile team, based out of our St Paul and Albertville offices, to meet your anticipated needs. We are committed to providing timely responses, flexible staff, and having staff available when needed. Mr. Nicholas Collette, and Mr. Robert Olson, PE, will act as our primary project managers and will serve as the main AET contacts for the City of Ramsey. Mr. Olson will also act as the principal-in-charge.

We hope to continue providing services to the City and we welcome the opportunity to further discuss our approach to future projects with you.

Sincerely,
American Engineering Testing, Inc.

Nicholas Collette
Project Manager II

Robert Olson, PE (MN, ND, SD, WI, MT)
Principal Engineer

This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

CONTENTS

FIRM DETAILS 1
FIRM PROFILE 1
History 1
Capabilities 1
Safety and Quality 1
Firm Experience 1
Similar Project Experience 2
Client References 4
UNDERSTANDING OF THE SCOPE OF WORK 5
WORK PLAN AND SAMPLE PROJECT ESTIMATE 8
Geotechnical Exploration 8
Estimated Geotechnical Fees 8
Construction Materials Testing 9
KEY PERSONNEL 9
STATEMENT OF FEES 12
TERMS AND CONDITIONS 12

APPENDIX
Sample Project Estimate
Professional Staff Resumes
Table 1 – 2026 Construction Materials Testing Unit Rates
Table 2 – 2026 Geotechnical Service Rates
Construction Services Agreement -Terms and Conditions

FIRM DETAILS

American Engineering Testing, Inc. (AET)
550 Cleveland Avenue North, St Paul, MN 55114
Reception: (800) 972-6364 **Fax:** (651) 659-1379

Primary Contact: Nicholas Collette
Email: ncollette@teamAET.com **Phone:** 651-470-4110

Date of Proposal: February 16, 2026

FIRM PROFILE

History

Founded in 1971, American Engineering Testing, Inc. (AET) is a 100% employee-owned corporation. Headquartered in Saint Paul, Minnesota, AET employs over 500 people and serves clients from 20 offices located across the Upper Midwest and Wyoming, including 8 offices in Minnesota. Our St Paul office employes over 300 people, including more than 30 Professional Engineers and Geologists.

Capabilities

AET provides critical investigations, testing, inspection, analysis, and design that help keep construction projects on track. AET services include geotechnical engineering; construction materials engineering and testing; nondestructive testing; petrography/chemistry services; building envelope assessments; and environmental consulting. We have extensive experience providing these services to counties and cities across Minnesota, including the City of Ramsey.

Safety and Quality

Safety and quality are fundamental to our services and key to the success of our projects. AET employees work as a team towards eliminating work-related injuries and accidents. Our Occupational Health and Safety Management System and Safe Work Practices manual require extensive employee safety training across all job descriptions. Our self-imposed, in-house Quality Management System provides a rigorous framework, guiding staff during technical work and requiring the use of standard methods for sampling, calibrations, observations, testing, documentation, and reporting.

Firm Experience

Our 50+ years of experience includes both public sector and commercial projects including work on transportation, infrastructure, and vertical construction projects of all sizes. This has included a range of services on some of the most complex projects around -- stadiums, high rises, large urban redevelopment projects, and industrial facilities. AET has also been instrumental in providing geotechnical and pavement engineering and construction materials testing on most of the major transportation projects in Minnesota and on transit projects across the Twin Cities.

Similar Project Experience

Some relevant geotechnical and construction testing project experience with the City of Ramsey and nearby municipalities is described below.

City of Ramsey

Project: Ramsey Water Treatment Plant – 2023-2025
Details: AET provided geotechnical services, groundwater investigation, materials testing and special inspections for the construction of a new water treatment plant in the City of Ramsey. AET's scope of work included excavation observations, soils testing, rebar observations, concrete testing, and structural steel and welding inspections. Throughout the project AET has provided experienced technicians to perform these observations and testing.

Contact: Abigail Bowman - AE2S, Bruce Westby, Aaron Madsen – City of Ramsey

Project: Alpine Drive Reconstruction – 2025
Details: AET provided materials testing for the reconstruction of Alpine Drive. AET's technicians provided soils testing, concrete testing, and bituminous testing throughout the project in accordance with MnDOT State-Aid requirements. AET also assisted with State-Aid documentation throughout the project.

Contact: Bruce Westby, Aaron Madsen – City of Ramsey

Project: Riverstone South – 2023-2025
Details: AET provided materials testing for the roadway and utility construction for a new 200+ unit housing development. AET's technicians provided soils testing for grading work and utility installations and concrete testing throughout the project.

Contact: Bruce Westby, Aaron Madsen – City of Ramsey

City of Andover

Project: Nightingale Roundabouts – 2025
Details: AET Provided construction materials testing for the construction of two roundabouts near Crosstown Boulevard and Nightingale Street in Andover, MN. Construction took place in the 2025 construction season and included soils, concrete, and bituminous testing. AET also provided state aid documentation for the project.

Contact: Jason Law, Jake Knutson – City of Andover

Project: Fields of Winslow Cove – 2022-2025
Details: AET provided construction materials testing for the roadway and utility construction of a new housing development in Andover. Construction took place from 2022-2025 and included four phases of development work. AET's services included soil density testing for grading work, deep utility construction, concrete testing, and bituminous testing.

Contact: Jason Law, Jake Knutson – City of Andover

Project: Andover Crossing – 2022

Details: AET provided construction materials testing for a new mixed used development that included soils testing for grading work and utility installation, concrete testing for curb and gutter and sidewalk, and bituminous testing.

Contact: Jason Law, Jake Knutson – City of Andover

City of Albertville

Project: Main Avenue Reconstruction – 2025-Present

Details: AET provided geotechnical services and is providing construction materials testing for the reconstruction of Main Avenue in Albertville, MN. This project includes State-Aid funding and AET is assisting with documentation and materials summary reports throughout the project for state aid requirements. Construction is anticipated to be completed in 2026.

Contact: Adam Nafstad – City of Albertville

City of Minnetonka

Project: Mill and Overlay, 2025

Details: AET provided geotechnical services and construction testing for nine new bridges over trails. This included soil borings and preparation of a geotechnical report and recommendations. We provided the Quality Assurance (QA) Testing (using MnDOT certified testers) that included compaction testing, MnDOT DCP testing, sieve analyses, concrete testing, and bituminous testing.

Contact: Chris Smi and Mitch Hatcher - City of Minnetonka

Project: SAP 142-152-010 Wayzata Boulevard Improvements, 2024

Details: AET provided geotechnical services and construction testing for nine new bridges over trails. This included soil borings and preparation of a geotechnical report and recommendations. We provided the Quality Assurance (QA) Testing (using MnDOT certified testers) that included compaction testing, MnDOT DCP testing, sieve analyses, concrete testing, and bituminous testing.

Contact: AJ Soland and Mitch Hatcher - City of Minnetonka

Project: Opus Bridges, Phases 1, 2, and 3, 2020-2023

Details: AET provided geotechnical services and construction testing for ten new bridges over trails. This included soil borings and preparation of a geotechnical report recommending Geosynthetic Reinforced Soil (GRS) bridge abutments. We also provided the Quality Assurance (QA) Testing (using MnDOT certified testers) that included compaction testing, MnDOT DCP testing, sieve analyses, direct shear testing, concrete testing, and bituminous testing.

Contact: Chris Long and Chris Smith - City of Minnetonka

Project: Opus and Burch Lift Stations and Opus Secondary Forcemain, 2021-2023

Details: AET provided geotechnical services for lift station rehabilitation at the Burch and Opus sites. Borings and geotechnical services were also performed for the new secondary forcemain (to be directionally drilled) from the Opus Lift Station site across a wetland to a new manhole on the west side of the wetland. These projects are in wetland/swamp deposit areas. The reports provided recommendations for support of lift station features, construction considerations with regard high

groundwater and organic soils and directional drilling. We also provided the construction materials testing and special inspections that included excavation observations/recommendations, helical pile observations, reinforcing steel observations, and concrete testing.

Contact: Mike Kuno - City of Minnetonka

Client References

As requested, we have included several municipal client references for our team members, including a description of services we have provided to them. AET has earned an excellent reputation working with Metro area city and county staff. A few references are included below with relevant AET team members noted for each contact. (We are pleased to provide additional references, upon request).

City of Andover

AET has worked with City staff on a variety of city improvement projects providing Geotechnical engineering and Construction Materials Testing.

City Contacts:
Jason Law, Assistant City Engineer – 763-767-5130; j.law@andovermn.gov

AET Staff: Nicholas Collette

City of Minneapolis

AET has worked on many projects with the City, providing Geotechnical, Materials Testing, and Environmental services.

City Contacts:
Adam Hayow – 612-673-2172; adam.hayow@minneapolismn.gov
Petru Vizoli -- 612-673-2368; petru.vizoli@minneapolismn.gov

AET Staff: Justin Staker

City of Greenfield

AET has worked with City staff on a variety of city improvement projects providing Geotechnical engineering and Construction Materials Testing.

City Contacts:
Matthew Kind (Hakanson Anderson), 763-427-5860; matthewk@haa-inc.com
Ron Wagner (Hakanson Anderson), 763-852-0478; ronw@haa-inc.com

AET Staff: Nicholas Collette, Rob Olson

City of Minnetonka

AET has worked on many projects with the City, providing Geotechnical and Materials Testing services.

City Contact:
Phil Olson, City Engineer -- 952-939-8239; polson@minnetonkamn.gov

AET Staff: Rob Olson, Justin Staker, Megan Hoppe

Washington County
AET has worked on many projects with the County, providing Geotechnical, Materials Testing, and Environmental services.

County Contacts
Andrew Giesen -- 651-430-4336; andrew.giesen@co.washington.mn.us
Erin Blaylock – 651-430-4384; erin.blaylock@co.washington.mn.us
Allan Brandt – 651-430-4348; allan.brandt@county.washington.mn.us

AET Staff: Thomas Evans, Megan Hoppe, Justin Staker, Ryan Schaefer

UNDERSTANDING OF THE SCOPE OF WORK

We understand that the scope of work includes completing geotechnical and construction testing services, as directed, on a variety of municipal infrastructure projects within the City of Ramsey, on an as needed basis. Our understanding of the scope of work, and ability to provide responsive and flexible scheduling, will allow us, and our main point of contact, to serve the City of Ramsey and respond to client needs and unforeseen circumstances within 1 hour.

AET has over 50 years of experience providing geotechnical and testing services to municipalities and counties across Minnesota. Our Geotechnical Team offers complete geotechnical services ranging from drilling, in-situ testing, and laboratory testing to engineering design and consultation. Our Construction Services Team provides field and lab construction materials testing, Special Inspections, and bituminous and pavement testing. Our Saint Paul materials testing laboratories are AASHTO accredited.

Geotechnical Services

AET conducts soil borings, with multiple drill rigs, on a daily basis. Our drillers have many years of experience drilling in a wide range of soil types, soil stiffness/density conditions, and groundwater conditions. Drilling methods include hollow and solid stem auger drilling, mud-rotary drilling (required in granular soils below the water table), and specialized casing advancements when overhead space limits conventional practice. To match the correct rig with access needs, we use truck vehicles of varying size, all-terrain vehicles (both rubber-tired and tracked), and several sizes of portable rigs. AET also performs piezocone penetration testing and seismic piezocone testing.

AET routinely incorporates hydrologic/hydrogeologic considerations into our environmental and geotechnical programs. Having environmental well contractors, licensed by the Minnesota Department of Health (MDH), on staff provides us with the expertise and flexibility to install monitoring wells or piezometers, rather than subcontracting for well installation. Our team of drillers have many years of experience installing monitoring wells in varied soil, bedrock, and groundwater environments.

Our professional engineering staff prepares Geotechnical Exploration Reports based upon our soil borings and laboratory testing of samples. These reports present our geotechnical recommendations for a large variety of projects including buildings, roadways, bridges, and retaining walls. The reports are prepared by experienced engineers with principal level review by a Professional Engineer licensed in the State of Minnesota.

Construction Materials Testing

AET offers comprehensive engineering observation, special inspections, and material testing services to monitor quality control / quality assurance on a wide variety of construction projects. We have provided these services for more than 20,000 projects, including numerous underground utility installation and transportation related projects.

AET has ACI and MnDOT certified technicians to perform construction testing and inspection. We perform the following services:

- Foundation installation observations for piling, footings, helical piers, drilled piers, and rammed aggregate piers
- Observe exposed soils in excavation bottoms and document suitability for construction
- Perform shallow hand auger borings and hand cone penetrometer probes as needed to evaluate soil stability and bearing capacity
- Conduct laboratory testing of soils for sieve analysis and proctor testing
- Soil density testing using the nuclear density gauge or sand cone method
- Subgrade observations and test rolls to observe stability, deflection, and rutting and provide recommendations for corrective action
- Concrete testing with field sampling including documentation of correct mix delivery, slump, temperature, air entrainment and casting compressive strength test cylinders
- Other testing services as required

Bituminous and Pavement Testing

AET provides bituminous testing and mix design services. Members of our staff, across our Midwest regional offices, are certified in Minnesota, Wisconsin, North Dakota, and South Dakota. Our laboratory is AASHTO R18 accredited and MnDOT & WisDOT Qualified.

AET's pavement and infrastructure group specializes in the testing, design, construction, maintenance, and rehabilitation of roads, parking lots and other transportation-related structures.
Our typical roadway, driveway, and parking facility services include:

- Research program coordination
- Create/modify specifications and best practices manuals
- Develop/execute research/new-product implementation plans
- Falling-Weight Deflectometer (FWD) testing
- Maintenance activities/schedules
- Pavement design and optimization (including full-depth reclamation and cold-in-place recycling)
- Pavement management (including evaluation/condition surveys)
- QA/QC Management
- Pavement rehabilitation alternatives, including cold in place recycled asphalt
- Roadway Inspection and Testing
- Pavement Design recommendations with consideration to city standards.

QA/QC and Laboratory Accreditation

AET has an operating Quality Management System (QMS) that guides our staff during technical work. The QMS requires use of standard methods for sampling, observations, testing, documentation, and reporting. All personnel, procedures, equipment, and materials used in the course of our work comply with the QMS, which is designed to comply with the requirements of ISO/IEC Standard 17025 General Requirements for the Competence of Testing and Calibration Laboratories.

AET's QAP Standards

AET's QAP provides compliance with the requirements of these ASTM standards:

- **ASTM C1077** Standard Practice for Laboratories Testing Concrete and Concrete Aggregates for use in Construction and Criteria for Laboratory Evaluation
- **ASTM C1093** Accreditation of Testing Agencies for Unit Masonry
- **ASTM D3666** Minimum Requirements for Agencies Testing/Inspecting Road & Paving Materials
- **ASTM D3740** Minimum Requirements for Agencies Engaged in the Testing / Inspection of Soils and Rock as used in Engineering Design and Construction
- **ASTM E329** Standard Specification for Agencies Engaged in the Testing / Inspection of Materials used in Construction
- **ASTM E543** Standard Practice for Agencies Performing Nondestructive Testing

Laboratory Accreditation

AET's locations in Saint Paul, Rochester, Duluth, Wausau, and Sioux Falls are accredited by the AASHTO Materials Reference Laboratory (AMRL) in geotechnical and construction materials engineering and testing. Assessments are conducted according to the AASHTO R18 standard: Establishing and Implementing a Quality System for Construction Materials Testing Laboratories. Our QAP meets the requirements of the US Army Corps of Engineers (USACE), and our Saint Paul, Duluth, Rapid City, and Sioux Falls locations carry a laboratory validation designation by the USACE.

AET's Environmental Field group in Saint Paul is accredited by the American Association for Laboratory Accreditation (A2LA) signifying that our staff and our quality system have been evaluated by a third-party assessor. Copies of accredited test methods are available upon request.

Compliance

AET conducts annual internal audits to assess the effectiveness of implementation of our Quality Assurance Program and measure compliance with the 17025 standard and provides a working standard for continual improvement.

Personnel are trained in the Technical Standard Operating Procedures (T-SOPs) performed, are certified either externally by Mn/DOT, Wis/DOT, SD/DOT, NICET, ACI, ICC or other recognized certifying authority, or internally by AET. AET participates in relevant CCRL (Cement and Concrete Reference Laboratory) and AMRL (AASHTO Materials Reference Laboratory) proficiency test programs.

Test and inspection equipment meets industry and procedural requirements, is maintained in proper working order, and is in current calibration with traceability to national standards such as those maintained by the National Institute of Standards and Technology (NIST).

WORK PLAN AND SAMPLE PROJECT ESTIMATE

Outlined below is our sample work plan and estimate for providing geotechnical and materials testing services for a 1250' State Aid bituminous roadway. This work plan includes geotechnical exploration and review and construction materials testing for the proposed project.

Geotechnical Exploration

AET's geotechnical team and Project Manager will work with the City to prepare a detailed cost estimate and approach for a geotechnical evaluation of the site to determine subsurface soil conditions. Upon approval of our cost estimate AET will arrange and coordinate utility locates and any necessary traffic control needed to perform the work and the completion of drilling will take place within four to six weeks. Once utility locates have been marked AET staff will mark our proposed soil boring locations in the field in preparation for drilling. Upon completion of drilling AET staff will transport the recovered samples and field logs to our Albertville laboratory for classification and testing.

Our proposed scope of work for this project would include:

- Arranging clearance of underground public utilities through the Gopher State One-Call System.
- Perform 6 standard penetration test borings (ASTM: D1586) to a depth of 14.5 feet each along the proposed roadway, with a soil boring exhibit provided.
- Seal the boreholes per Minnesota Department of Health requirements.

We will drill the boring using hollow stem augers or by rotary mud drilling, and sampling by the split-barrel method (ASTM D1586). Our crew will keep a field log noting the methods of drilling and sampling, the Standard Penetration Values (N-values, "blows per foot"), preliminary soil classification, and observed groundwater levels. We will collect samples at 2.5-foot intervals to the termination depths. Representative portions of recovered samples will be sealed in jars to prevent moisture loss and submitted to our laboratory for review, testing and final classification.

One to two weeks after the completion of drilling AET will provide draft boring logs and laboratory test results for the City's review. We will prepare a report in which we will present the results of our subsurface exploration and laboratory testing. The report will include logs of the soil borings, the laboratory test results, a review of the engineering properties of the on-site soils and our geotechnical engineering opinions and recommendations regarding the following. After the City's review and approval AET will finalize the geotechnical exploration report and provide it to the City for their records and distribution.

Estimated Geotechnical Fees

For the scope of services described above, our charges would be as follows:

1.	Boring Locations, Utility Clearance	$ 1,000.00
2.	Drilling and Sampling - 6 borings	$ 3,500.00
3.	Laboratory classification and testing	$ 1,000.00
4.	Geotechnical Analysis & Reports	$ 1,600.00
	TOTAL ESTIMATE	**$ 7,100.00**

Construction Materials Testing

During construction AET will provide experienced MnDOT certified technicians for construction materials testing. Our technicians will be scheduled for density testing, concrete testing, and bituminous testing on an on-call basis to perform the work. AET will provide a field engineer to perform any Excavation Observations if unsuitable soils are encountered during grading of the roadway and will provide a technician to perform soil density testing of the backfill materials used during the sanitary sewer, watermain and storm sewer installation. Our technician will also obtain soil samples as needed for laboratory proctor and density testing. Upon completion of the utility installation our technician will provide soil density testing for the subgrade of the roadway as well as DCP testing for the aggregate base section. If any test results are out of specification City staff will be notified.

During the placement of concrete for curb and gutter our technician will verify the proper mix design upon delivery and perform plastic concrete testing for the mix being placed. Our technician will perform temperature, slump, and air entrainment testing of the concrete and verify that all test results meet City and project specifications. If any test results are out of specification City staff will be notified immediately on site. A total of five cylinders will be cast with each test performed (or every 100 cubic yards placed). One cylinder will be tested for compressive strength at 7 days, three cylinders will be tested at 28 days, and one cylinder will be kept as a hold. If the 28 day average compressive strength does not meet specifications then the hold cylinder will be tested at 56 days.

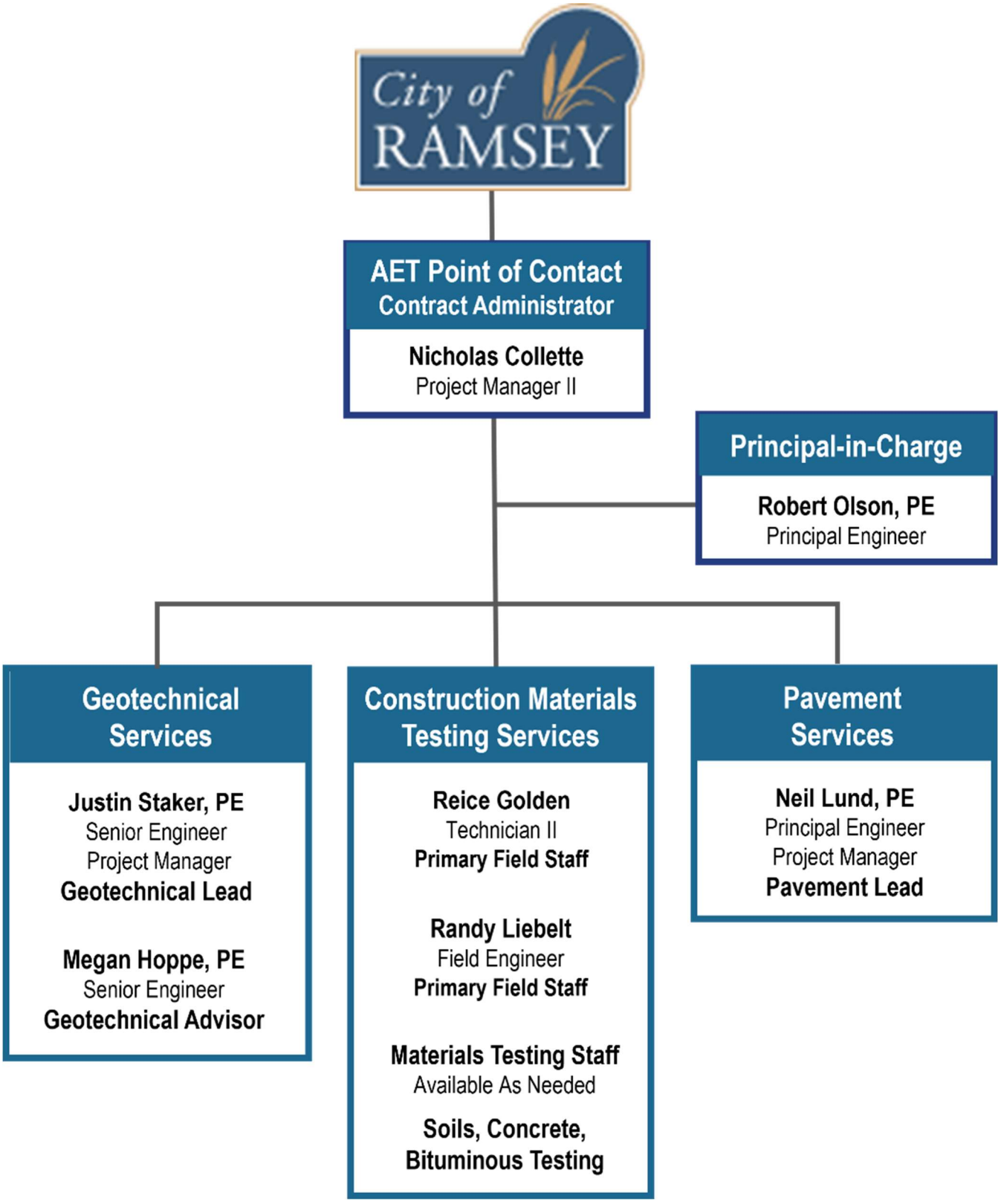
During bituminous paving operations our technician will be available on site to observe rolling procedures and establish a rolling pattern with the paving crew. Our Project Manager will coordinate with City staff and the bituminous plant to obtain laboratory split samples of the bituminous mix being placed. Upon completion of paving our Project Manager will prepare the MnDOT coring log for City staff to review, once approved we will mark the cores on the roadway. After coring is completed AET staff will transport the bituminous cores to our St. Paul laboratory for testing and will provide the City with the testing results once completed.

All test reports will be published via Construction Hive by the Project Manager and will be distributed to City inspection and administration staff, as requested.

Our estimated fee schedule for construction materials testing can be found in the Appendix.

KEY PERSONNEL

AET is fully staffed and equipped to complete the scope of work for City of Ramsey projects and our lead and support personnel hold the certifications and licenses required to perform their work. Our proposed team includes staff from our Albertville office with support from the St Paul Office, as needed. Proposed team titles and roles are shown in the organizational chart below and the qualifications and experience of key staff in Geotechnical and Environmental services are summarized in bios on the following pages. More detailed resumes are included in the Appendix.


City of RAMSEY
AET Point of Contact
Contract Administrator
Nicholas Collette
Project Manager II
Principal-in-Charge
Robert Olson, PE
Principal Engineer
Geotechnical Services
Justin Staker, PE
Senior Engineer
Project Manager
Geotechnical Lead
Megan Hoppe, PE
Senior Engineer
Geotechnical Advisor
Construction Materials Testing Services
Reice Golden
Technician II
Primary Field Staff
Randy Liebelt
Field Engineer
Primary Field Staff
Materials Testing Staff
Available As Needed
Soils, Concrete, Bituminous Testing
Pavement Services
Neil Lund, PE
Principal Engineer
Project Manager
Pavement Lead

Nicholas Collette, Project Manager II / Project Manager and Main Point of Contact

"Nick" is a project manager with 10 years of experience in geotechnical engineering, construction materials observations and testing, and special inspections. He is primarily responsible for materials testing and special inspections of municipal transportation and vertical projects. Nick has provided material testing and inspection services to both private and public sector clients. His experience includes both quality control and quality assurance observations and testing of soil, aggregate, concrete, and masonry during construction. Nick will serve as a client manager for the City of Ramsey Center. He is committed to being available to the City of Ramsey for the duration of the contract.

Robert Olson, PE (MN), Principal Engineer / Principal Project Manager

"Rob" has over 20 years of experience, focusing on residential and commercial development. He provides project management of geotechnical and special inspection and materials testing projects. His experience includes due diligence, entitlements, construction plans, and construction administration for residential development. Rob also has many years of experience in the design of site, utility, grading, erosion control, and stormwater treatment plans for commercial development. He is available for the duration of the contract and will serve as the senior client manager for the City of Ramsey.

Megan Hoppe, PE (MN) -- Senior Geotechnical Engineer / Project Manager

Megan has over 25 years of experience providing subsurface exploration programs, soil, and pavement testing for geotechnical and pavement projects for private, city, and county clients, as well as MnDOT. Her work includes providing analysis, review, and recommendations for building, retaining wall, and bridge support; embankment construction and widening; pavement rehabilitation and design; and slope stability. Megan will provide guidance and Technical Review of deliverables.

Justin Staker, PE (MN) – Senior Engineer / Geotechnical Project Manager

Justin has 12 years of experience in construction materials and geotechnical testing and observations and pavement engineering. He has experience with MnDOT project specifications, QA/QC requirements, along with project reporting and documentation. His recent focus has been in construction materials testing and observations for state and state aid transportation projects in the MnDOT Metro District, as well as preparing proposals and reports for geotechnical projects. He is available for the duration of the contract for the City of Ramsey.

Neil Lund, PE (MN), Principal Pavement Engineer / Project Manager

Neil Lund is a registered professional engineer in Minnesota and eight other states and has over 20 years of experience in pavement and geotechnical engineering projects. His work has ranged from municipal street projects, geotechnical and non-destructive testing for county highways, design-build of major trunk highways, and consultation with national retailers on their pavement networks.

Materials Testing Staff -- Soils, Concrete, and Bituminous Testing

Our construction materials testing group maintains a staff of over 75 well-trained and experienced engineers, geologists, and field and laboratory technicians available for this contract. AET will use ACI, ICC, or MnDOT certified staff as required (and other provisional staff as needed) for the City's construction materials testing needs.

Our primary field staff for servicing City of Ramsey projects will include:

Reice Golden – Technician II

Reice is a field technician with 5 years of experience working on both commercial and transportation projects providing soils testing, concrete testing, reinforcing steel observations, and bituminous testing. Reice will serve as the primary field technician for street and utility improvement project testing needs. He holds various MnDOT technical certifications that make him an asset to the project team for the City of Ramsey along with his experience servicing city and state funded projects.

Randahl Liebelt – Field Engineer

“Randy” is a Field Engineer with 8 years of experience working on commercial, transportation, and MnDOT projects. Randy has served as a field inspector on several large highway projects. He has experience in soils testing, concrete testing, reinforcing steel observations, and bituminous testing. He also has experience in soils observations and test roll observations and will provide these services to the city on an as needed basis.

STATEMENT OF FEES

Our 2026 Fee Schedule for the City of Ramsey is included as an Appendix.

TERMS AND CONDITIONS

All AET Services are provided subject to the Terms and Conditions set forth in the enclosed Construction Service Agreement—Terms and Conditions, which, upon acceptance of this proposal, are binding upon you as the Client requesting Services, and your successors, assignees, joint ventures and third-party beneficiaries. Please be advised that additional insured status is granted only upon written acceptance of the proposal.

APPENDIX

Sample Project Estimate
Professional Staff Resumes
Table 1 – 2026 Construction Materials Testing Unit Rates
Table 2 – 2026 Geotechnical Service Rates
Construction Services Agreement -Terms and Conditions

Materials Testing Estimate for 1250' State Aid Roadway – 2025 SALT SMC
Ramsey, Minnesota

Material	Units	Quantity	Trips	Hours	Agency Testing & Frequency	# of Tests		Cost per Test ($)	Cost ($)	
						Minimum	Likely		Minimum	Likely
Watermain Storm Sewer Sanitary Sewer	LF	3,750	10	30	Proctor (1/soil type)	1	2	195.00	195.00	390.00
					Trenches, Specified Density Nuclear Gauge (1/500'/2' fill)	8	12	44.00	352.00	528.00
					Relative Moisture (1/10,000 CY, 10 max)	6	8	60.00	360.00	480.00
Select Granular Embankment	CY	1,110	2	6	Gradation (1/40,000 CY)	1	2	170.00	170.00	340.00
					Proctor (1/soil type)	1	2	195.00	195.00	390.00
					Specified Density Nuclear Gauge (1/6,000 CY, test rolled)	1	4	46.00	46.00	184.00
					Relative Moisture (1/10,000 CY, 10 max)	4	6	60.00	240.00	360.00
Aggregate Base Class 5	CY	555	2	6	Gradation (2 per lot, 1 lot ≤ 2,000 CY)	2	4	170.00	340.00	680.00
					Road, Penetration Index DCP (1/1,500 CY, test rolled)	1	3	63.00	63.00	189.00
					Walks and Trails, DCP (1/500 feet)	3	6	63.00	189.00	378.00
					Relative Moisture (1/1,000 CY, 10 max)	1	2	60.00	60.00	120.00
Subgrade Preparation	STA	13	1	3	Proctor (1/soil type)			195.00	0.00	0.00
					Specified Density Nuclear Gauge (1/25 STA)	1	4	46.00	46.00	184.00
					Relative Moisture (1/25 STA)	1	4	60.00	60.00	240.00
Bituminous - SP WE/NW	TON	680	2	3	MnDOT Gyratory Mix Properties (1/day/mix type)	2	2	656.00	1,312.00	1,312.00
					Companion Core Density & Thickness	4	4	60.00	240.00	240.00
			2	6	Mark Core Locations - hourly rate see below					
Concrete - Sidewalk, Pedestrian Ramps, Curb & Gutter	CY	300	6	18	Plastic Concrete Testing (1 set of tests/100 CY) - Included in hourly rate see below					
					Concrete Compressive Strength, Curing, & Handling 4x8 Cylinders (includes mold) (5 cyls/100 CY)	15	30	44.00	660.00	1,320.00
					Concrete sample pick up from job site	2	4	105.00	210.00	420.00
			25	72				**Subtotal =**	**4,738.00**	**7,755.00**

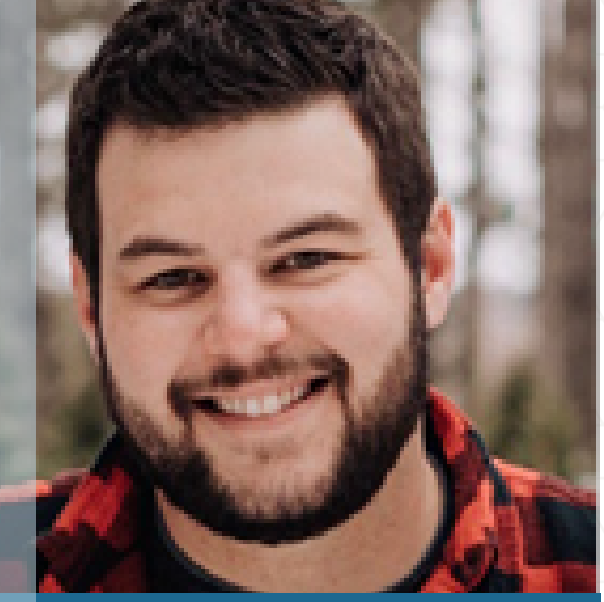
Notes:

1. For grading and base materials, per the 2025 SALT SMC, less than 500 tons (250 CY) may be accepted by the Engineer without testing.
2. Number of "Likely" bituminous samples, cores, and trips assumes 2 days of paving. Assumes testing of all companion cores and no longitudinal density cores.
3. All Material Quantities are estimated based upon length of roadway - no plans or quantities were availble at the time of our estimate.
4. We reserve the right to revise this proposal estimate when the final construction documents are completed, if required.

Time and Mileage	Unit	Rate ($)	Minimum Quantity	Likely Quantity	Minimum Cost	Likely Cost
Trip Charge	Trip	80.00	25	30	2,000.00	2,400.00
Technician II	Hour	120.00	72	72	8,640.00	8,640.00
Engineer II, Final Project Summary Report	Hour	200.00	2	3	400.00	600.00
Engineer II, Project Management	Hour	200.00	10	12	2,000.00	2,400.00
Project Administrator	Hour	90.00	3	5	270.00	450.00
				Subtotal =	**13,310.00**	**14,490.00**

	Minimum	Likely
Total Cost Estimate =	**18,048.00**	**22,245.00**

Estimate prepared by: **Nicholas Collette**



Nick Collette
Project Manager II

Education

BS in Civil Engineering, University of North Dakota, 2015

Technical Certifications

MnDOT - Aggregate Production
MnDOT - Concrete Field I
MnDOT - Grading and Base I
ACI Concrete Field
Nuclear Radiation Gauge Safety and Transportation
OSHA 10 Hour Safety

Contact

ncollette@teamAET.com
Office| 651-659-9001

Nick is an engineer with 10 years of experience in geotechnical engineering, construction materials observations, inspections, and testing, and special inspections, currently focusing on materials testing and special inspections of vertical projects. His experience includes both quality control and quality assurance observations and testing for both private and public sector clients.

Relevant Project Experience

Riverdale Drive Trunk Utility Improvements **2022**

This State Aid project consisted of an extension of Riverdale Drive, including grading work, utility installation to service Riverstone South, plus concrete and bituminous placement. Nick worked with the City of Ramsey project inspection staff to perform materials testing. Nick served as Project Manager and also performed soils, concrete and bituminous testing.

Sunwood Drive and Waco Street Reconstruction **2022**

This project consisted of reconstruction/mill and overlay of concrete and bituminous pavement. Nick worked with the City of Ramsey project inspection staff to perform materials testing. Nick served as Project Manager and also performed soils, concrete and bituminous testing.

Evanswood Street & Utility, Maple Grove, MN **2022-2023**

This State Aid project is a new housing and townhome development. Nick managed the project and performed testing for utility installation, as well as concrete and bituminous placement.

Riverstone South Development, Ramsey, MN **2022**

This project consisted of new construction for a 200+ unit housing development, including utility installation, concrete, and bituminous testing. Nick served as Project Manager and performed soils, concrete and bituminous testing.

Relevant Project Experience

Main Avenue Reconstruction, Albertville, MN **2025-Present**

AET provided geotechnical services and is providing construction materials testing for the reconstruction of Main Avenue in Albertville, MN. This project includes State-Aid funding and AET is assisting with documentation and materials summary reports throughout the project for state aid requirements. Construction is anticipated to be completed in 2026.

Ramsey Water Treatment Plant, Ramsey, MN **2023-2025**

Nick served as the project manager and also provided on-site observations for the construction of a new water treatment plant for the City of Ramsey. AET provided materials testing and special inspections for the construction of a new water treatment plant in the City of Ramsey. AET's scope of work included excavation observations, soils testing, concrete and rebar observations and testing, and structural steel and welding inspections. Throughout the project AET has provided experienced technicians to perform these observations and testing.

Nightingale Street Roundabouts, Andover, MN **2025**

Nick served as the project manager for the construction of two roundabouts near Crosstown Boulevard and Nightingale Street in Andover, MN. AET technicians and field engineers provided on site observations and materials testing. Construction took place in the 2025 construction season and included soils, concrete, and bituminous testing. AET also provided state aid documentation for the project.

Greenfeld Road , Greenfield, MN **2024-2025**

Nick managed the geotechnical and materials testing for this project. The project consisted of the regrading and paving of an existing gravel road that included extensive amounts of organic soils that were stabilized using soil corrections and geogrid to build the road section. AET provided recommendations for the soil corrections during the geotechnical phase and provided technicians and engineers for onsite observations and testing during the construction phase.

Andover Crossing, Andover, MN **2022**

New mixed use development including grading work, utility installation, concrete, and bituminous placement. Performed testing on soils, concrete, and bituminous materials.

Relevant Project Experience

Lynwood Development, Ramsey, MN **2022**

New townhouse development. Nick managed the project and provided materials testing during utility installation an concrete and bituminous placement.

Springhill Suites, St. Paul, MN **2018-2019**

This project consisted of the construction of a new 205,000 sq. ft. 10 story hotel. including a 3 level- integrated parking structure in the Lowertown area of St. Paul. Nick worked closely with Weis Builders providing full-time special inspections and materials testing on site. He provided full-time observations for 85 drilled caisson's, materials testing of soils, concrete, and masonry, and performed all reinforcing steel and poste-tensioned deck inspections. Nick also worked closely with the structural engineer of record providing elongation measurements and reporting during the post-tensioning process.

Chanhassen West Water Treatment Plant, Chanhassen, MN **2018**

New construction of a high zone pressure water treatment facility on the western side of Chanhassen. This Plant now serves as one of two treatment facilities to remove naturally occurring manganese and iron deposits from the city's deep well water. As Engineering Technician, worked closely with WSB inspector and City of Chanhassen staff.
Provided material testing of the work along with material sampling and documentation in compliance with the project requirements. This project required a mass soil correction which required multiple excavation observations to ensure proper compaction requirements were met for the replacement material.

Xcel Energy Colby Lake Lateral Replacement Project, Woodbury, MN **2018**

This project consisted of the abandonment of a 6" gas main along Valley Creek Road for approximately 2 miles in Woodbury, MN being replaced with a new 12" line. Nick worked closely with WSB, Bolton and Menk, and Xcel Energy providing materials testing and compaction testing of backfill materials and flowable fill materials for deep excavations. This project also consisted of the paving of a new bike trail over the pipeline, and spot replacements of concrete paving and curb and gutter.



Robert Olson
Senior Engineer/ Project Manager

Education

BS in Civil Engineering,
University of North Dakota-Grand Forks

Professional Registrations

Professional Engineer, Minnesota, No. 45023

Professional Certifications

American Society of Civil Engineers
National Society of Professional Engineers
City of Albertville City Council

Contact

rolson@teamAET.com
Office| 651-659-9001

Rob is a civil engineer with over 20 years of experience, focusing on residential and commercial development along with project management of Geotechnical and “Special Inspection” and Material Testing Projects.
He is a Professional Engineer, licensed in MN, WI, ND, SD & MT.

Rob is also certified in the Design of Construction SWPPP and Construction Site Management through the University of Minnesota and has experience with SWPPP design on design-build projects.

Relevant Project Experience

Ridgedale Drive Watermain Replacement, Minnetonka, 2021

The City of Minnetonka replaced approximately ½ mile of watermain along Ridgedale Drive. Mr. Olson was the project manager for the geotechnical exploration prior to construction and the construction testing services including excavation observations, soil compaction testing, and concrete testing, during construction.

Boyer Trucks, St. Michael, MN **2020-2021**

Boyer Trucks built a new office, sales and service building in St. Michael, Minnesota. Mr. Olson was the project manager for the geotechnical exploration prior to construction and the construction testing services including excavation observations, soil compaction testing, reinforcing steel observations, concrete testing, welded and bolted connection observations during construction.

Michels, Otsego, MN **2020-2021**

Michels Corporation built a new office, service, and warehouse building in Otsego, Minnesota. Mr. Olson was the project manager for the geotechnical exploration prior to construction and the construction testing services including excavation observations, soil compaction testing, reinforcing steel observations, concrete testing, welded and bolted connection observations, and pavement observations during construction.

Whispering Hills, Victoria, MN **2016-2019**

Project Manager and lead design engineer for a 40-acre residential development that consisted of 215 Villa and Townhome units.Project management and design included, due diligence, entitlements, construction plans, and construction administration for the entire project.

Relevant Project Experience

Walmart & Sam's Club Stores, Minneapolis/St. Paul Area **2011-2012**

Designed and Managed numerous stores within the Minneapolis/St. Paul area. Design included site, utility, grading, erosion control, and stormwater treatment plans.



Megan J. L. Hoppe, PE
Senior Geotechnical Engineer

Education

Bachelor of Science, Civil Engineering
University of Minnesota, 1993-1996
Pre-Engineering Curriculum
Bemidji State University, 1991-1993

Professional Registrations

Professional Engineer, Minnesota No. 49905

Contact

mhoppe@teamAET.com
Office| 651-659-9001

Megan has over 30 years of experience providing subsurface exploration programs, soil, and pavement testing for geotechnical and pavement projects for private, City, County, and MnDOT. Her work includes providing analysis, review, and recommendations for building, retaining wall, and bridge support; embankment construction and widening; pavement rehabilitation and design; and slope stability.

Relevant Project Experience

Blue Line Light Rail Transit Extension **2024-2025**

Geotechnical Engineer providing geotechnical design review of bridge Foundation Analysis & Design Reports (FADRs) for Minneapolis segment.

MnDOT Statewide Foundations Investigation Program **2024-2025**

Lead Geotechnical Engineer for soil borings, bedrock coring, and soil laboratory testing for evaluation of subsurface conditions at various bridge sites throughout Minnesota. Preparing electronic soil boring logs and lab test reports per MnDOT requirements.

Blatnik Bridge Soil Investigation Program, SP 6981-26, **2023-2024**

Lead Geotechnical Engineer directing soil borings, CPT soundings, and soil strength/consolidation testing for evaluation of subsurface conditions for new bridge spanning from Duluth, MN to Superior, WI. Fieldwork was performed from barges and from land, including environmental screening of near surface soils.

TH 5 & Carver CSAH 11, Victoria, MN, SP 1002-121 **2023-2025**

Reviewing Geotechnical Engineer for geotechnical exploration and MDR for new roundabout intersections, CSAH 11 reconstruction and utilities, widening and trail construction over swamp deposits.

Relevant Project Experience

Carver CSAH 18, Chaska, MN, SAP 010-618-016 **2023-2024**

Reviewing Geotechnical Engineer for geotechnical exploration, MDR, and FADR for reconstruction, widening, and new alignment of an existing gravel roadway. Provided recommendations for new bridge over Chaska Creek, infiltration ponds, muck excavation, and pavement designs.Providing review of surcharge settlement monitoring.

TH 610 over I-94, Maple Grove, SP 2771-118, 2780-105 **2022-2025**

Reviewing Geotechnical Engineer for MDRs for extension of TH 610 west over I-94, referred to as new Rush Creek Boulevard, and associated ramp/loop extensions for I-94 and TH 610. Rush Creek Boulevard Project included coordination with city of Maple Grove, Hennepin County, and MnDOT. Providing review of surcharge settlement monitoring during construction.

TH 10/169 Reconstruction, Ramsey **2020-2023**

Geotechnical Engineer providing review of MDR for the reconstruction of TH 10/169 in the City of Ramsey. Project included several City of Ramsey streets, Anoka County Roads, MnDOT mainline and ramps, four new bridges, overhead signs, many MSE and CIP retaining walls, and large approach embankments. The scope included a life-cycle cost analysis, SPT borings, CPT soundings, Ground Penetrating Radar (GPR), and pavement cores.

TH 244 Improvements, Washington County, MN **2019-2022**

Provided review of geotechnical surcharge design and slope stability analysis for embankment widening through Lost Lake historic muck-out area, and pavement rehabilitation options, including full depth reclamation (FDR) and cold-in-place recycling (CIR). Field exploration included ground penetrating radar (GPR), falling weight deflectometer (FWD), soil borings, and pavement cores.

TH 10/169 Reconstruction, Anoka, SP 0202-108 **2019-2021**

Geotechnical Engineer providing review of MDR for the reconstruction of TH 10/169 in the City of Anoka. Project included several City of Anoka streets, Anoka County Roads, MnDOT mainline and ramps, two new bridges, widening an existing bridge, several MSE retaining walls, and overhead signs. The exploration included SPT borings, CPT soundings, Ground Penetrating Radar (GPR), and pavement cores.



Justin L. Staker, PE (MN)
Senior Engineer

Education

Bachelor of Science in Civil Engineering
University of Minnesota Duluth

Professional Registrations

Professional Engineer, Minnesota No. 55534

MnDOT Technical Certifications, No. 21187 (Aggregate Production, Bituminous Street, Grading & Base I/II)

Contact

jstaker@teamAET.com
Office| 651-659-9001

Justin has 11 years of experience in geotechnical and pavement engineering and construction materials testing and observations, including significant experience with construction and soils related issues during construction. His project type experience ranges from pavements, buildings, utility infrastructure, retaining walls, and bridges throughout the public and private sectors. His recent focus has been geotechnical and pavement engineering for city and county transportation projects throughout the Twin Cities and surrounding area.

Relevant Project Experience

Rice Street Capitol Area Reconstruction, St. Paul, MN **2025-Present**

Lead geotechnical engineer for the reconstruction of Rice St (CSAH 49) from John Ireland Blvd to Pennsylvania Ave near the state capitol. The project includes bituminous pavement, traffic signals, concrete sidewalk, multiuse trail, storm sewer, watermain and sanitary services, and stormwater treatment/infiltration basins. This corridor is part of the future G Line BRT route.

TH 36 and CSAH 17, Lake Elmo & Grant, MN **2024-Present**

Project manager and geotechnical engineer for materials design recommendations (MDR), including grading and surfacing for roadway reconstruction and new infiltration basins. Authored foundation analysis and design recommendations (FADR) for two proposed bridges with spread foundations, replacing an at-grade signalized intersection. Also prepared FADRs for traffic signals, high-tension cable barriers, and retaining walls. Field scope included 119 SPT borings, 18 SCPTu soundings, and 2 piezometers.

Opus Bridges Phases 1 and 2, Minnetonka, MN **2021-2023**

Project manager for Quality Assurance (QA) testing. Oversaw MnDOT-certified testers to ensure compliance with MnDOT State Aid standards. Projects involved replacing six bridges with Geosynthetic Reinforced Soil (GRS) abutments and cast-in-place concrete decks and barrier walls. AET's responsibilities included compaction, gradation, direct shear, concrete, and bituminous testing, as well as final reporting.

CSAH 5 Improvements, Stillwater, MN **2023**

Lead geotechnical engineer for pavement rehabilitation of a four-lane divided roadway. Exploration included of ground penetrating radar (GPR), falling weight deflectometer (FWD), SPT borings, pavement coring, and lab testing. Recommendations included mill and overlay designs, bituminous trail sections, and loop detector depths using GPR to aid county planning.

Relevant Project Experience

109th Ave Improvements, Brooklyn Park & Champlin, MN **2023**

Lead geotechnical engineer for the reconstruction and widening of 109th Avenue to include an additional lane and turn lanes. The exploration consisted of standard penetration test (SPT) borings, flight auger borings, pavement cores, and laboratory testing. Bituminous pavement designs were provided for the roadways; and concrete and bituminous pavement designs were provided for a roundabout. The project also included a stormwater BMP area in which a hydraulic conductivity (permeability) test was performed to help infiltration design.

2024 Street Reconstruction, New Brighton, MN **2023**

Lead geotechnical engineer for the reconstruction of multiple bituminous-surfaced streets and utilities, including deeper storm sewer installations. The exploration consisted of SPT borings, pavement cores, sieve analyses, and moisture testing. Recommendations included bituminous section design and utility support.

Dale Street Mill and Overlay, Saint Paul, MN **2023**

Lead geotechnical engineer for the pavement rehabilitation of a roadway consisting of deteriorated bituminous and underlying concrete pavement intended for a 4-2 lane conversion. The exploration consisted of a GPR survey and pavement cores. The geotechnical report included recommendations for mill and overlay design and GPR analysis.

Tonka-Woodcroft & Minnetonka Blvd Trail Improvements, Minnetonka, MN **Year**

Lead geotechnical engineer for the reconstruction and a new bituminous trail through a narrow corridor adjacent to Frederick Lake. Included a cast-in-place retaining wall supported by pipe piles due to swamp deposits and soft soils, and 50+ feet directional drilling for stormwater utilities. Provided design parameters for retaining walls, pavement sections, utility support, and stormwater infiltration. Also served as project manager for compaction, concrete, bituminous, and infiltration testing (using MPD infiltrometer), as well as subgrade evaluations and pile driving analyzer (PDA) reviews.



Neil Lund
Principle Engineer

Education

B.S., Civil Engineering University of Minnesota, Twin Cities 2003

Professional Registrations

Minnesota, No. 46212
Alabama, No. PE54720
Arizona, No. 82055
Arkansas, No. 22627
Colorado, No. 64292
Illinois, No. 062.076188
Nebraska, E-21335
Kansas, No. PE30512
Ohio, No. PE.90708
Oklahoma, PE 35955
Texas, No. 151959
Washington, No. 25034020
Wisconsin, No. 102568-8

Contact

nlund@teamAET.com
Office| 651659-9001

Neil Lund is a registered Professional Engineer in Minnesota with over 20 years of experience in pavement and geotechnical engineering. His expertise includes managing and executing complex investigations, analyses, and evaluations for public infrastructure and private developments.

Neil's experience includes a range of projects such as municipal street improvements, geotechnical and nondestructive testing for county highways, design-build major trunk highways, and pavement network consulting for national retailers. His broad background enables him to provide cost-effective, practical engineering solutions tailored to project needs and performance objectives.

Relevant Project Experience

Ramsey MN Bowers Drive Mill and Overlay **2023**

- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Developed grading and materials recommendations to guide design and construction activities.
- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.

Ramsey MN 167th Ave Coring and SFDR Mix Design **2023**

- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.
- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Scoped and directed field explorations to assess site and subsurface conditions.

Ramsey MN GPR Evaluation **2020**

- Developed grading and materials recommendations to guide design and construction activities.
- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.

Relevant Project Experience

Maple Grove, MN Weaver Lake Rd 2024-2025

- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Developed grading and materials recommendations to guide design and construction activities.
- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.

Street Construction Evaluation 2024

- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.
- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Developed grading and materials recommendations to guide design and construction activities.

St. Paul, MN Ayd Mill Road 2020-2021

- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Developed grading and materials recommendations to guide design and construction activities.
- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.

City of Minnetonka, MN 2025-2028

- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Developed grading and materials recommendations to guide design and construction activities.
- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.

St. Paul, MN University Ave 2024-2025

- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Served as the Geotechnical Engineer on a selection of recent municipal projects.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Developed grading and materials recommendations to guide design and construction activities.
- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.
- Water Tower Rehabilitation

Northfield, MN Trunk Watermain 2023

- Ensured that subsurface conditions, material performance, and design parameters aligned with project requirements and engineering best practices.
- Developed grading and materials recommendations to guide design and construction activities.
- Performed detailed engineering analyses to evaluate soil behavior, stability, and support characteristics.
- Scoped and directed field explorations to assess site and subsurface conditions.
- Served as the Geotechnical Engineer on a selection of recent municipal projects.



Reice Golden
Technician II

Education

BS in Nuclear Engineering, Missouri University of Science and Technology, 2016

Technical Certifications

MnDOT – Grading and Base Tester/Inspector
MnDOT – Bituminous Street Inspector
MnDOT – Concrete Plant
MnDOT – Bituminous Plant
MnDOT – Aggregate Production
ACI Concrete Field
Nuclear Radiation Guage Safety and Transportation

Contact

rgolden@teamAET.com
Office| 651-659-9001

Reice is a Field Technician with five years of experience in construction and materials testing. His current focus is on concrete and soil testing, with plans to further broaden his expertise across additional inspection disciplines. Reice performs quality control field and laboratory testing of construction materials, including soils, concrete, masonry, and bituminous materials. His responsibilities also include field inspections of reinforcing steel and anchor bolt installations, along with the observation and inspection of deep foundation stabilization systems. Dedicated to accuracy and quality, Reice ensures that all materials and construction activities meet project specifications and industry standards through thorough testing, detailed documentation, and field verification.

Relevant Project Experience

Ramsey Water Treatment Plant, Ramsey, MN **2023-2025**

New Water treatment facility built next to the public works building.Reice worked with Magney Construction and AE2S to perform soils, concrete, reinforcing steel and adhesive anchor inspections throughout the years of construction.

Oak Grove Fire Station, Oak Grove, MN **2025-Present**

A new fire station currently being built. Reice has worked with project inspection staff to perform soils, concrete, and reinforcing steel inspections

Waterfront Village, Ramsey, MN **2024-Present**

New townhouse development. Reice performed soils, concrete, and bituminous materials testing to verify compliance with project specifications and quality standards.

Trott Brook Development, Ramsey, MN **2023-Present**

New residential development. Reice performed soils, concrete, and bituminous materials testing to verify compliance with project specifications and quality standards.

Lynwood Development, Ramsey, MN **2022**

New townhouse development. Reice provided materials testing during utility installation an concrete and bituminous placement.



Randy Liebelt
Field Engineer

Education

BS in Civil Engineering, North Dakota State University

Technical Certifications

MnDOT – Aggregate Production
MnDOT – Grading and Base Tester/Inspector
MnDOT – Concrete Field Tester/Inspector
MnDOT – Concrete Plant Tester
MnDOT – Bituminous Street Inspector
MnDOT – Bituminous Plant Tester/Inspector
MnDOT – Bridge Construction
MnDOT – Concrete Strength Tester
Troxler Nuclear Density Gauge and Hazmat
OSHA 10-Hour Safety
Construction Site Management – Erosion and Stormwater

Contact

rliebelt@teamAET.com
Office| 651-659-9001

Randy Liebelt is a Field Engineer with over 8 years of experience in construction materials observation, testing, and inspection. His background includes performing both quality control (QC) and quality assurance (QA) testing and observations for a wide range of private and public sector clients. He is experienced in supporting field operations to ensure construction materials and practices meet applicable specifications, standards, and client requirements.

Relevant Project Experience

Word of Peace Church Addition - Rogers, MN **2025-Present**

This church addition project included the main addition on the north side of the existing building, a new mezzanine overlooking the gymnasium, and extra parking stalls along the northwest drive lane entrance. Randy served as the project manager of the construction materials testing and special inspection services.

Greenfield Road Reconstruction - Greenfield, MN **2024-2025**

The reconstruction of Greenfield Road consisted of rebuilding and widening the main road core (often stabilizing with geogrid), placing bituminous pavement, upgrading drainage with storm sewer and concrete curb/gutter, and improving site lines. Randy worked with the engineer to perform grading and base inspections and performed plastic concrete testing.

169 Redefine - Elk River, MN **2022-2023**

This three-year project involved reconstructing all four-lanes of Hwy 169 through Elk River from TH-10 to 197th along with improvements for adjacent roadways, constructing four new interchanges, upgrading underground infrastructure and utilities, improving interchange access, and replacing the northbound Hwy 101/169 bridge. Randy worked jointly with MnDOT, the City of Elk River, and Sherburne County project staff as a grading inspector and the lead materials tester.

MN Highway 23 North Gap **2022**

This two-year project reconstructed and expanded nine miles of Hwy 23 from two to four lanes between Stearns CR 33 in Paynesville and Hwy 22/Grant Ave SW in Richmond. The project played a vital part in improving traffic flow, corridor performance, capacity, and overall safety. Randy worked with MnDOT as the lead materials tester.

Table 1
2026 Construction Materials Testing Service Rates
Ramsey, Minnesota

	Unit Cost
Personnel Rates	
Principal Engineer	$280.00 per hour
Senior Engineer	$230.00 per hour
Engineer II / Project Manager	$200.00 per hour
Engineer I / Project Manager	$170.00 per hour
Engineering Assistant / EIT	$170.00 per hour
Engineering Technician II (Special Inspector/MnDOT Certified)	$120.00 per hour
Engineering Techincian I	$105.00 per hour
Project Administrator	$90.00 per hour
Project Summary Report (Non-State Aid Projects)	$450.00 per report
Project Summary Report (State Aid Projects)	Varies
Field & Laboratory Testing - Soils & Aggregates	
Density/Moisture Relationship of Soil	
Standard Proctor (ASTM D698)	$195.00 per test
Modified Proctor (ASTM D1557)	$195.00 per test
Cohesive Soil Preparation	$50.00 per sample
Field Density Test	
By Nuclear Method (ASTM D6938)	$46.00 per test
By Sand-Cone (ASTM D1556)	$97.00 per test
MnDOT Modified Dynamic Cone Penetrometer	$63.00 per test
Moisture Content (ASTM D2216)	$19.00 per test
Mechanical Analysis through #200 Sieve (ASTM C136 & D1140)	$170.00 per test
Mechanical Analysis through 0.001 mm by Hydrometer Method (ASTM D7928)	$303.00 per test
Mechanical Analysis Percent Passing #200 Sieve (ASTM D1140)	$67.00 per test
Percent Crushed (ASTM D5821)	$230.00 per test
Fine Aggregate Angularity (ASTM C1252)	$146.00 per test
Specific Gravity (ASTM D854)	$182.00 per test
Organic Content of Soil (ASTM D2974)	$100.00 per test
MnDOT Topsoil Borrow (Mechanical Analysis, Organic Content, Nutrients, pH)	$358.00 per sample
Field & Laboratory Testing - Concrete	
Slump (ASTM C143), Temperature (ASTM C1064), and Air Entrainment Tests (ASTM C185)	Hourly Rates Apply
Casting, Curing (ASTM C31), Testing (ASTM C873) & Reporting Compressive Strength of Concrete Cylinders	
6" x 12" Cylinder	$56.00 per cylinder
4" x 8" Cylinder	$44.00 per cylinder
Securing Samples from Hardened Concrete by Coring (ASTM C42)	Hourly Rates Apply

Table 1
2026 Construction Materials Testing Service Rates
Ramsey, Minnesota

	Unit Cost	
Field & Laboratory Testing - Bituminous		
MnDOT Gyratory Mix Properties (Gyratory Density, Rice's Specified Gravity, Bituminous Extraction and Michanical Analysis of Aggregates, Fine Aggregate Angularity, and Percent Crushed)	$656.00	per sample
Bituminous Extraction and Mechanical Analysis of Aggregates (ASTM D2172, C136 & C117)	$348.00	per test
Percent Crushed (ASTM D5821)	$230.00	per test
Fine Aggregate Angularity (ASTM C1252)	$146.00	per test
Rice's Maximum Theoretical Specific Gravity (ASTM D2041)	$149.00	per test
Securing Samples from Bituminous by Coring (AASHTO T-168-03)	Hourly Rates Apply	
Bituminous Field Density Test by Nuclear Method (ASTM D2950)	$46.00	per test
Core Sample Bulk Density (ASTM D2726)	$61.00	per core
Travel Expenses		
Trip Charge (from Albertville with 24 hour notification)	$80.00	per trip
Trip Charge (from St. Paul with less than 24 hour notification)	$160.00	per trip

Table 2
2026 Geotechnical Service Rates
Ramsey, Minnesota

	Unit Cost	
Personnel Rates		
Principal Engineer	$280.00	per hour
Senior Engineer	$230.00	per hour
Engineer II /Project Manager	$200.00	per hour
Engineer I / Project Manager	$170.00	per hour
Engineering Assistant / EIT	$170.00	per hour
Driller / Drilling Technician	$130.00	per hour
Drill Lead	$145.00	per hour
Instrumentation Specialist	$200.00	per hour
Draftsperson I (for soil boring layout exhibits)	$125.00	per hour
Project Administrator	$90.00	per hour
Travel Expenses		
Personal Automobile/Truck	$1.25	mile
Auxilary Vehicle Mileage	$1.50	mile
Truck with Warning Sign/Crash Trailer	$1.60	mile
Truck with Drill Rig	$1.80	mile
CPT Truck Rig (20-ton push capacity)	$2.10	mile
Tractor/Lowboy Trailer	$2.35	mile
Project Direct Expenses		
Borehole Grouting Per Foot - Bentonite Grout	$2.00	Foot
Borehole Grouting Per Foot - Neat Cement Grout	$12.00	Foot
Equipment Rental		
Truck with Drill Rig Rental	$120.00	Hour
Heavy-Duty Truck with Drill Rig Rental	$150.00	Hour
ATV Drill Rig Rental	$160.00	Hour
Heavy-Duty ATV Drill Rig Rental	$180.00	Hour
CPT Rig Rental	$215.00	Hour
Trailer Rental	$100.00	Day
Truck with Warning Sign/Crash Trailer Rental	$60.00	Hour
Company Vehicle Rental	$32.00	Hour
Coring Equipment - Hourly	$78.00	Hour
GPS Equipment Rental	$221.00	Day
Double Ring Infiltration Equipment Rental	$353.00	Day
Modified Philip-Dunne (MPD) Infiltrometer	$353.00	Day

Table 2
2026 Geotechnical Service Rates
Ramsey, Minnesota

	Unit Cost	
Laboratory Testing of Aggregate and Soil Samples		
AASHTO Soil Suite - Sulfate, Chloride, and pH	$640.00	Sample
California Bearing Ratio of Cohesive Soils (1 pt.) (ASTM D1883)	$424.00	Test
California Bearing Ratio of Granular Soils (ASTM D1883)	$827.00	Test
Unconfined Compressive Strength of Cohesive Soil (ASTM D2166)	$140.00	Test
Consolidation Properties of Soils (up to 32 tsf, P-e & Time Curves) (ASTM D2435)	$799.00	Test
Consolidation Properties of Soils (with P-e curve only) (ASTM D2435)	$651.00	Test
R-value of Compacted Soils by Hveem Stabilometer (ASTM D2844)	$520.00	Test
Atterberg Limits, Liquid Limit or Plastic Limit, Individual (ASTM D4318)	$139.00	Test
Atterberg Plasticity Index (ASTM D4318)	$155.00	Test
Thermal Conductivity of Soil, as received and oven dried (ASTM D5334)	$1,160.00	Test
Thermal Conductivity of Soil, Dry Out Curve (ASTM D5334)	$1,439.00	Test
Lab Determination of Dry Density of Soil (includes water content)	$100.00	Test
Soil Resistivity by Wenner Probe (ASTM G57)	$122.00	Test
Soil Resistivity Using the Two Electrode Soil Box Method (ASTM G187)	$137.00	Each
Hand Penetrometer / Torvane	$19.00	Test
Thin Wall Sample Extrusion	$43.00	Each
Thin Wall Sampler Replacement	$34.00	Each

SECTION 1 - RESPONSIBILITIES

1.1 – This Service Agreement – Terms and Conditions ("terms and conditions") is applicable to all services ("Services") provided by American Engineering Testing, Inc. (AET). As used herein "Services" refer to the scope of Services described in the proposal submitted by AET to Client. The proposal, these terms and conditions and any appendices attached hereto shall comprise the agreement ("Agreement") between AET and Client for Services described in the proposal and are binding upon the Client, its successors, assignees, joint ventures and third-party beneficiaries. **AET requests written acceptance of the Agreement, but the following actions shall also constitute Client's acceptance of the Agreement: 1) issuing an authorizing purchase order, task order, service order, or any other documentation for any of the Services, 2) authorizing AET's presence on site, or 3) written or electronic notification for AET to proceed with any of the Services. Issuance of a purchase order, task order or service order by Client which contains separate terms and conditions will not take precedence or modify the terms and conditions contained in this Service Agreement AND THE TERMS AND CONDITIONS OF THIS SERVICE AGREEMENT AND ANY CORRESPONDING PROPOSAL ISSUED BY AET SHALL GOVERN UNLESS AUTHORIZED IN WRITING IN ADVANCE BY AET.**

1.2 - Prior to AET performing Services, Client will provide AET with all information that may affect the cost, progress, safety and performance of the Services. This includes, but is not limited to, information on proposed and existing construction, all pertinent sections of contracts between Client and their client and/or Owner which contain flow-down provisions to AET, if they are included, site safety plans or other documents which may control or affect AET's Services. If new information becomes available or changes are made during AET's Services, Client will provide such information to AET in a timely manner. Failure of Client to timely notify AET of changes to the project including, but not limited to, location, elevation, loading, or configuration of the structure or improvement will constitute a release of any liability of AET. Client will provide a representative for timely answers to project-related questions by AET.

1.3 - AET observes and tests earthwork and other construction operations and materials, and may provide opinions, conclusions and recommendations regarding the same. However, AET's Services do not relieve the contractors of their contractual responsibility to perform their work in accordance with approved plans, specifications and building code requirements.

1.4 - AET personnel do not have authority to accept, reject, direct or otherwise approve the work of the contractor. AET cannot stop work or waive or alter the requirements of the project documents. Any authority given to AET by Client must be in writing prior to the start of Services.

1.5 - AET does not perform construction management, general contracting or surveying services and our involvement with the project does not constitute any assumption of those responsibilities.

1.6 - Services performed by AET often include sampling at specific locations. Client acknowledges the limitations inherent in sampling. Variations in conditions occur between and beyond sampled/tested locations. The passage of time, natural occurrences and direct or indirect human activities at the site or distant from it may alter the actual conditions. Client assumes all risks associated with such variations.

1.7 - AET is not responsible for interpretations or modifications of AET's recommendations by other persons.

1.8 - Should change in conditions be alleged, Client agrees to notify AET before evidence of alleged change is no longer accessible for evaluation.

1.9 - Test borings and/or cone penetration test soundings to a proper depth below foundation grade and the base of suitable bearing soils are recommended to explore the deeper unseen soil and ground water conditions. Judgments made by AET personnel regarding the suitability of materials and ground water conditions below the bottom of an excavation are limited if sufficiently deep test borings/soundings are not provided by the Client prior to our observations and judgments. AET's opinions, conclusions and recommendations are qualified to that extent.

1.10 – Pricing in the proposal assumes use of these terms and conditions. AET reserves the right to amend pricing if Client requests modifications to the Agreement or use of Client's alternate contract format. Any contract amendments made after Client has authorized the Services shall be applicable only to Services performed after the effective date of such amendment. The proposal and these terms and conditions, including terms of payment, shall apply to all Services performed prior to the effective date of such amendment.

1.11 – The AET proposal accompanying these terms and conditions is valid for thirty (30) days after the proposal issuance date to the Client. Any attempt to authorize Services after the expiration date is subject to AET's right to revise the proposal as necessary.

SECTION 2 – ON CALL SERVICES

2.1 - If AET's Services are performed on an on-call basis at the direction of the Client or its authorized representatives, Client acknowledges the inherent limitations associated with performing engineering judgments and testing Services on an on-call basis, including without limitation, the inability to completely evaluate, document or judge work and conditions not directly observed or tested by AET. AET's opinions, conclusions, and recommendations are qualified to the extent of those limitations.

2.2 - Density tests of fill soils represent conditions only at the locations and elevations tested and do not necessarily represent conditions laterally, above or below. AET can only provide judgments regarding the engineered fill system to adequately support the design construction loadings by monitoring the filling process on a continuous basis for consistency of soil type, moisture content, lift thickness, and compaction effort.

2.3 – AET requires a minimum of 24 hours' notice of the need for Services. AET will not be liable for claims, damages, or delays related to failure of Client to provide adequate advance notice to AET.

SECTION 3 - SAFETY

3.1 - Client shall inform AET of any known or suspected hazardous materials or unsafe conditions at the site. Client or its authorized representative(s) is responsible for the safety of the jobsite. If, during the course of AET's Services, such materials or conditions are discovered, AET reserves the right to take measures to protect AET personnel and equipment or to immediately terminate Services. Client shall be responsible for payment of such additional protection costs.

3.2 - AET shall only be responsible for safety of AET employees at the site; the safety of all others shall be Client's or other persons' responsibility.

SECTION 4 - SAMPLES

4.1 - Client shall inform AET of any known or suspected hazardous materials prior to submittal to AET. All samples obtained by or submitted to AET remain the property of the Client during and after the Services. Any known or suspected hazardous material samples will be returned to the Client at AET's discretion.

4.2 - Non-hazardous samples will be held for thirty (30) days and then discarded unless, within thirty (30) days of the report date, the Client requests in writing that AET store or ship the samples. Storage and shipping costs shall be borne solely by Client.

SECTION 5 - PROJECT RECORDS

The original project records prepared by AET will remain the property of AET. AET shall retain these original records for a minimum of three years following submission of the report, during which period the project records can be made available to Client at AET's office at reasonable times.

SECTION 6 - STANDARD OF CARE

AET performs its Services consistent with the level of care and skill normally performed by other firms in the profession at the time of this service and in this geographic area, under similar budgetary constraints.

SECTION 7 - INSURANCE

AET maintains insurance with coverage and minimum limits shown below. AET will furnish certificates of insurance to Client upon request.

7.1 –

Workers' Compensation	Statutory Limits
Employer's Liability	$100,000 each accident $500,000 disease policy limit $100,000 disease each employee
Commercial General Liability	$1,000,000 each occurrence $1,000,000 aggregate
Automobile Liability	$1,000,000 each accident
Professional/Pollution Liability Insurance	$1,000,000 per claim $1,000,000 aggregate

7.2 - Commercial General Liability insurance will include coverage for Products/Completed Operations extending one (1) year after completion of AET's Services as outlined in our proposal, Property Damage, Personal Injury, and Contractual Liability coverage applicable to AET's indemnity obligations under this Agreement.

7.3 - Automobile Liability insurance shall include coverage for all owned, hired and non-owned automobiles.

7.4 - Professional/Pollution Liability Insurance is written on a claims-made basis and coverage will be maintained for one (1) year after completion of AET's Services as outlined in our proposal. Renewal policies during this period shall maintain the same retroactive date.

7.5 - **To the extent permitted by applicable state law, and upon Client's signing of the proposal, which includes these Terms and Conditions, and return of the same to AET, or Client provided forms of acceptance as defined in Section 1.1; Client and Owner shall be named an "additional insured" on AET's Commercial General Liability Policy (Form CG D4 14, which includes blanket coverage for the Additional Insured on a Primary and Non-Contributory basis). Client and Owner shall also be named an "additional insured" on a Primary and Non-contributory basis on AET's Automobile Liability Policy (Form CA T4 74). Any other endorsement, coverage or policy requirement may result in additional charges.**

7.6 - AET will maintain insurance coverage required by this Agreement at its sole expense, provided such insurance is reasonably available, with insurance carriers licensed to do business in the state in which the project is located and having a current A.M. Best rating of no less than A minus (A-). Such insurance shall provide for thirty (30) days prior written notice to Client for notice of cancellation or material limitations for the policy or ten (10) days' notice for non-payment of premium.

7.7 - AET reserves the right to charge Client for AET's costs for additional coverage requirements unknown on the date of the proposal, e.g., coverage limits or policy modification including waiver of subrogation, additional insured endorsements and other project specific requirements.

SECTION 8 - DELAYS

If delays to AET's Services are caused by Client or Owner, other parties, strikes, natural causes, pandemic, weather, or other items beyond AET's control, a reasonable time extension for performance of the Services shall be granted, and AET shall receive an equitable fee adjustment.

SECTION 9- PAYMENT, INTEREST AND BREACH

9.1 - Invoices are due net thirty (30) days from the date of receipt of an undisputed invoice. Invoices will be paid without reductions for bond or retention. Client will inform AET of invoice questions or disagreements within fifteen (15) days of invoice date; unless so informed, invoices are deemed correct.

9.2 – Invoices remaining unpaid for sixty (60) days shall constitute a material breach of this Agreement, permitting AET, in its sole discretion and without limiting any other legal or equitable remedies for such breach, to terminate performance of this Agreement and be relieved of any associated duties to the Client or other persons. Further, AET may withhold from Client data and reports in AET's possession. If Client fails to cure such breach, all reports associated with the unpaid invoices shall immediately upon demand be returned to AET and Client may neither use nor rely upon such reports or the Services.

9.3 – AET reserves the right to pursue any unpaid invoice utilizing available remedies at law. AET explicitly reserves its Mechanic Lien or Bond Claim rights for nonpayment of an undisputed invoice. Client is responsible for paying AET expenses and attorney fees related to collection of past due invoices.

9.4 – AET reserves the right to charge a 2.5% fee on any payment made using a credit card or debit card.

SECTION 10 - CHANGE ORDERS

AET's proposal associated with this project may provide an estimated cost for the work. If the proposal amount is a time and material estimate, or if changes occur affecting the project scope, estimated quantities, project schedule or other unforeseen conditions, AET will communicate with Client and request a change order. However, nothing in this agreement shall be construed in any way as a waiver of payment by Client to AET for Services authorized under this agreement. Approval of a change order may be in writing, by electronic communication, or any directive for additional Services.

SECTION 11 - MEDIATION

11.1 - Except for enforcement of AET's rights to payment for Services rendered or to assert and/or enforce its lien rights, including without limitation assertion and enforcement of mechanic's lien rights and foreclosure of the same, Client and AET agree that any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party; provided however that if either party fails to respond to a request for mediation within sixty (60) days, the party requesting mediation may without further notice, proceed to arbitration or the institution of legal or equitable proceedings.

11.2 - Mediation shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association. Request for mediation shall be in writing and the parties shall share the mediator's fee and any filing fees equally and each party shall pay their own legal fees. The mediator shall be acceptable to both parties and shall have experience in commercial construction matters.

SECTION 12 - LITIGATION REIMBURSEMENT

Except for matters relating to non-payment of fees, which is governed by Section 10 hereof, payment of attorney's fees and costs associated with lawsuits or arbitration of disputes between AET and Client, which are dismissed or are judged substantially in either party's favor, shall be paid by the non-prevailing party. Applicable costs include, but are not limited to, attorney and expert witness fees, court costs, and other direct costs.

SECTION 13 - MUTUAL INDEMNIFICATION

13.1 - Subject to the limitations contained in Sections 14 and 17, AET agrees to indemnify Client from and against damages and costs to the extent caused by AET's negligent performance of the Services.

13.2 - Client agrees to indemnify AET from and against damages and costs to the extent caused by the intentional acts or negligence of the Client, Owner, Client's contractors and subcontractors or other third parties.

13.3 - If Client has an indemnity agreement with other persons or entities relating to the project for which AET's Services are performed, the Client shall include AET as an Additional Insured.

13.4 - AET's indemnification to the Client, including any indemnity required or implied by law, is limited solely to losses or damages caused by its failure to meet the standard of care and only to the extent of its negligence.

SECTION 14 - NON-SOLICITATION

Each party to this Agreement (a "Party") agrees that it will not encourage, induce, or actively solicit any employee of the other party to leave their employment for any reason, provided that neither Party is precluded from (a) hiring any such employee who has been terminated by a Party or its subsidiaries prior to commencement of employment discussions between a Party and such employee, or (b) soliciting any such employee by means of a general advertisement or through an employment agency that does not specifically pursue the employee, or (c) hiring employees or former employees of the other Party who contact the Party on its own accord. This Non-Solicitation provision shall be effective and enforceable for six (6) months following termination of this Agreement.

SECTION 15- MUTUAL WAIVER OF CONSEQUENTIAL DAMAGES

Except as specifically set forth herein and to the extent permitted by applicable law, Client and AET waive against each other, and each other's officers, directors, members, subcontractor, agents, assigns, successors, partners, and employees any and all claims for or entitlement to special, incidental, indirect, punitive, or consequential damages arising out of, resulting from, or in any way related to the Services provided by AET under this Agreement. This mutual waiver of consequential damages includes, but is not limited to, the following: loss of profits; loss of revenue; rental costs/expenses incurred; loss of income; loss of use of property, equipment, materials or services; loss of opportunity; loss of rent; loss of good will; loss of financing; loss of credit; diminution of value; loss of business and reputation; loss of management or employee productivity or the services of such persons; increased financing costs; cost of substitute facilities; cost of substitute goods/property/equipment; cost of substitute services; and/or cost of capital. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement in accordance with the provisions of the Agreement and related documents and shall survive any such termination.

SECTION 16 - LIMITATION OF LIABILITY

To the fullest extent permitted by applicable law, the total aggregate liability of AET and its officers, directors, partners, employees, subcontractors, agents, and sub-consultants, to Client and/or Client's employees, officers, directors, members, agents, assigns, successors, or partners, or anyone claiming through Client, for any and all injuries, damages, claims, losses, or expenses (including attorney's fees and costs) arising out of, resulting from or in any way related to Services provided by *AET* from any cause or causes, including, but not limited to, its negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty shall not exceed the total compensation in excess of costs received by AET for Services or $50,000, whichever is less. The limitation of liability set forth herein does not apply to claims arising solely out of or related to the willful or intentional acts of AET.

SECTION 17 - POSTING OF NOTICES ON EMPLOYEE RIGHTS

Effective June 21, 2010, prime contracts with a value of $100,000 or more and signed by federal contractors on projects with any agency of the United States government must comply with 29 CFR Part 471, which requires physical posting of a notice to employees of their rights under Federal labor laws. The required notice may be found at *29 Code of Federal Regulations Part 471, Appendix A to Subpart A*. The regulation also has a "flow-down" requirement for subcontractors under the prime agreement for subcontracts with a value of $10,000 or more. AET requires strict compliance of its subcontractors working on federal contracts subject to this regulation. The regulation has specific requirements for location of posting and language(s) for the poster.

SECTION 18 - TERMINATION

After 7 days' written notice, either party may elect to terminate work for justifiable reasons. In this event, the Client shall pay AET for all Services performed, including demobilization and reporting costs to complete the Services.

SECTION 19 - SEVERABILITY

Any provisions of this Agreement later held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force. However, Client and AET will in good faith attempt to replace an invalid or unenforceable provision with one that is valid and enforceable, and which comes as close as possible to expressing the intent of the original provision.

SECTION 20 - GOVERNING LAW

This Agreement shall be construed in accordance with the Laws of the State of Minnesota without regard to its conflicts of law provisions.

SECTION 21 - ENTIRE AGREEMENT

This Agreement, including these terms and conditions and attached proposal and appendices, is the entire agreement between AET and Client. Regardless of method of acceptance of this Agreement by the Client, this Agreement supersedes any written or oral agreements, including purchase/work orders or other Client agreements submitted to AET after the start of our Services. Any modifications to this Agreement must be mutually acceptable to both parties and accepted in writing. No considerations will be given to revisions to AET's terms and conditions or alternate contract format submitted by the Client as a condition for payment of AET's accrued Services.

SECTION 22 - SITE ACCESS, UNDERGROUND FACILITIES AND CONSTRUCTION STAKING (CONSTRUCTION)

22.1 - Client will furnish AET safe and legal site access.

22.2 – With the exception of public utilities which AET will contact state "call before you dig" notification centers (e.g. Gopher State One call in Minnesota), Client will mark or cause to be marked the location of all other underground utilities and structures (Facilities) that service or are located on the site. AET shall be entitled to rely upon the accuracy of all location information supplied by any source.

22.3 – Client shall hold harmless, indemnify and defend AET from all claims, damages, losses, fines, penalties and expenses (including attorney's fees) arising out of or related to the following: a) Facilities that are not shown or vary from the locations shown on any plans or drawings, b) Facilities that are not located by or vary from the locations marked by Client, governmental or quasi-governmental locator programs, or private utility locating services, or c) any other Facilities that are not disclosed or vary from locations provided by the Client. The obligation to defend AET shall be independent of the obligation to indemnify and hold harmless AET and shall be with independent counsel acceptable to AET.

22.4 - The location and elevation of a proposed structure or facility shall be staked (with offsets) and controlled by surveying or GPS equipment by others. AET's measurements are made in relation to that information. The reliability of any opinions, conclusions, and recommendations based on those measurements is strictly dependent on the accuracy of the staking or GPS information provided by others.

22.5 - During construction, observations and testing Services are based on the positioning of the formwork by the contractor or its subcontractor. AET will not be responsible for any errors or damages resulting from improper location or positioning of the formwork.

22.6 – Client acknowledges that in the normal course of it Services, AET may unavoidably alter existing site conditions or affect the environment in the are being studied. AET will take reasonable precautions to minimize alterations to the site or existing materials. Restoration of the site is the responsibility of the Client.

SECTION 23 UNDERGROUND UTILITIES AND STRUCTURES AND FACILITIES (GEOTECH)

23.1 – Public Utilities: AET's sole responsibility under this section will be to contact the state "call before you dig" notification center (e.g. Gopher State One Call in Minnesota), if such an entity exists, for location information of public utilities only. AET shall have no obligation to proceed with the work until Client has fully complied with all the requirements of this Section 23.

23.2 – Private Utilities and all other Equipment or Facilities: Client will mark or cause to be marked the location of all other Facilities, Equipment and/or Utilities that service or are located on the site including but not limited to private utilities. AET shall be entitled to rely upon the accuracy of all location information supplied by any source including the Client.

23.3 - Client acknowledges that location data may be incorrect or that some Facilities, Equipment or Utilities may not be capable of location and Client fully acknowledges and accepts this risk and waives any claims against AET for damages or claims arising out of or in any way related to incorrect locations of Utilities, Equipment or Facilities incapable of location.

23.4 - Client shall waive as against AET and further hold harmless, indemnify and defend AET from all claims, damages, losses, fines, penalties and expenses (including attorney's fees) by any third parties arising out of or related to the following: a) Facilities and utilities that are not shown or vary from the locations shown on any plans or drawings, b) Facilities and utilities that are not located by or vary from the locations marked by Client, governmental or quasi-governmental locator programs, or private utility locating services, or c) any other Facilities or utilities that are not disclosed or vary from locations provided by the Client. The obligation to defend AET shall be independent of the obligation to indemnify and hold harmless AET and shall be with independent counsel acceptable to AET.

CERTIFICATE OF LIABILITY INSURANCE

1/1/2027

DATE (MM/DD/YYYY): 12/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:	
INSURED 1562985	AMERICAN ENGINEERING TESTING, INC. 550 CLEVELAND AVE. N ST. PAUL, MN 55114-1804	INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : The Phoenix Insurance Company	25623
		INSURER B : Travelers Property Casualty Company of America	25674
		INSURER C : Continental Casualty Company	20443
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 22217726 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR X CONT. LIAB/XCU GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC OTHER:	N	N	P-630-0E963389-PHX-26	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	810-B8961693-26-43-G	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $	N	N	CUP-C0212610-26-43	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $ XXXXXXX
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N / N/A If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	UB-B8969168-26-43-G	1/1/2026	1/1/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
C	PROFESSIONAL LIABILITY INCL. POLLUTION INCIDENT	N	N	ECH254066939	1/1/2026	1/1/2027	EACH CLAIM/AGGREGATE $5,000,000/$5,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

22217726
EVIDENCE OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

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Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

AMERICAN ENGINEERING TESTING, INC.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

550 CLEVELAND AVENUE

6 City, state, and ZIP code

ST. PAUL, MN 55114

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

4	1	–	0	9	7	7	5	2	1

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Phil Chwialkowski **Date** 1/1/2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-055 Approving Assessment Agreements for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-055 approving the assessment agreements for 8341 147th Lane NW, 14800 Ferret Street NW, and 14799 Jackal Street NW for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Background:

The 2026 – 2035 Capital Improvement Program (CIP) identifies Bunker Lake Boulevard between Armstrong Boulevard and 600 feet west of Jackal Street (the tie-in point from the 2018 project) for reconstruction in 2026. A street segment summary is attached to this case.

During development of the Bunker Lake Industrial Park, city staff reached an agreement with the property owner of 8341 147th Lane NW, 14800 Ferret Street NW, and what is now 14799 Jackal Street NW to be assessed with this phase of Bunker Lake Boulevard reconstruction, after actual bid prices would be known. Other developers chose to pay a development fee to cover the estimated costs as part of the development costs. Oppidan paid ($200,000) and Kwik Trip paid ($27,600) as part of their development costs. Staff proposes to recover $83,153.84 when the remaining parcel along Bunker Lake Boulevard (PID 29-32-25-11-0015) develops.

On February 12, 2026, bids were publicly opened for the MSA Bunker Lake Boulevard Reconstruction. North Valley, Inc. was the low bidder with a total bid of $1,066,382.87. Including 23-percent indirect costs, the total project costs are $1,311,650.93. Municipal utilities are not eligible for assessments. After removing these utility costs, the remaining project costs total $1,204,934.50.

Staff has followed the same 60% ($722,960.70) city, 40% ($481,973.80) developer cost split used with the first phase of Bunker Lake Boulevard. A formula based on area is being used, resulting in a per square foot assessment of $0.198415218.

PID No.	Owner	Benefiting Area (SF)	Special Assessment ($ / SF)	Property Address	**Property Assessment**
293225120008	BLIP III LLC	250,083.19	$0.1984154218	14799 Jackal Street NW	**$49,620.36**
293225110016	PSD LLC	161,855.32	$0.1984154218	14800 Ferret Street NW	**$32,114.59**
293225120009	BLIP IV LLC	273,339.10	$0.1984154218	8341 147th Lane NW	**$54,234.69**

The previously obtained and proposed future development fees create a shortfall of $35,250.32, which will be covered via the PIR Fund.

Notification:

If City Council approves the assessment agreements, staff will continue to work with the property owner(s) to finalize the agreements.

Time Frame/Observations/Alternatives:

Observations:

The assessment agreements are pending final review and confirmation by the property owner.

A contract is proposed to be awarded to the low bidder, North Valley, Inc. in a separate case as part of tonight's regular agenda.

Alternatives:

Motion to adopt Resolution #26-055 approving the assessment agreements for 8341 147th Lane NW, 14800 Ferret Street NW, and 14799 Jackal Street NW for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Funding Source:

Funds collected by these special assessments will be directed towards the MSA Bunker Lake Boulevard reconstruction project, which will offset street and storm sewer project costs. Other funding sources for the improvement project includes Tax Increment District #18, Municipal State Aid, Water Utility, and Storm Sewer Utility.

Recommendation:

Staff recommends adopting Resolution #26-055 approving the assessment agreements for 8341 147th Lane NW, 14800 Ferret Street NW, and 14799 Jackal Street NW for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Outcome/Action:

Motion to adopt Resolution #26-055 approving the assessment agreements for 8341 147th Lane NW, 14800 Ferret Street NW, and 14799 Jackal Street NW for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Attachments

Res 26-055

Assessment Agreement 14800 Ferret Street

Assessment Agreement 14799 Jackal Street

Assessment Agreement 8341 147th Lane

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/19/2026 02:01 PM
Brian Hagen	Brian Hagen	02/19/2026 02:30 PM
Form Started By: Joe Feriancek		Started On: 02/17/2026 08:24 AM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-055

RESOLUTION APPROVING SPECIAL ASSESSMENT AGREEMENTS FOR MSA BUNKER LAKE BOULEVARD RECONSTRUCTION, IMPROVEMENT PROJECT #26-01

WHEREAS, the City of Ramsey proposes to reconstruct Bunker Lake Boulevard between 600 feet west of Jackal Street NW and Armstrong Boulevard NW; and

WHEREAS, the property owner at 8341 147th Lane NW, Ramsey, Minnesota agrees to be assessed for the necessary Bunker Lake Boulevard Improvement Project at a cost up to $54,234.69; and

WHEREAS, the property owner at 14800 Ferret Street NW, Ramsey, Minnesota agrees to be assessed for the necessary Bunker Lake Boulevard Improvement Project at a cost up to $32,114.59; and

WHEREAS, the property owner at 14799 Jackal Street NW, Ramsey, Minnesota agrees to be assessed for the necessary Bunker Lake Boulevard Improvement Project at a cost up to $49,620.36; and

WHEREAS, the City is willing to levy such costs to the aforementioned properties.

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

1) The City Council hereby approves the assessment of up to $54,234.69, plus interest, as detailed within the Assessment Agreement for 8341 147th Lane NW, Ramsey, Minnesota, contingent upon the property owner entering into said Assessment Agreement.

2) The City Council hereby approves the assessment of up to $32,114.59, plus interest, as detailed within the Assessment Agreement for 14800 Ferret Street NW, Ramsey, Minnesota, contingent upon the property owner entering into said Assessment Agreement.

3) The City Council hereby approves the assessment of up to $49,620.36, plus interest, as detailed within the Assessment Agreement for 14799 Jackal Street NW, Ramsey, Minnesota, contingent upon the property owner entering into said Assessment 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 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

[Space reserved for recording data]

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (this "Agreement") is made this ___ day of _____, 2026, by and between the **City of Ramsey**, a Minnesota municipal corporation ("City"), and **PSD LLC**, a Minnesota limited liability company ("PSD") (PSD shall be referred to as "Owner").

RECITALS

WHEREAS, the Owner is the fee title owner of certain real property with a street address of 14800 Ferret Street NW, Ramsey, Minnesota, legally described as follows:

[Lot 1, Block 1, Kwik Trip 1782]

PID 29-32-25-11-0016 (the "Subject Property"); and

WHEREAS, the Owner desires to have certain public improvements constructed to serve the Subject Property as described in Exhibit A (the "Improvement Project"). Construction ready plans and specifications for the Improvement Project are completed; and

WHEREAS, the Owner desires to have the City construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy up to $32,114.59 against the Subject Property as described in Exhibit B (the "Estimated Assessment for PSD"); and

WHEREAS, the City is willing to construct the Improvement Project without certain notices or hearings, provided that assurances and covenants hereinafter stated are made by the Owner to ensure that the City will have valid and collectable special assessments as they relate to the Subject Property; and

WHEREAS, were it not for the assurances and covenants hereinafter provided, the City would not construct the Improvement Project without such notices and hearings and is doing so solely at the behest, and for the benefit of, the Owner.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this Agreement and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. The Owner hereby petitions the City to finance and construct the Improvement Project. The Owner acknowledges and agrees that this Agreement constitutes a petition pursuant to Minn. Stat. § 429.035 for the construction of the Improvement Project.

2. The Owner represents and warrants that they are the owner of 100 percent of the Subject Property, that they have full legal power and authority to encumber the Subject Property as herein provided, shall obtain consent from any parties that are mortgagees, easement holders, or holders of any rights in the Subject Property that might be superior to this Agreement, and that as of the date hereof, they have fee simple absolute title in the Subject Property.

3. The Owner requests that 100% of the cost of the assessment fees associated with the Improvement Project be assessed against the Subject Property. The parties agree and understand that the principal amount to be assessed for the assessment fees associated with the Improvement Project will not exceed $32,114.59.

4. The Owner waives notice of hearing and hearing pursuant to Minn. Stat. § 429.031 on the Improvement Project, notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to Minn. Stat. § 429.061, and specifically requests that the Improvement Project be constructed and special assessments be levied against the Subject Property without hearings.

5. The Owner waives the right to appeal the levy of the special assessments in accordance with this Agreement pursuant to Minn. Stat. § 429.081, or reapportionment thereof upon land division pursuant to Minn. Stat. § 429.071, subd. 3, or otherwise, and further specifically agrees with respect to such special assessments against the Subject Property or reapportionment that:

a. Any requirements of Minn. Stat. Ch. 429 with which the City does not comply are hereby waived by the Owner;

b. The increase in fair market value of the Subject Property resulting from the Improvement Project will be at least equal to the amount specified in paragraph 3, and that such increase in fair market value is special benefit to the Subject Property; and

c. Assessment of the above-specified cost of the Improvement Project against the Subject Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed.

6. The City shall provide for the payment of such special assessments in installments over a period of **10 years** bearing an interest rate of **6.83 percent**. Owner agrees to pay the assessment amount with the payment of property taxes. The City agrees the Owner may prepay some or all of

the assessment amount against the Subject Property for the Improvement Project with no penalty pursuant to Minn. Stat. §429.061.

7. The Owner represents and warrants that the Subject Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments; and Owner agrees that it will take no action to secure such tax status for the Subject Property during the term of this Agreement.

8. The covenants, waivers and agreements contained in this Agreement shall bind the successors and assigns of the Owner and shall run with the Subject Property and bind all successors in interest thereof. It is the intent of the parties hereto that this Agreement be in a form that is recordable among the land records of Anoka County, Minnesota; and they agree to make any changes in this Agreement which may be necessary to affect the recording and filing of this Agreement against the title of the Subject Property. The City will record this Agreement against the Subject Property.

9. This Agreement shall terminate upon the final payment of all special assessments levied against the Subject Property regarding the Improvement Project, and the City shall thereupon execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

10. If the Owner materially defaults in the due and timely performance of any of its covenants or agreements hereunder, the City may give notice of default of this Agreement. The notice shall specify with particularity the default or defaults on which the notice is based. The notice shall specify a ten (10) day cure period within which the specified default or defaults must be cured. If the specified defaults are not cured within the cure period, the City may pursue all remedies and sanctions available at law and in equity, including specific performance.

11. This Agreement, which includes the recitals and exhibits which are fully incorporated herein, shall constitute the entire agreement between the parties and shall supersede all prior oral or written negotiations. This Agreement may be amended or any of its terms modified or changed only by a written amendment authorized and executed by the City and the Owner. In any event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

(Left blank intentionally; signature pages and appendix to follow)

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF RAMSEY

By _____
Ryan Heineman,
Its Mayor

By _____
Brian Hagen
Its City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Ryan Heineman and Brian Hagen, the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

PROPERTY OWNER

By _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, Subject Property Owner.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
(763) 427-1410

EXHIBIT A

Improvement Project

Updated February of 2026. As-Bid estimated costs displayed. Information contained in Exhibit A, including estimated project costs, is updated upon receiving bids for the Improvement Project.

Improvement Type	Cost
Roadway	$1,029,987.86
Storm Sewer	$174,946.64
Water	$106,716.43
Total Cost	$1,311,650.93
Total Cost less Public Utilities	**$1,204,934.50**

The above costs include 23% project development costs. Project development costs include administrative, engineering, legal, and financing related costs.

EXHIBIT B

Estimated Assessment for PSD

TABLE A: Engineers Estimated Costs

Total Costs	$1,311,650.93
Total Costs Less Public Utilities	$1,204,934.50

TABLE B: Cost Share

City	60%	$722,960.70
Developers	40%	$481,973.80
Total Benefiting Area		2,429,114.61 SF
Assessment Cost / SF		$0.1984154218

TABLE C: PSD Preliminary Assessment Detail

Total Benefiting Area	2,429,114.61 SF
Total Assessment Cost	$481,973.80
Assessment Cost / SF	$0.1984154218
PSD Area	161,855.32 SF
PSD Estimate Assessment	$32,114.59

Note: Costs are based the actual bids received for these improvements.

[Space reserved for recording data]

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (this "Agreement") is made this ___ day of _____, 2026, by and between the **City of Ramsey**, a Minnesota municipal corporation ("City"), and **BLIP III LLC**, a Minnesota limited liability company ("BLIP III") (BLIP III shall be referred to as "Owner").

RECITALS

WHEREAS, the Owner is the fee title owner of certain real property with a street address of 14799 Jackal Street NW, Ramsey, Minnesota, legally described as follows:

[Lot 1, Block 1, Bunker Lake Industrial Park 2nd Addition]

PID 29-32-25-12-0008 (the "Subject Property"); and

WHEREAS, the Owner desires to have certain public improvements constructed to serve the Subject Property as described in Exhibit A (the "Improvement Project"). Construction ready plans and specifications for the Improvement Project are completed; and

WHEREAS, the Owner desires to have the City construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy up to $49,620.36 against the Subject Property as described in Exhibit B (the "Estimated Assessment for BLIP III"); and

WHEREAS, the City is willing to construct the Improvement Project without certain notices or hearings, provided that assurances and covenants hereinafter stated are made by the Owner to ensure that the City will have valid and collectable special assessments as they relate to the Subject Property; and

WHEREAS, were it not for the assurances and covenants hereinafter provided, the City would not construct the Improvement Project without such notices and hearings and is doing so solely at the behest, and for the benefit of, the Owner.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this Agreement and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. The Owner hereby petitions the City to finance and construct the Improvement Project. The Owner acknowledges and agrees that this Agreement constitutes a petition pursuant to Minn. Stat. § 429.035 for the construction of the Improvement Project.

2. The Owner represents and warrants that they are the owner of 100 percent of the Subject Property, that they have full legal power and authority to encumber the Subject Property as herein provided, shall obtain consent from any parties that are mortgagees, easement holders, or holders of any rights in the Subject Property that might be superior to this Agreement, and that as of the date hereof, they have fee simple absolute title in the Subject Property.

3. The Owner requests that 100% of the cost of the assessment fees associated with the Improvement Project be assessed against the Subject Property. The parties agree and understand that the principal amount to be assessed for the assessment fees associated with the Improvement Project will not exceed $49,620.36.

4. The Owner waives notice of hearing and hearing pursuant to Minn. Stat. § 429.031 on the Improvement Project, notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to Minn. Stat. § 429.061, and specifically requests that the Improvement Project be constructed and special assessments be levied against the Subject Property without hearings.

5. The Owner waives the right to appeal the levy of the special assessments in accordance with this Agreement pursuant to Minn. Stat. § 429.081, or reapportionment thereof upon land division pursuant to Minn. Stat. § 429.071, subd. 3, or otherwise, and further specifically agrees with respect to such special assessments against the Subject Property or reapportionment that:

a. Any requirements of Minn. Stat. Ch. 429 with which the City does not comply are hereby waived by the Owner;

b. The increase in fair market value of the Subject Property resulting from the Improvement Project will be at least equal to the amount specified in paragraph 3, and that such increase in fair market value is special benefit to the Subject Property; and

c. Assessment of the above-specified cost of the Improvement Project against the Subject Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed.

6. The City shall provide for the payment of such special assessments in installments over a period of **10 years** bearing an interest rate of **6.83 percent**. Owner agrees to pay the assessment amount with the payment of property taxes. The City agrees the Owner may prepay some or all of

the assessment amount against the Subject Property for the Improvement Project with no penalty pursuant to Minn. Stat. §429.061.

7. The Owner represents and warrants that the Subject Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments; and Owner agrees that it will take no action to secure such tax status for the Subject Property during the term of this Agreement.

8. The covenants, waivers and agreements contained in this Agreement shall bind the successors and assigns of the Owner and shall run with the Subject Property and bind all successors in interest thereof. It is the intent of the parties hereto that this Agreement be in a form that is recordable among the land records of Anoka County, Minnesota; and they agree to make any changes in this Agreement which may be necessary to affect the recording and filing of this Agreement against the title of the Subject Property. The City will record this Agreement against the Subject Property.

9. This Agreement shall terminate upon the final payment of all special assessments levied against the Subject Property regarding the Improvement Project, and the City shall thereupon execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

10. If the Owner materially defaults in the due and timely performance of any of its covenants or agreements hereunder, the City may give notice of default of this Agreement. The notice shall specify with particularity the default or defaults on which the notice is based. The notice shall specify a ten (10) day cure period within which the specified default or defaults must be cured. If the specified defaults are not cured within the cure period, the City may pursue all remedies and sanctions available at law and in equity, including specific performance.

11. This Agreement, which includes the recitals and exhibits which are fully incorporated herein, shall constitute the entire agreement between the parties and shall supersede all prior oral or written negotiations. This Agreement may be amended or any of its terms modified or changed only by a written amendment authorized and executed by the City and the Owner. In any event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

(Left blank intentionally; signature pages and appendix to follow)

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF RAMSEY

By _____
Ryan Heineman,
Its Mayor

By _____
Brian Hagen
Its City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Ryan Heineman and Brian Hagen, the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

PROPERTY OWNER

By _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, Subject Property Owner.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
(763) 427-1410

EXHIBIT A

Improvement Project

Updated February of 2026. As-Bid estimated costs displayed. Information contained in Exhibit A, including estimated project costs, is updated upon receiving bids for the Improvement Project.

Improvement Type	Cost
Roadway	$1,029,987.86
Storm Sewer	$174,946.64
Water	$106,716.43
Total Cost	$1,311,650.93
Total Cost less Public Utilities	**$1,204,934.50**

The above costs include 23% project development costs. Project development costs include administrative, engineering, legal, and financing related costs.

EXHIBIT B

Estimated Assessment for BLIP III

TABLE A: Engineers Estimated Costs

Total Costs	$1,311,650.93
Total Costs Less Public Utilities	$1,204,934.50

TABLE B: Cost Share

City	60%	$722,960.70
Developers	40%	$481,973.80
Total Benefiting Area		2,429,114.61 SF
Assessment Cost / SF		$0.1984154218

TABLE C: BLIP III Preliminary Assessment Detail

Total Benefiting Area	2,429,114.61 SF
Total Assessment Cost	$481,973.80
Assessment Cost / SF	$0.1984154218
BLIP III Area	250,083.19 SF
BLIP III Estimate Assessment	$49,620.36

Note: Costs are based the actual bids received for these improvements.

[Space reserved for recording data]

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (this "Agreement") is made this ___ day of _____, 2026, by and between the **City of Ramsey**, a Minnesota municipal corporation ("City"), and **BLIP IV LLC**, a Minnesota limited liability company ("BLIP IV") (BLIP IV shall be referred to as "Owner").

RECITALS

WHEREAS, the Owner is the fee title owner of certain real property with a street address of 8341 147th Lane NW, Ramsey, Minnesota, legally described as follows:

[Lot 1, Block 1, Bunker Lake Industrial Park 3rd Addition]

PID 29-32-25-12-0009 (the "Subject Property"); and

WHEREAS, the Owner desires to have certain public improvements constructed to serve the Subject Property as described in Exhibit A (the "Improvement Project"). Construction ready plans and specifications for the Improvement Project are completed; and

WHEREAS, the Owner desires to have the City construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy up to $54,234.69 against the Subject Property as described in Exhibit B (the "Estimated Assessment for BLIP IV"); and

WHEREAS, the City is willing to construct the Improvement Project without certain notices or hearings, provided that assurances and covenants hereinafter stated are made by the Owner to ensure that the City will have valid and collectable special assessments as they relate to the Subject Property; and

WHEREAS, were it not for the assurances and covenants hereinafter provided, the City would not construct the Improvement Project without such notices and hearings and is doing so solely at the behest, and for the benefit of, the Owner.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this Agreement and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

1. The Owner hereby petitions the City to finance and construct the Improvement Project. The Owner acknowledges and agrees that this Agreement constitutes a petition pursuant to Minn. Stat. § 429.035 for the construction of the Improvement Project.

2. The Owner represents and warrants that they are the owner of 100 percent of the Subject Property, that they have full legal power and authority to encumber the Subject Property as herein provided, shall obtain consent from any parties that are mortgagees, easement holders, or holders of any rights in the Subject Property that might be superior to this Agreement, and that as of the date hereof, they have fee simple absolute title in the Subject Property.

3. The Owner requests that 100% of the cost of the assessment fees associated with the Improvement Project be assessed against the Subject Property. The parties agree and understand that the principal amount to be assessed for the assessment fees associated with the Improvement Project will not exceed $54,234.69.

4. The Owner waives notice of hearing and hearing pursuant to Minn. Stat. § 429.031 on the Improvement Project, notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to Minn. Stat. § 429.061, and specifically requests that the Improvement Project be constructed and special assessments be levied against the Subject Property without hearings.

5. The Owner waives the right to appeal the levy of the special assessments in accordance with this Agreement pursuant to Minn. Stat. § 429.081, or reapportionment thereof upon land division pursuant to Minn. Stat. § 429.071, subd. 3, or otherwise, and further specifically agrees with respect to such special assessments against the Subject Property or reapportionment that:

a. Any requirements of Minn. Stat. Ch. 429 with which the City does not comply are hereby waived by the Owner;

b. The increase in fair market value of the Subject Property resulting from the Improvement Project will be at least equal to the amount specified in paragraph 3, and that such increase in fair market value is special benefit to the Subject Property; and

c. Assessment of the above-specified cost of the Improvement Project against the Subject Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed.

6. The City shall provide for the payment of such special assessments in installments over a period of **10 years** bearing an interest rate of **6.83 percent**. Owner agrees to pay the assessment amount with the payment of property taxes. The City agrees the Owner may prepay some or all of

the assessment amount against the Subject Property for the Improvement Project with no penalty pursuant to Minn. Stat. §429.061.

7. The Owner represents and warrants that the Subject Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments; and Owner agrees that it will take no action to secure such tax status for the Subject Property during the term of this Agreement.

8. The covenants, waivers and agreements contained in this Agreement shall bind the successors and assigns of the Owner and shall run with the Subject Property and bind all successors in interest thereof. It is the intent of the parties hereto that this Agreement be in a form that is recordable among the land records of Anoka County, Minnesota; and they agree to make any changes in this Agreement which may be necessary to affect the recording and filing of this Agreement against the title of the Subject Property. The City will record this Agreement against the Subject Property.

9. This Agreement shall terminate upon the final payment of all special assessments levied against the Subject Property regarding the Improvement Project, and the City shall thereupon execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

10. If the Owner materially defaults in the due and timely performance of any of its covenants or agreements hereunder, the City may give notice of default of this Agreement. The notice shall specify with particularity the default or defaults on which the notice is based. The notice shall specify a ten (10) day cure period within which the specified default or defaults must be cured. If the specified defaults are not cured within the cure period, the City may pursue all remedies and sanctions available at law and in equity, including specific performance.

11. This Agreement, which includes the recitals and exhibits which are fully incorporated herein, shall constitute the entire agreement between the parties and shall supersede all prior oral or written negotiations. This Agreement may be amended or any of its terms modified or changed only by a written amendment authorized and executed by the City and the Owner. In any event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

(Left blank intentionally; signature pages and appendix to follow)

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF RAMSEY

By _____
Ryan Heineman,
Its Mayor

By _____
Brian Hagen
Its City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Ryan Heineman and Brian Hagen, the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

PROPERTY OWNER

By _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, Subject Property Owner.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
(763) 427-1410

EXHIBIT A

Improvement Project

Updated February of 2026. As-Bid estimated costs displayed. Information contained in Exhibit A, including estimated project costs, is updated upon receiving bids for the Improvement Project.

Improvement Type	Cost
Roadway	$1,029,987.86
Storm Sewer	$174,946.64
Water	$106,716.43
Total Cost	$1,311,650.93
Total Cost less Public Utilities	**$1,204,934.50**

The above costs include 23% project development costs. Project development costs include administrative, engineering, legal, and financing related costs.

EXHIBIT B

Estimated Assessment for BLIP IV

TABLE A: Engineers Estimated Costs

Total Costs	$1,311,650.93
Total Costs Less Public Utilities	$1,204,934.50

TABLE B: Cost Share

City	60%	$722,960.70
Developers	40%	$481,973.80
Total Benefiting Area		2,429,114.61 SF
Assessment Cost / SF		$0.1984154218

TABLE C: BLIP IV Preliminary Assessment Detail

Total Benefiting Area	2,429,114.61 SF
Total Assessment Cost	$481,973.80
Assessment Cost / SF	$0.1984154218
BLIP IV Area	273,339.10 SF
BLIP IV Estimate Assessment	$54,234.69

Note: Costs are based the actual bids received for these improvements.

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-057 Approving Partial Payment #32 to Magney Construction, Inc. for Improvement Project #21-09, Centralized Water Treatment Plant.

Purpose/Background:

Pay Estimate and Resolution Attached.

Recommendation:

The Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #32 to Magney Construction, Inc. for said project in the amount of $274,314.78.

Outcome/Action:

Adopt Resolution #26-057 approving partial payment #32 to Magney Construction, Inc. for Improvement Project #21-09; Centralized Water Treatment Plant, in the amount of $274,314.78.

Attachments

Resolution

Pay Estimate

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/18/2026 09:52 AM
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Marsha Weidner		Started On: 02/17/2026 01:03 PM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-057

RESOLUTION APPROVING PARTIAL PAYMENT #32 TO MAGNEY CONSTRUCTION, INC. FOR IMPROVEMENT PROJECT #21-09; CENTRALIZED WATER TREATMENT PLANT

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

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

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

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

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

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

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

WHEREAS, as of February 24th, 2026, $29,695,310.83 has been paid to date; and

WHEREAS, the Resident Project Representative from Advanced Engineering and Environmental Services (AE2S) has inspected the completed work and recommends partial payment #32 to Magney Construction, Inc. for said project in the amount of $274,314.78.

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

1) That the City Council hereby authorizes partial payment #32 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of $274,314.78.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of February 24, 2026.

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

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application For Payment No. 32

	Application Period: 1/10/2026 - 2/05/2026	Application Date: 2/6/2026
To (Owner): City of Ramsey, MN	From (Contractor): Magney Construction, Inc.	Via (Engineer): Advanced Engineering and Environmental Services, Inc.
Project: Ramsey Water Treatment Plant (IP #21-09)	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 00599	Engineer's Project No.: 05434-2020-002

Application for Payment

Change Order Summary

Approved Change Orders

Number	Additions	Deductions
1	$ 794,153.71	
2		
3		
TOTALS	$794,153.71	$0.00
NET CHANGE BY CHANGE ORDERS	$794,153.71	

1. ORIGINAL CONTRACT PRICE			$31,528,500.00
2. Net change by Change Orders			$794,153.71
3. CURRENT CONTRACT PRICE (Line 1 ± 2)			$32,322,653.71
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Schedule of Values)			$31,546,974.33
5. RETAINAGE:			
a. 5.0%	$31,546,974.33	Work Completed	$1,577,348.72
b. 5% x	$0.00	Stored Materials	$0.00
c. Total Retainage (Line 5a + Line 5b)			$1,577,348.72
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)			$29,969,625.61
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)			$29,695,310.83
8. AMOUNT DUE THIS APPLICATION			**$274,314.78**
9. BALANCE TO FINISH, PLUS RETAINAGE (Column H on Schedule of Values + Line 5c above)			$2,353,028.10

Contractor's Certification

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

By:	Date:
Ken K	2/6/2026

Payment of: $274,314.78
(Line 8 or other - attach explanation of other amount)

is recommended by: RYAN HANSON, PE — 2/17/2026
(Engineer) (Date)

Payment of: $274,314.78
(Line 8 or other - attach explanation of other amount)

is approved by: Bruce Vander Kooy — 02/17/2026
(City of Ramsey, MN) (Date)

Approved by:
Funding Agency (if applicable) (Date)

EJCDC No. C-620 (2002 Edition)

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

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 2/6/2026

Payment Application No. 32

Work completed through: 2/6/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
01 10 00	Mobilization	$1,250,424.00	$1,248,207.00	$750.00	$0.00	$1,248,957.00	100	$1,467.00
01 10 01	General Conditions	$268,800.00	$268,318.00	$150.00	$0.00	$268,468.00	100	$332.00
01 10 02	Supervision	$384,000.00	$383,202.00	$300.00	$0.00	$383,502.00	100	$498.00
01 10 03	Bond & Insurance	$425,600.00	$425,600.00	$0.00	$0.00	$425,600.00	100	$0.00
01 21 00	ALLOWANCES							
1	Office Furniture ($50,000)	$50,000.00	$0.00	$0.00	$0.00	$0.00	0	$50,000.00
2	Computer Hardware ($80,000)	$80,000.00	$0.00	$0.00	$0.00	$0.00	0	$80,000.00
3	IT Equipment ($100,000)	$100,000.00	$0.00	$0.00	$0.00	$0.00	0	$100,000.00
4	Security and Access Control Hardware and Equipment ($60,000)	$60,000.00	$0.00	$0.00	$0.00	$0.00	0	$60,000.00
5	Irrigation System ($60,000)	$60,000.00	$58,200.00	$0.00	$0.00	$58,200.00	97	$1,800.00
6	General Construction Allowance ($950,000)	$950,000.00	$673,896.46	$6,453.40	$0.00	$680,349.86	72	$269,650.14
03 20 00	Concrete Reinforcement - Building	$1,602,777.00	$1,602,777.00	$0.00	$0.00	$1,602,777.00	100	$0.00
03 20 00	Concrete Reinforcement - Reservoir	$864,856.00	$864,856.00	$0.00	$0.00	$864,856.00	100	$0.00
03 30 00	Cast-in-Place Concrete Work - Site	$108,600.00	$108,600.00	$0.00	$0.00	$108,600.00	100	$0.00
03 30 00	Cast-in-Place Concrete Work - Building	$3,885,960.00	$3,885,960.00	$0.00	$0.00	$3,885,960.00	100	$0.00
03 30 00	Cast-in-Place Concrete Work - Reservoir	$1,410,075.00	$1,410,075.00	$0.00	$0.00	$1,410,075.00	100	$0.00
03 35 30	Polished Concrete Finish	$6,800.00	$6,800.00	$0.00	$0.00	$6,800.00	100	$0.00
03 41 00	Structural Precast Concrete	$1,042,796.00	$1,042,796.00	$0.00	$0.00	$1,042,796.00	100	$0.00
04 22 00	Unit Masonry	$269,000.00	$269,000.00	$0.00	$0.00	$269,000.00	100	$0.00
05 12 00	Structural Steel Framing, Misc. Metals, Metal Stairs and Aluminum Railing	$1,990,378.00	$1,988,249.00	$2,129.00	$0.00	$1,990,378.00	100	$0.00
06 00 00	Carpentry	$375,128.00	$375,128.00	$0.00	$0.00	$375,128.00	100	$0.00
06 73 00	Fiberglass Reinforced Plastic Grating	$353,707.00	$353,167.00	$540.00	$0.00	$353,707.00	100	$0.00
07 12 00	Fluid Applied Waterproofing	$78,130.00	$78,130.00	$0.00	$0.00	$78,130.00	100	$0.00
07 12 50	Hot Mopped Waterproofing	$7,420.00	$7,420.00	$0.00	$0.00	$7,420.00	100	$0.00
07 17 13	Bentonite Waterproofing	$124,650.00	$124,650.00	$0.00	$0.00	$124,650.00	100	$0.00
07 21 00	Thermal Insulation and Air Barriers	$15,600.00	$15,600.00	$0.00	$0.00	$15,600.00	100	$0.00
07 23 00	Weather Barrier	$39,800.00	$39,800.00	$0.00	$0.00	$39,800.00	100	$0.00
07 24 00	Exterior Insulation and Finish System	$67,955.00	$67,955.00	$0.00	$0.00	$67,955.00	100	$0.00
07 42 15	Architectural Metal Panels	$229,910.00	$228,970.00	$940.00	$0.00	$229,910.00	100	$0.00
07 50 10	Concrete Faced Insulated Panels	$15,000.00	$15,000.00	$0.00	$0.00	$15,000.00	100	$0.00
07 53 23	EPDM Roof System, Flashing & Sheet Metal	$589,225.00	$589,225.00	$0.00	$0.00	$589,225.00	100	$0.00
07 92 00	Caulking & Sealants	$37,465.00	$27,120.00	$7,880.00	$0.00	$35,000.00	93	$2,465.00
08 11 13	Doors, Frames & Hardware	$328,136.00	$318,822.00	$8,110.00	$0.00	$326,932.00	100	$1,204.00
08 31 15	Access Doors	$6,513.00	$6,513.00	$0.00	$0.00	$6,513.00	100	$0.00
08 35 13	Accordion Folding Fire Door	$65,683.00	$65,683.00	$0.00	$0.00	$65,683.00	100	$0.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 2/6/2026

Payment Application No. 32

Work completed through: 2/6/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
08 35 16	Heavy Duty Folding Door	$49,985.00	$49,985.00	$0.00	$0.00	$49,985.00	100	$0.00
08 36 00	Sectional Overhead Doors	$14,900.00	$14,900.00	$0.00	$0.00	$14,900.00	100	$0.00
08 41 13	Aluminum Framed Entrances and Storefronts/Curtainwall/Glazing	$254,163.00	$254,163.00	$0.00	$0.00	$254,163.00	100	$0.00
08 95 00	Translucent Wall Panels	$275,400.00	$275,400.00	$0.00	$0.00	$275,400.00	100	$0.00
09 20 00	Metal Framing and Gypsum Board	$190,345.00	$190,345.00	$0.00	$0.00	$190,345.00	100	$0.00
09 30 00	Tiling	$8,195.00	$8,195.00	$0.00	$0.00	$8,195.00	100	$0.00
09 51 00	Acoustical Ceilings	$47,000.00	$47,000.00	$0.00	$0.00	$47,000.00	100	$0.00
09 65 13	Resilient Base and Accessories	$3,000.00	$3,000.00	$0.00	$0.00	$3,000.00	100	$0.00
09 68 13	Carpet Tile	$12,299.00	$12,299.00	$0.00	$0.00	$12,299.00	100	$0.00
09 90 00	Painting	$846,400.00	$766,000.00	$33,200.00	$0.00	$799,200.00	94	$47,200.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	$16,310.00	$14,085.00	$2,225.00	$0.00	$16,310.00	100	$0.00
10 28 00	Toilet Accessories	$708.00	$513.00	$195.00	$0.00	$708.00	100	$0.00
10 44 16	Fire Extinguishers	$1,656.00	$1,656.00	$0.00	$0.00	$1,656.00	100	$0.00
12 24 13	Roller Window Shades	$1,500.00	$1,285.00	$0.00	$0.00	$1,285.00	86	$215.00
12 35 30	Architectural Casework	$51,850.00	$51,850.00	$0.00	$0.00	$51,850.00	100	$0.00
12 35 35	Solid Polymer Fabrications	$15,000.00	$15,000.00	$0.00	$0.00	$15,000.00	100	$0.00
21 13 13	Wet Pipe Sprinkler System	$65,835.00	$65,835.00	$0.00	$0.00	$65,835.00	100	$0.00
22 00 00	Plumbing Install, Rough-in & Finish - Labor	$76,500.00	$76,500.00	$0.00	$0.00	$76,500.00	100	$0.00
22 00 01	Plumbing Pipe, Fittings & Fixtures - Material	$270,000.00	$270,000.00	$0.00	$0.00	$270,000.00	100	$0.00
22 07 00	Plumbing Insulation	$49,670.00	$49,670.00	$0.00	$0.00	$49,670.00	100	$0.00
23 00 00	HVAC General Conditions, Permits & Mobilization	$15,200.00	$15,200.00	$0.00	$0.00	$15,200.00	100	$0.00
23 00 00.01	Testing, Adjusting & Balancing	$5,900.00	$2,950.00	$2,950.00	$0.00	$5,900.00	100	$0.00
23 00 00.02	Ductwork Insulation	$29,400.00	$27,488.00	$1,912.00	$0.00	$29,400.00	100	$0.00
23 00 00.03	HVAC Controls	$76,000.00	$73,400.00	$2,600.00	$0.00	$76,000.00	100	$0.00
23 00 00.04	Refrigerant Piping - Labor	$10,400.00	$10,400.00	$0.00	$0.00	$10,400.00	100	$0.00
23 00 00.05	Refrigerant Piping - Material	$2,800.00	$2,800.00	$0.00	$0.00	$2,800.00	100	$0.00
23 00 00.06	Ductwork - Labor	$70,900.00	$70,900.00	$0.00	$0.00	$70,900.00	100	$0.00
23 00 00.07	Ductwork - Material	$65,100.00	$65,100.00	$0.00	$0.00	$65,100.00	100	$0.00
23 00 00.08	Louvers and Dampers - Labor	$8,100.00	$8,100.00	$0.00	$0.00	$8,100.00	100	$0.00
23 00 00.09	Louvers and Dampers - Material	$12,500.00	$12,500.00	$0.00	$0.00	$12,500.00	100	$0.00
23 00 00.10	VAV and GRD - Labor	$6,800.00	$6,800.00	$0.00	$0.00	$6,800.00	100	$0.00
23 00 00.11	VAV and GRD - Material	$7,600.00	$7,600.00	$0.00	$0.00	$7,600.00	100	$0.00
23 00 00.12	HVAC Fans - Labor	$13,800.00	$13,800.00	$0.00	$0.00	$13,800.00	100	$0.00
23 00 00.13	HVAC Fans - Material	$39,600.00	$39,600.00	$0.00	$0.00	$39,600.00	100	$0.00
23 00 00.14	Gas Unit Heaters - Labor	$14,000.00	$14,000.00	$0.00	$0.00	$14,000.00	100	$0.00
23 00 00.15	Gas Unit Heaters - Material	$16,200.00	$16,200.00	$0.00	$0.00	$16,200.00	100	$0.00

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 2/6/2026

Payment Application No. 32

Work completed through: 2/6/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
23 00 00.16	Make-Up Air Units - Labor	$5,600.00	$5,600.00	$0.00	$0.00	$5,600.00	100	$0.00
23 00 00.17	Make-Up Air Units - Material	$76,000.00	$76,000.00	$0.00	$0.00	$76,000.00	100	$0.00
23 00 00.18	Roof Top Units - Labor	$1,400.00	$1,400.00	$0.00	$0.00	$1,400.00	100	$0.00
23 00 00.19	Roof Top Units - Material	$50,200.00	$50,200.00	$0.00	$0.00	$50,200.00	100	$0.00
23 00 00.20	Split System A/C Unit - Labor	$3,000.00	$3,000.00	$0.00	$0.00	$3,000.00	100	$0.00
23 00 00.21	Split System A/C Unit - Material	$56,400.00	$56,400.00	$0.00	$0.00	$56,400.00	100	$0.00
23 00 00.22	Dehumidification Units - Labor	$3,500.00	$2,400.00	$900.00	$0.00	$3,300.00	94	$200.00
23 00 00.23	Dehumidification Units - Material	$37,500.00	$37,500.00	$0.00	$0.00	$37,500.00	100	$0.00
26 00 00	Electrical Mobilization & Permit	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100	$0.00
26 00 01	Temporary Power	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 05 19	Conductors	$222,000.00	$212,200.00	$4,500.00	$0.00	$216,700.00	98	$5,300.00
26 05 26	Grounding and Bonding	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100	$0.00
26 05 29	Hangers and Supports	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100	$0.00
26 05 33	Raceways and Boxes	$336,600.00	$335,600.00	$500.00	$0.00	$336,100.00	100	$500.00
26 22 13	Transformers	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100	$0.00
26 23 00	Electric Heat	$40,000.00	$40,000.00	$0.00	$0.00	$40,000.00	100	$0.00
26 24 11	Electrical Service	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 13	Switchboards	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 15	Transfer Switches	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 16	Panelboards	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 24 19	Motor Controls	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 27 26	Wiring Devices	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100	$0.00
26 28 16	Enclosed Switches	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100	$0.00
26 32 13	Engine Generators	$420,400.00	$420,400.00	$0.00	$0.00	$420,400.00	100	$0.00
26 51 00	Lighting	$150,000.00	$146,370.00	$2,870.00	$0.00	$149,240.00	99	$760.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C	$1,506,000.00	$1,271,800.00	$165,375.00	$0.00	$1,437,175.00	95	$68,825.00
28 31 00	Fire Alarm	$50,000.00	$30,000.00	$18,430.00	$0.00	$48,430.00	97	$1,570.00
27 00 00	Cabling	$25,000.00	$15,000.00	$8,730.00	$0.00	$23,730.00	95	$1,270.00
31 10 00	Site Clearing/ Site Prep/ Erosion Control	$94,700.00	$94,700.00	$0.00	$0.00	$94,700.00	100	$0.00
31 20 00	Earth Moving - Excavation	$242,600.00	$242,600.00	$0.00	$0.00	$242,600.00	100	$0.00
31 20 01	Earth Moving - Backfill	$267,800.00	$267,800.00	$0.00	$0.00	$267,800.00	100	$0.00
31 20 02	Finish Grading	$69,900.00	$69,900.00	$0.00	$0.00	$69,900.00	100	$0.00
31 23 19	Dewatering	$35,900.00	$35,900.00	$0.00	$0.00	$35,900.00	100	$0.00
32 12 16	Asphalt Paving	$183,097.00	$183,097.00	$0.00	$0.00	$183,097.00	100	$0.00
32 13 13	Concrete Paving	$59,400.00	$59,400.00	$0.00	$0.00	$59,400.00	100	$0.00
32 17 13	Plastic Bollard Covers	$1,700.00	$1,700.00	$0.00	$0.00	$1,700.00	100	$0.00

Schedule of Values

Ramsey Water Treatment Plant Date of Application: 2/6/2026

Payment Application No. 32 Work completed through: 2/6/2026

Item			C	D	E	F	G	H
Specification Section No.	Description	Scheduled Value	From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
32 31 13	Chain Link Fencing, Gates and Equipment	$207,654.00	$198,780.00	$7,683.00	$0.00	$206,463.00	99	$1,191.00
32 92 00	Turfs and Grasses	$63,500.00	$63,500.00	$0.00	$0.00	$63,500.00	100	$0.00
32 93 00	Plants	$50,000.00	$50,000.00	$0.00	$0.00	$50,000.00	100	$0.00
33 11 13	Facility Water Distribution Systems	$727,300.00	$727,300.00	$0.00	$0.00	$727,300.00	100	$0.00
33 13 13	Facility Sanitary Sewer Systems	$87,800.00	$87,800.00	$0.00	$0.00	$87,800.00	100	$0.00
33 41 00	Storm Utility Drainage	$124,600.00	$124,600.00	$0.00	$0.00	$124,600.00	100	$0.00
33 46 00	Subdrainage	$61,400.00	$61,400.00	$0.00	$0.00	$61,400.00	100	$0.00
40 23 19	Process Pipe & Fittings	$2,202,644.00	$2,202,644.00	$0.00	$0.00	$2,202,644.00	100	$0.00
40 27 87	Process Pipe Supports, Anchors and Sleeves	$139,344.00	$139,344.00	$0.00	$0.00	$139,344.00	100	$0.00
40 27 89	Process Pipe Specialties	$51,300.00	$51,300.00	$0.00	$0.00	$51,300.00	100	$0.00
40 27 97	Process Gauges	$5,327.00	$5,327.00	$0.00	$0.00	$5,327.00	100	$0.00
40 92 00	Process Valves - Plug, Butterfly, Air and Check	$655,400.00	$655,400.00	$0.00	$0.00	$655,400.00	100	$0.00
40 92 01	Process Valves - Pressure Reducing Valves	$149,439.00	$149,439.00	$0.00	$0.00	$149,439.00	100	$0.00
41 23 14	Overhead Crane Systems	$131,775.00	$131,775.00	$0.00	$0.00	$131,775.00	100	$0.00
43 05 10	Disinfection of Water Systems	$24,000.00	$24,000.00	$0.00	$0.00	$24,000.00	100	$0.00
43 11 16	Gas Handling Blowers	$107,240.00	$107,240.00	$0.00	$0.00	$107,240.00	100	$0.00
43 23 22	Split Case Pumps	$281,247.00	$281,247.00	$0.00	$0.00	$281,247.00	100	$0.00
43 32 76	Chlorine Gas Feed Equipment	$129,661.00	$129,661.00	$0.00	$0.00	$129,661.00	100	$0.00
43 32 77	Chemical Feed System Pumps	$94,650.00	$94,650.00	$0.00	$0.00	$94,650.00	100	$0.00
43 32 78	Chemical Feed System Accessories	$82,275.00	$82,275.00	$0.00	$0.00	$82,275.00	100	$0.00
44 42 24	Plate Settlers	$868,280.00	$868,280.00	$0.00	$0.00	$868,280.00	100	$0.00
46 33 20	Liquid Chemical Storage Tanks	$94,360.00	$94,360.00	$0.00	$0.00	$94,360.00	100	$0.00
46 33 33	Polymer Blending and Feed Equipment	$26,940.00	$26,940.00	$0.00	$0.00	$26,940.00	100	$0.00
46 43 47	Jet Mixing System	$159,793.00	$159,793.00	$0.00	$0.00	$159,793.00	100	$0.00
46 61 00	Filtration Equipment	$984,470.00	$984,470.00	$0.00	$0.00	$984,470.00	100	$0.00
CO # 01	Change Order No. 01 - MN Prevailing Wage Rates (draft)	$794,153.71	$703,491.4700	$9,430.00	$0.00	$712,921.47	90	$81,232.24
	Totals	$32,322,653.71	$31,258,221.93	$288,752.40	$0.00	$31,546,974.33	97.6%	$775,679.38

EJCDC No. C-620 (2002 Edition)
Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-060 Approving Construction Contingency Expense #13 for Centralized Water Treatment Plant, Improvement Project #21-09

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-060 approving Construction Contingency Expense No. 13 for Centralized Water Treatment Plant, Improvement Project #21-09.

Background:

Construction costs for the Water Treatment Plant (WTP) include a construction contingency allowance of $950,000 to pay for new items identified during construction that were not contemplated during the design process or for items that the owner, engineer, or contractor(s) propose to revise during construction. This construction contingency allowance is equal to approximately 3-percent of the overall construction bid price. Any unused allowance funds will be deducted from the final payment.

The attached letter from Resident Project Representative Ryan Hanson with Advanced Engineering and Environmental Services, Inc. (AE2S), the City's contracted project engineer, identifies those items approved under previous Construction Contingency Expense No.'s 1 through 12, as well as the two (2) items proposed to be adjusted during construction as part of Construction Contingency Expense No. 13.

No extension of time is being approved as part of Construction Contingency Expense No. 13. However, if the contractor decides to request an extension of time for any of the Construction Contingency Expenses at a later date, the request would be presented in the form of a formal Change Order.

Notification:

Notifications are not required for this case.

Time Frame/Observations/Alternatives:

Observations:

The modifications proposed by Construction Contingency Expense No. 13 will serve to reduce operational and maintenance costs and improve operating and safety conditions over the life of the WTP.

A cash allowance summary is also attached to this case summarizing the current status and expenditures associated with the five (5) dedicated cash allowances identified within the Contract Documents. The total value of the cash allowances equals $350,000. Based on expenditures approved to date, the remaining aggregate allowance balance is $94,535.21. In accordance with the Contract, any unused portion of these allowances will be credited to the Owner at final payment.

Alternatives:

Alternative #1 – Motion to adopt Resolution #26-060 approving Construction Contingency Expense No. 13 for Improvement Project #21-09, Centralized Water Treatment Plant.

Funding Source:

Costs associated with Construction Contingency Expense No. 13 total $2,383.10. The original Construction Contingency amount was $950,000. Approving Construction Contingency Expense No. 13 will reduce the available construction contingency amount to $238,267.51, which equals 25-percent of the original contingency amount.

Staff and AE2S are confident the construction of the WTP is progressing well and is not likely to require additional funding to cover change orders beyond what is already reserved in the construction contingency allowance.

Recommendation:

Staff and AE2S recommend approving Construction Contingency Expense No. 13 for reasons summarized in this case and the attached letter.

Outcome/Action:

Motion to adopt Resolution #26-060 approving Construction Contingency Expense No. 13 for Centralized Water Treatment Plant, Improvement Project #21-09.

Attachments

Resolution 26-060

CCE 13

Cash Allowance Summary

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/19/2026 02:30 PM
Form Started By: Bruce Westby		Started On: 01/26/2026 01:49 PM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-060

RESOLUTION APPROVING CONSTRUCTION CONTINGENCY EXPENSE NO. 13 FOR IMPROVEMENT PROJECT #21-09, CENTRALIZED WATER TREATMENT PLANT

WHEREAS, pursuant to Ramsey City Council Resolution #23-061 adopted March 28, 2023, a contract was awarded to Magney Construction, Inc. in the amount of $31,528,500.00 for construction of a centralized Water Treatment Plant and an amendment was accepted from Advanced Engineering and Environmental Services in the amount of $225,100.00 for additional construction phase services for the Water Treatment Plant, and

WHEREAS, the project includes a general construction contingency cost in the amount of $950,000 to pay for new items during construction that were not contemplated during the design process, or for items that the owner, engineer, or contractor(s) propose to revise during construction; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-226 adopted September 26, 2023, Construction Contingency Expense No. 1 was approved in the amount of $76,446.91; and

WHEREAS, pursuant to Ramsey City Council Resolution #23-277 adopted November 14, 2023, Construction Contingency Expense No. 2 was approved in the amount of $135,654.02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-073 adopted March 12, 2024, Construction Contingency Expense No. 3 was approved in the amount of $99,095.63; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-103 adopted April 9, 2024, Construction Contingency Expense No. 4 was approved in the amount of $102,023.36; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-134 adopted May 14, 2024, Construction Contingency Expense No. 5 was approved in the amount of $39,361.69; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-160 adopted June 11, 2024, Construction Contingency Expense No. 6 was approved in the amount of $17,125.02; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-296 adopted November 12, 2024, Construction Contingency Expense No. 7 was approved in the amount of $31,938.68; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-031 adopted January 28, 2025, Construction Contingency Expense No. 8 was approved in the amount of $31,463.77; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-129 adopted June 10, 2025, Construction Contingency Expense No. 9 was approved in the amount of $13,851.80; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-230 adopted September 23, 2025, Construction Contingency Expense No. 10 was approved in the amount of $61,773.53; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-242 adopted October 14, 2025, Construction Contingency Expense No. 11 was approved in the amount of $76,070.79; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-279 adopted November 25, 2025, Construction Contingency Expense No. 12 was approved in the amount of $24,544.19; and

WHEREAS, AE2S has identified additional items requiring adjustments during construction under Construction Contingency Expense No. 13 in the amount of $2,383.10.

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

1) The City Administrator is hereby authorized and directed to execute Construction Contingency Expense No. 13 for Improvement Project #21-09 in the amount of $2,383.10 for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

www.ae2s.com

February 18, 2026

Bruce Westby
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Water Treatment Plant – Construction Contingency Expense No. 13

Dear Mr. Westby:

AE2S continues to oversee the construction of the City of Ramsey's new water treatment plant (WTP). Magney Construction has completed all concrete pours and process installation. Electrical, mechanical and plumbing subcontractors have completed their initial work and are working on punch list items. A majority of architectural components are completed, leaving final painting, facility cleaning and miscellaneous sealants to be completed. Civil sitework is completed, awaiting a final punch list walk through in the spring. Water treatment has been commissioned with finished water being sent to the distribution system almost daily since January 21st, 2026. AE2S' engineering team has continued to coordinate with Magney and further refine the details of installation of equipment. Through those investigations we have identified some items that will require adjustments. This letter is intended to outline those adjustments and summarize the current project contingency for the City to fully understand the status of the project.

Basis of Construction Contingency Expenses:

Currently twenty-two (22) requests for pricing (RFP) have been submitted to Magney. To date AE2S has received pricing back on twenty-two (22) of the RFP's, and has received thirty-seven (37) separate Contractor proposals. The Engineer has reviewed all of the received proposals and recommends that the Owner move forward with approving Construction Contingency Expense No. 13, which includes Proposal No. 057 and Proposal No. 058. Descriptions of the changes are described below and proposals and associated initiation documents are attached for reference. If the Contractor would like to include a request for extension as a result of these changes, a formal Change Order request will be issued at a different time.

Proposal No.	Initiation	Description	Total Cost	Required	Status
001	RFP 001	Mixing Pumps Pipe Upsizing	$51,287.38	Y	Approved – Construction Contingency Expense 1
002	RFP 003	Admin Ceiling Grid Color	$2,609.25	N	Approved – Construction Contingency Expense 1
003	Incidental	Building Permit Reimbursement	$62,887.28	Y	Approved – Construction Contingency Expense 2
004	RFP 002	Upsizing Air Exchange in Plate Settler Room	$16,580.02	N	Approved – Construction Contingency Expense 2
005	RFP 006	Storm and Plumbing Updates	$22,550.28	Y	Approved – Construction Contingency Expense 1
006	RFP 005	Flowable Fill	-	N	City and Engineer Rejected
007	RFP 004	Blower Pipe Upsizing	$55,230.60	Y	Approved – Construction Contingency Expense 2
008	City Request	Groundbreaking Signage Reimbursement	$956.12	Y	Approved – Construction Contingency Expense 2

009	City Request	Prevailing Wages	$794,153.71	Y	Approved – Change Order 01
010	RFP 007	Backwash Supply Piping Modifications	$3,068.77	Y	Approved – Construction Contingency Expense 3
011	Field Order 002	Electrical Modifications	$17,533.24	Y	Approved – Construction Contingency Expense 7
011 – Part B	Engineer Direction	Electrical Modifications	$3,033.99	Y	Approved – Construction Contingency Expense 7
012	RFI 013	Accordion Folding Security Door	$10,010.85	N	Approved – Construction Contingency Expense 3
013	RFP 005	Jet Mixing System Pump Modifications	$16,834.33	Y	Approved – Construction Contingency Expense 3
014	RFP 009	Backwash Tank Overflow	$1,534.38	Y	Approved – Construction Contingency Expense 3
015	Field Order 004	Field Order No. 4 - Door Hardware Changes	$10,922.45	Y	Approved – Construction Contingency Expense 3
016	Door Hardware Meeting	Door Hardware Changes	$56,724.85	Y	Approved – Construction Contingency Expense 3
017	RFP 010	Filter Slab Modifications	$96,634.23	Y	Approved – Construction Contingency Expense 4
018	Field Directed	Conduit Encasement	$5,389.13	Y	Approved – Construction Contingency Expense 4
019	Field Order 012	North Sump Pit	$6,764.43	Y	Approved – Construction Contingency Expense 5
020	Field Order 013	CB1 Air Flow Sleeves	$4,617.83	Y	Approved – Construction Contingency Expense 5
021	RFP 013	Torpedo Sand Filter Layer	$27,979.43	N	Approved – Construction Contingency Expense 5
022	Field Directed	Remove Penetron Admixture	- $5,920.00	N	Approved – Construction Contingency Expense 6
023	RFP 014	Reservoir Vent Piping	$3,645.52	Y	Approved – Construction Contingency Expense 6
024	RFP 015	BWW Piping Relocation	$5,504.74	Y	Approved – Construction Contingency Expense 6
025	RFP 017	Additional Waterstop	$10,749.95	Y	Approved – Construction Contingency Expense 6
026	RFP 016	Water Wick Drain Connection	$3,144.81	Y	Approved – Construction Contingency Expense 6
026 - Revised	RFP 016	Water Wick Drain Connection	$5,948.79 (minus the previously approved amount of $3,144.81)	Y	Approved – Construction Contingency Expense 7
027	Field Order 019	West Backwash 30" Wall Detail	$8,567.47	Y	Approved – Construction Contingency Expense 7
028	Field Order 016	Chemical Containment Modifications	$2,354.53	Y	Approved – Construction Contingency Expense 8
029	Field Order 018	Fencing Modifications	$3,769.36	Y	Approved – Construction Contingency Expense 8
030	Submittal 128B	100 amp Breaker for Mixing Pump	$3,743.56	Y	Approved – Construction Contingency Expense 8
031	RFP 018	CU 3 Relocation	$21,596.32	N	Approved – Construction Contingency Expense 8
032	Field Directed	Dewatering for ROW Watermain Connection	$10,870.65	Y	Approved – Construction Contingency Expense 9

034	Specialty Meeting	Urethane Painting Modifications	$50,440.88	N	Approved – Constructing Contingency Expense 10
035A	Submittal 145	Dedication Plaque Modifications	$1,374.52	N	Approved – Constructing Contingency Expense 10
Manhole No. 1	Install and Dewatering	Manhole No. 1	-$19,917.35	Y	Approved – Constructing Contingency Expense 9
036	RFI 056	EIFs Base Flashing	$2,131.50	Y	Approved – Constructing Contingency Expense 9
037	Field Directed	Filter Masonry Wall Cut	$10,596.47	Y	Approved – Constructing Contingency Expense 9
038	Field Directed	Water Wick Connection to Lower Level	$2,408.60	Y	Approved – Constructing Contingency Expense 9
039	Field Order No. 17	RWL Route Modification	$3,437.04	Y	Approved – Constructing Contingency Expense 9
040	Field Directed	Transformer Bollards	$4,324.89	Y	Approved – Constructing Contingency Expense 9
041	RFP 019	Plate Settler Flow Meter Locations	$6,921.19	Y	Approved – Constructing Contingency Expense 10
044	RFI 066	Generator Panel Feed	$3,036.94	Y	Approved – Constructing Contingency Expense 10
045	Submittal 178	Added Beam Stiffeners	$5,418.03	Y	Approved – Constructing Contingency Expense 12
046	RFP 020	Explosion Proof EF Room 109	$16,880.50	N	Approved – Constructing Contingency Expense 12
047	RFI 073	Air Flow Meter	$7,717.05	Y	Approved – Constructing Contingency Expense 11
048	Field Directed	Remote Actuator Hand Stations	$25,200.00	N	Approved – Constructing Contingency Expense 11
049	RFP 022	Valve Actuator Voltage	$33,887.52	Y	Approved – Constructing Contingency Expense 11
050	RFP 021	Sludge Line Additional Drop Pipe	$9,266.22	Y	Approved – Constructing Contingency Expense 11
053	Field Directed	Chlorine Tank Lifting Bar	$2,869.99	Y	Approved – Constructing Contingency Expense 12
054	Field Directed	Closet 104 Ceiling Change	-$624.33	N	Approved – Constructing Contingency Expense 12
057	**Field Order 33**	**Air Flow Meter Modification**	**$1,711.68**	**Y**	**Pending – Constructing Contingency Expense 13**
058	**RFI 080**	**Decorative Fence Modifications**	**$671.42**	**Y**	**Pending – Constructing Contingency Expense 13**
Note: Any extension delays will be approved as a separate Change Order and will not be included in this Construction Contingency Expense.					

Proposal No. 057 – Air Flow Meter Modifications:

Included with the air was blower system for supplying backwash air to each of the six (6) gravity filters is a air flow meter. After starting up the blower and programming the meter, it was discovered that the current location prohibits ease of access for maintenance and does not provide adequate lay length for accurate flow reads. The proposal includes the labor and materials for moving and installing the flow meter in a different location.

Proposal No. 058 – Decorative Fence Modifications:

The site grading plan for the west side of the reservoir is sloped to cover a majority of the reservoir west facing wall. This creates a steep grade change from the driveway to the reservoir. After discussing with the Owner, it was decided to route the fencing to the north of this slope to keep the fence as level as possible.

This shift to the north created the need for additional fencing length. This proposal includes the labor and materials to install the additional fencing to secure the site.

Summary of General Construction Contingency Costs:

As part of the Contractor's bid, the Owner required a $950,000 General Construction Allowance. This allowance was intended to limit Contract changes due to change orders by applying general construction changes to a set contingency. The allowance represents approximately 3% of the overall construction bid price. For projects of this magnitude, industry standards typically see an increase in the bid price of 3% to 5% due to change orders, so it is expected that most of this allowance will be used by the conclusion of construction. Any unused funds from the allowance will be deducted from the project's Final Payment.

AE2S has summarized all known construction contingency expenses below, to help the City of Ramsey better understand the current contingency status. With the approval of Construction Contingency Expense No. 13, the approved expenses will total $711,732.49 of the existing $950,000.00 General Construction Allowance. As construction progresses, AE2S will continue to provide cost updates and coordination with City staff.

Expense No.	**General Construction Contingency Amount**
	Allowance Amount: $950,000.00
Expense No. 1	$76,446.91
Expense No. 2	$135,654.02
Expense No. 3	$99,095.63
Expense No. 4	$102,023.36
Expense No. 5	$39,361.69
Expense No. 6	$17,125.02
Expense No. 7	$31,938.68
Expense No. 8	$31,463.77
Expense No. 9	$13,851.80
Expense No. 10	$61,773.53
Expense No. 11	$76,070.79
Expense No. 12	$24,544.19
Expense No. 13	$2,383.10
Net Expenses to Date:	**$711,732.49**
Available Construction Contingency =	**$238,267.51**
Percent Used	75%

www.ae2s.com

In summary, AE2S continues to support and track the progress of the WTP and will provide updates as necessary for the City to make responsible decisions on the progress of the WTP. This document is being submitted as Construction Contingency Expense No. 13 for the City of Ramsey to formally consider and take action on. Should you have any further questions please do not hesitate to contact me at Ryan.Hanson@ae2s.com.

Submitted in Service,
AE2S

Ryan Hanson, PE
Project Manager

Attachments: *Proposal No. 057, Proposal No. 058*

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Ryan Hanson, PE	By:	By:
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Project Manager	Title:	Title:
Date: 2/18/2026	Date:	Date:

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO		[redacted]
Company name AE2S		From Noah Pundsack
Attention Abby Bowman		Date 1/26/2026
E-mail Abigail.Bowman@AE2S.com	Phone (763) 463-5036	Magney Proposal No. 0057 Air Flow Modifications

☐ Urgent ☐ Please comment ☒ Please review ☐ For your information

Total pages, including cover: 6

COMMENTS [redacted]

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment to relocate the pressure gauge and airflow meter per field order No. 033. See the costs associated with change are summarized below. Associated with Field order No. 033.

Labor: Disassemble Pipe Redrill And Tap To Fit Air Flow, Clean And Replace	$	583.76
Equipment:		
Equipment: Misc. Small Tools And Equipment (10% of Labor)	$	58.38
Subcontractor: Erickson Electric Remove Conduit and Wires Reinstall In New Location	$	902.79
Subtotal	$	1,544.93
General Contractor's Overhead	$	141.46
Bond & Insurance premiums	$	25.30
Lump Sum Total:	**$**	**1,711.68**

Additional Calendar Days Required for this Change (Including material lead time):	**3.0**

Time extension not approved

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

noahpundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*

Erickson Electric Company, Inc.
3308 Southway Drive • Saint Cloud MN 56301-9513
Phone 320.251.1501 • Fax 320.251.1504

Field Order 033 Proposal

January 26, 2026

Noah Pundsack
Magney Construction

RE: Field Order 033

The total cost of the electrical for this field order is: **$902.79**

Included:

- All material and labor to complete this field order.
- All work is to be done Monday through Friday 7AM to 3:30PM
- Electrical permit included
- Proposal valid for 30 days

Please feel free to contact me if you have any questions. Thank you for your consideration of this proposal. My cell phone: 320-774-5613

Sincerely,



Kyle Klemek
kylek@ericksonelectricmn.com

Erickson Electric

Material			**Cost**
Material		$	199.30
Tax 7.625%		$	15.20
Material MU 10%		$	19.93
Permit		$	-

Labor	**Rate/hr**	**Hours**		
PM/Estimator	$190	1	$	190.00
Wireman	$180	2.32	$	417.60
Overtime 1-1/2	$270	0	$	-
Overtime double time	$360	0	$	-
Labor MU 10%			$	60.76

Subcontractor

	Mat.	$	-
	labor	$	-
Markup @ 5%		$	-
Subtotal		$	902.79
Bond		$	-
Total cost for this change		**$**	**902.79**

Item #	Item Name	Quantity	Price		Ext Price	Labor		Labor Ext	CCode	% Ext Price	% Ext Hours
	Field Order 033 backup				$199.30			2.32		**100.00%**	**100.00%**
	Branch Rough				$182.87			0.72		**91.76%**	**30.77%**
8709	3/4 LIQUIDTIGHT FLEX	10.00	$583.80	C	$58.38	4.47	C	0.45	cb	**29.29%**	**19.23%**
8721	3/4 LIQUIDTIGHT FLEX CONN	2.00	**$6224.26**	C	$124.49	13.41	C	0.27	cb	**62.46%**	**11.54%**
	Lugs/Termination/Ground				$0.00			1.25		**0.00%**	**53.85%**
9432	16 GA TERMINATION	12.00	$0.00	X	$0.00	0.10	E	1.25	sl	**0.00%**	**53.85%**
	Video Cable				$16.43			0.36		**8.24%**	**15.38%**
30082	16/2 SHIELD PLENUM CMP/CL3P	15.00	$1095.44	M	$16.43	23.84	M	0.36	vc	**8.24%**	**15.38%**
					$199.30			**2.32**		**100.00%**	**100.00%**

Field Order / Supplemental Instruction

Field Order No.: FO-033

Date: 1/15/2026

To:	Kevin Vranicar	**From:**	Abby Bowman
Title:	Project Manager	**Title:**	Resident Project Representative
Company:	Magney Construction, Inc.		
Address:	1401 Park Road Chanhassen, MN 55317	**AE2S No.:**	P05434-2020-002

You are hereby directed to execute this Field Order / Supplemental Instruction that interprets or provides for minor revisions to the Contract Documents without changes to the Contract Price or Time.

Referenced Document(s): ☒

Specification Section(s):

Drawing(s):

Description of Interpretation or Change:

Adjust air flow meter location to the longer lay length pipe in the blower room. Swap the pressure gauge and flow meter locations. See sketch attached.

Attachments: Supplemental Instructions

Signature: Abby Bowman

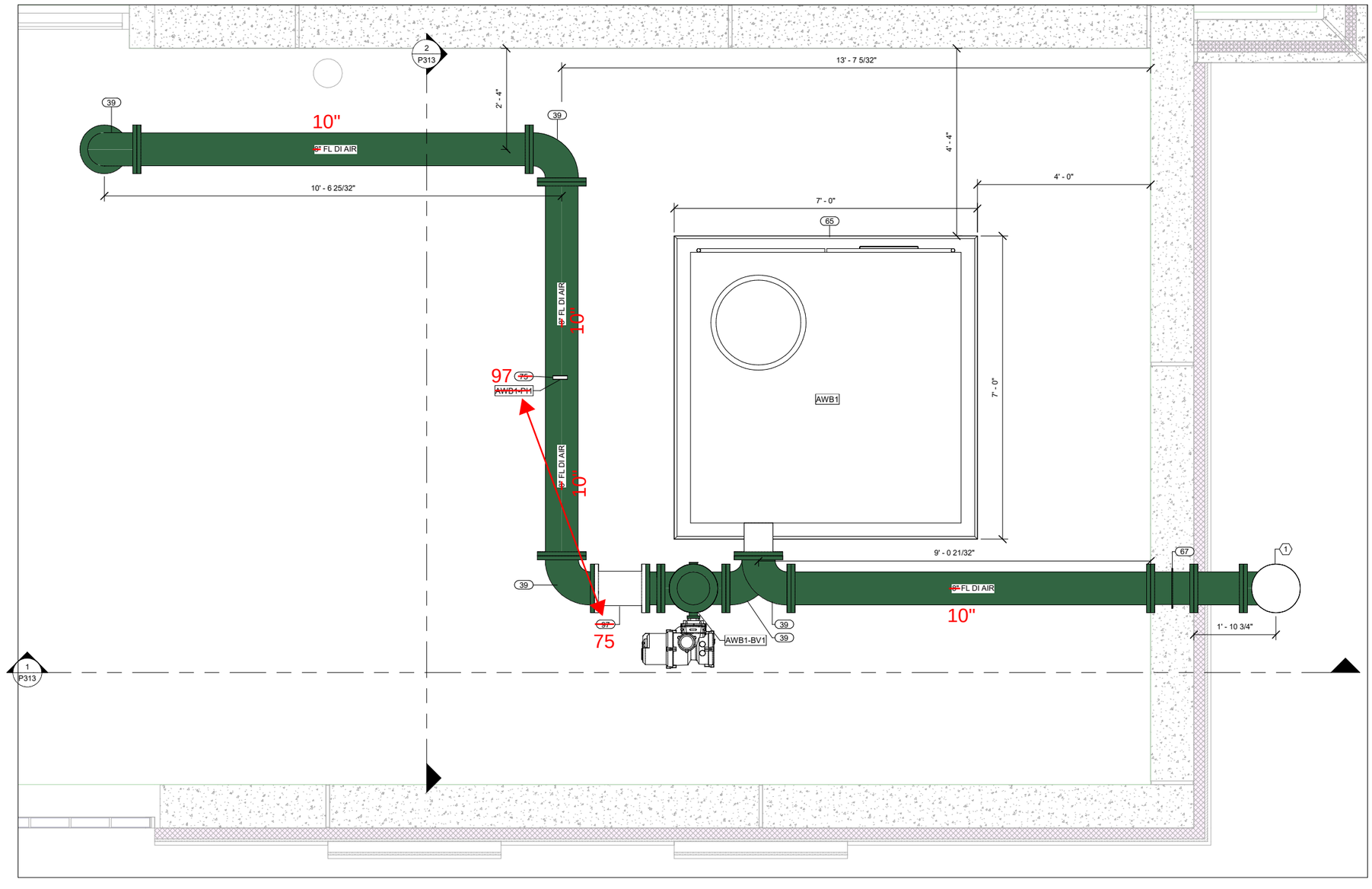
☒ **Attachments** (*list*):

P124,

Copies:

- ☐ Posted on Newforma
- ☐ Field Office, Ryan Hanson, AE2S
- ☒ AE2S File
- ☐ Other:

Layout: 2x24
BIM 360://05434-2020-002 Ramsey Water Treatment Plant/Ramsey WTP_P_v20.rvt



1 P124 **WTP - UPPER LEVEL - ENLARGED PLAN - BLOWER**

12" 6" 0 1' 2' 3'

NORTH

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.

SIGNATURE

TYPED NAME AARON S. VOLLMER

REG. NO. 41388

JANUARY 27, 2023

SYM	DATE	DESCRIPTION	APPR

IMPROVEMENTS

#	
39	8" FL DI 90° BEND
65	CONCRETE HOUSEKEEPING PAD. SEE DETAIL 6/SD/P703
67	FLxFL WALL PIPE. SEE DETAIL 5/SD/P701.
75	PRESSURE GAUGE. SEE DETAIL 07/SD/P702.
97	8" AIR FLOW METER

CONSTRUCTION NOTES

#	
1	CONTRACTOR TO SUPPLY INLET/OUTLET PROTECTION SEE DETAIL 11/SD/P702.

AE2S

RAMSEY WATER TREATMENT PLANT
CITY OF RAMSEY, MN
RAMSEY, MINNESOTA

WTP - UPPER LEVEL - ENLARGED PLAN - BLOWER

DRAWING TYPE: CONST.
PREPARED BY: SGR
CHECKED / APPROVED: RAH / ASV
DATE: JAN. 2023
PROJECT NUMBER: 05434-2020-002
SHEET:
DRAWING: P124

1/23/2023 4:21:10 PM

MAGNEY CONSTRUCTION
COMMERCIAL & INDUSTRIAL CONTRACTORS
1401 Park Road - Chanhassen, MN 55317
952.474.1674 Office 952.474.1679 Fax
www.magneyconstruction.com

Proposal

SEND TO	
Company name AE2S	*From* Noah Pundsack
Attention Abby Bowman	*Date* 1/28/2026
E-mail *Phone* Abigail.Bowman@AE2S.com (763) 463-5036	*Magney Proposal No. 0058* Decorative Fence Modifications RFI 080

☐ ***Urgent*** ☐ ***Please comment*** ☒ ***Please review*** ☐ ***For your information***

Total pages, including cover: 2

COMMENTS

Re: Ramsey Water Treatment Plant - Ramsey, MN

Abby,

Magney Construction, Inc. is pleased to present the following quotation to furnish the necessary labor, material, and equipment to complete the requested changes in RFI 080. The Decorative fence will be extended to the gate to close the gap. See the costs associated with change are summarized below.

Labor:		
Equipment:		
Equipment: Misc. Small Tools And Equipment (10% of Labor)	$	-
Subcontractor: American Fence Add Decorative Fencing And A Post	$	630.00
Subtotal	$	630.00
General Contractor's Overhead	$	31.50
Bond & Insurance premiums	$	9.92
Lump Sum Total:	**$**	**671.42**

Additional Calendar Days Required for this Change (Including material lead time):	**1.0**

Time extension not approved

Please review this proposal and feel free to contact me with any questions, comments or concerns.

Thank you,

noahpundsack

Noah Pundsack
Project Engineer

Accepted By	*Date*

AMERICAN FENCE COMPANY

Omaha · Lincoln · Grand Island · Sioux City · Des Moines · Cedar Rapids · Sioux Falls · Rochester
AmeriFence Corporation – Kansas City · AmeriFence Corporation – Madison · American Security & Gate Company – Fargo

FENCING & GATE PROPOSAL

Date: 1.28.2026
Attn: ESTIMATING DEPARTMENT
Project: Ramsey WTP – Screen Wall Co
Scope: Provide and install (1) additional post and approximately 3LF of additional screen wall.

Proposed CO Cost: $630.00
Unless otherwise stated, pricing does not include excise tax, subject to change after 30 days of date of proposal. This proposal is not binding unless signature is affixed to page two. Do not sign and return this sheet without signed second page. A purchase order initiates your project engineering process and holds your material pricing for 30 days. If American Fence Company does not receive approval to proceed with purchasing within this 30-day period, project pricing is subject to review.

Contact Information: Sly Zipse
O: 507-289-0898 C: 507-718-1437
s.zipse@americafence.com

www.ae2s.com

February 18, 2026

Bruce Westby
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Ramsey Water Treatment Plant – Cash Allowance Summary No. 01

Dear Mr. Westby:

Pursuant to Contract No. 1 for the Ramsey Water Treatment Plant, six (6) cash allowances were established within the Bid Form and incorporated into the Construction Contract. The General Construction Allowance is being administered separately for contingency-related work.

This letter summarizes the current status and expenditures associated with the remaining five (5) dedicated cash allowances identified in the Contract Documents. In accordance with the Contract, any unused portion of these allowances will be credited to the Owner at final payment.

Contract Allowances:

The following cash allowances were established under Contract No. 1:

1. Office Furniture - $50,000
2. Computer Hardware, software and Equipment - $80,000
3. IT Equipment - $100,000
4. Security and Access Control Hardware and Equipment - $60,000
5. Landscaping - $60,000

These allowances were established to procure specific Owner-selected equipment and improvements not fully defined at the time of bidding, with final selections made during construction.

The attached tables summarize vendor proposals received to date that are applicable to each allowance category. All proposals have been reviewed and approved by City staff and the Engineer prior to authorization.

Office Furniture Allowance Summary

Expense	Office Furniture Allowance Amount	Status
	Original Allowance: $50,000.00	
Office Furniture - Continua	$23,361.81	Approved by Staff
Lab Equipment	$12,440.64	Approved by Staff
Net Expenses to Date:	**$35,802.45**	
Available Allowance:	**$14,197.55**	

Computer Hardware Allowance Summary

Expense	Computer Hardware Allowance Amount Original Allowance: $80,000.00	Status
Computer & SCADA Equipment - Total Control Systems	$53,327.76	Approved by Staff
Net Expenses to Date:	**$53,327.76**	
Available Allowance:	**$26,672.24**	

IT Equipment Allowance Summary

Expense	IT Equipment Allowance Amount Original Allowance: $100,000.00	Status
CDWG APs	$16,188.75	Approved by Staff
Logis Fiber Splice	$3,332.00	Approved by Staff
CDWG Additional APs	$3,116.92	Approved by Staff
CDWG Security Appliance	$2,529.00	Approved by Staff
Security Equipment and Installation - Systematic Technologies	$22,967.91	Approved by Staff
Net Expenses to Date:	**$48,134.58**	Approved by Staff
Available Allowance:	**$51,865.42**	

Security and Access Control Hardware & Equipment Allowance Summary

Expense	Security and Access Control Hardware & Equipment Allowance Amount Original Allowance: $60,000.00	Status
Security Equipment and Installation - Systematic Technologies	$60,000	Approved by Staff
Net Expenses to Date:	**$60,000**	
Available Allowance:	$0.00	

Landscaping Summary

Expense	Irrigation System Allowance Amount Original Allowance: $60,000.00	Status
Proposal #042A - Anderson Irrigation	$58,200.00	Approved by Staff
Net Expenses to Date:	**$58,200.00**	
Available Allowance:	**$1,800.00**	

Summary of Cash Allowances:

The total value of the cash allowances equals **$350,000**. Based on expenditures approved to date, the remaining aggregate allowance balance is **$94,535.21**. AE2S will continue to assist the City in reviewing,

tracking, and administering these allowances throughout the remainder of construction. Any unused allowance balances will be credited to the Owner at final payment in accordance with the Contract. Should you have any further questions please do not hesitate to contact me at Ryan.Hanson@AE2S.com.

Submitted in Service,
AE2S



Ryan Hanson, PE
Project Manager

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-048 Accepting Bids and Awarding Contract for Countryside Estates Street Reconstructions, Improvement Project #26-04

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-048 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,659,058.61 for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies the streets within the Countryside Estates subdivision for street reconstruction in 2026. A street segment summary for the project is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Bolton & Menk for topographic survey of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-138, ordering plans and specifications for said improvements.
- September 9, 2025, the Ramsey City Council adopted Resolution #25-207, approving additional geotechnical and topographic survey services to include the Wildwood Acres subdivision within the Countryside Estates Street Reconstructions project.
- November 12, 2025, staff held a public open house for property owners impacted by these improvements. The open house was attended by 5 residents.
- December 16, 2025, the Ramsey Public Works Committee recommended City Council approve plans and specifications and authorize advertisement for bids for said improvements.
- January 13, 2026, the Ramsey City Council adopted Resolution #26-009 approving final plans and specifications and authorized advertisement of bids for said improvements.
- February 11, 2026, Ramsey staff opened publicly opened bids for said improvements.

Project Scope

This project proposes to reconstruct the streets within the Countryside Estates and Wildwood Acres subdivision, generally located east of Armstrong Boulevard (CSAH 83) and north of 173rd Avenue. The streets are 24-foot-wide rural section, totaling 3.93 miles in length. Traffic counts have not been taken within the project area. Drainage is handled through street crossing culverts and drainage swales adjacent to the streets which generally carry runoff to existing wetlands and Anoka County Ditch No. 51.

The streets within Countryside Estates were constructed in 1980 and received an overlay in 1995. Ground Penetrating Radar (GPR) data taken prior to skim patching shows an average pavement section of 6.5-inches, including 3.2-inches of bituminous and 3.3-inches of aggregate base.

The streets within Wildwood Acres were constructed in 1989 and received an overlay in 2008. GPR data shows an average pavement section of 7.1-inches, including 3.6-inches of bituminous and 3.5-inches of aggregate base.

Ditch No.51 crosses 176th Avenue and 176th Lane, both culvert crossings have been replaced and are not proposed to be replaced as part of this improvement. The remaining street crossing culverts within the subdivision are proposed to be replaced and updated to reinforced concrete pipe. Only minor grading of the ditches to tie-into the new culverts is proposed.

The reconstruction of the streets within Countryside Estates are proposed to be a Full-Depth Reclamation (FDR). Typical impacts of FDR projects including matching into driveways and boulevards approximately 6 to 8 feet from the edge of pavement is anticipated. To achieve the proposed pavement section of 3.5-inches of bituminous over 4.0-inches of aggregate base (made up of recycled FDR material), the project will require over excavating 2-inches of subbase material.

The reconstruction of the streets within Wildwood Acres are proposed to be a Reclamation. Typical impacts of reclamation projects include 1 to 2 feet of the boulevard adjacent to the pavement, as required to keep any vegetation and/or topsoil out of the reclamation. Driveway impacts are not anticipated. This process will include reclamation of the existing bituminous and aggregate base, hauling out 2.5-inches of excess reclamation material and replacing with 2.5-inches new bituminous pavement on top of the in-place reclamation.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix.

Municipal utilities do not exist within the project area, extension of municipal utilities to this subdivision are not proposed as it is outside of the 2040 MUSA.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
  - February 24, 2026
- Contractor Begins Construction
  - Spring / Summer 2026
- Contractor Substantially Complete Construction
  - New bituminous pavement in-place, topsoil and seed in-place
  - August 28, 2026
- Contractor Final Completion
  - Verify final restoration; punch list created
  - October 2, 2026

Notification:

If City Council awards a contract for construction, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement webpages with the most current project information. This can be found on the city website, Engineering Department page.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates up to 10 minutes will be required to present this case and answer questions.

Alternatives:

Alternative #1 – Motion to adopt Resolution #26-048 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,659,058.61 for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Alternative #2 – Motion of other.

Funding Source:
Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds.

On February 11, 2026 a total of eight (8) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	**Total Bid**
North Valley, Inc.	$1,659,058.61
Knife River Corporation – North Central	$1,673,464.50
Park Construction Company	$1,724,039.10
GMH Asphalt Corporation	$1,815,551.64
Valley Paving, Inc.	$1,877,740.80
Asphalt Surface Technologies Corp.	$1,941,205.30
Dresel Contracting, Inc.	$2,202,420.69
Northwest	$2,318,659.45
Engineer's Estimate	*$2,061,186.00*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $1,659,058.61 for the total bid of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings the total project costs to $2,040,642.09

The bid is 20-percent lower than the engineer's estimate, primarily due to lower than anticipated excavation, aggregate, and earthwork prices.

Funding Source Breakdown:

Funding Source	**Construction Costs**	**Indirect Costs**	**Total Cost**
Pavement Management	$1,585,200.75	$364,596.17	$1,949,796.92
Storm Sewer Utility	$73,857.86	$16,987.31	$90,845.17
Project Total	***$1,659,058.61***	***$381,583.48***	***$2,040,642.09***

Bolton & Menk has submitted a proposal for construction staking and as-built survey of said improvements for the total not-to-exceed amount of $64,116.00. Construction staking is included in the indirect costs, and is proposed to be paid for by Pavement Management and Storm Sewer Utility funds.

The CIP level estimate had a total estimated project cost of $2,618,136, which includes street costs of $2,276,640 and storm sewer costs of $341,496. The final project costs may change depending upon bid prices and actual construction quantities.

City staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of staff's normal duties.

Recommendation:
Staff recommends adopting Resolution #26-048 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,659,058.61 for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Outcome/Action:
Motion to adopt Resolution #26-048 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,659,058.61 for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Attachments

Res 26-048
BMI Construction Staking Proposal
26-04 Street Summary
26-04 Final Plans

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/17/2026 01:10 PM
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Joe Feriancek		Started On: 02/12/2026 08:53 AM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-048

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT 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 2026 – 2035 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, pursuant to Ramsey City Council Resolution #25-207, adopted September 9, 2025, a contract was awarded to Independent Testing Technologies, Inc. for additional Geotechnical services in the amount of $4,930.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-207, adopted September 9, 2025, a contract was awarded to Bolton & Menk, Inc. for additional topographic survey in the amount of $5,464.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-009, adopted on January 13, 2026, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking from Bolton & Menk, Inc. for said improvements in the amount of $64,116.00; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday January 16 and Friday January 23, 2026; and

WHEREAS, eight (8) bids were received, opened and tabulated on February 11, 2026, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
North Valley, Inc.	$1,659,058.61
Knife River Corporation- North Central	$1,673,464.50
Park Construction Company	$1,724,039.10
GMH Asphalt Corporation	$1,815,551.64
Valley Paving, Inc.	$1,877,740.80
Asphalt Surface Technologies Corp.	$1,941,205.30
Dresel Contracting, Inc.	$2,202,420.69
Northwest	$2,318,659.45

WHEREAS, the bid of North Valley, Inc. in the amount of $1,659,058.61 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Bolton & Menk, Inc. proposal for construction staking for said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

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

January 29, 2026

Joe Feriancek, P.E.
Assistant City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, City of Ramsey – Countryside Estates Street Reconstructions (City Project No. 26-04)

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the above-referenced project.

SCOPE OF WORK

Bolton & Menk will complete the construction staking and as-built survey for this project, which generally includes:

- 207 RDST of Subgrade Bluetops,
- 207 RDST of Base Course Bluetops,
- Removals,
- 30 Flared End Sections,
- 464 LF of Culverts,
- 3 Concrete Valley Gutters,
- Replacing 133 Driveway Tie-ins,
- 4,900 LF of Sediment Control Logs,
- 4,010 LF of Silt Fence,
- Salvaging 104 Mailbox Supports, and
- Miscellaneous other items.

We will also complete the As-Built Survey for Record Drawing creation.

ASSUMPTIONS

We have made the following assumptions in preparing this proposal:

- No allowance is included for staking of right-of-way.
- Replacing damaged or removed stakes is not included in our base fee.
- No additional fees for stakes, mileage, equipment, etc. will be invoiced to the City, but are included in our hourly rates.
- Additional services, if required, will be performed at the rates presented in the Proposed Fees section of this proposal.

PROPOSED FEES

Bolton & Menk proposes to perform the staking based on a not-to-exceed amount, based on the rates presented in the following table:

Task and Personnel	Hours	Rate/Hour	Total
Task 1: Construction Staking			
Licensed Surveyor	20.0	$215.00	$ 4,300.00
Survey Technician	8.0	$166.00	$ 1,328.00
Survey Crew	274.0	$203.00	$ 55,622.00
Subtotals	302.0	-	$ 61,250.00
Task 2: Asbuilt Survey			
Licensed Surveyor	2.0	$215.00	$ 430.00
Survey Technician	0.0	$166.00	$ 0.00
Survey Crew	12.0	$203.00	$ 2,436.00
Subtotals	14.0	-	$ 2,866.00
Grand Totals	**316.0**	**-**	**$ 64,116.00**

SCHEDULE

Due to our proximity to the site, we expect to be able to respond quickly to all construction staking requests however 48-hour notice is required to allow us to efficiently schedule survey crews.

If there are any questions, please call me at (651) 968-7760.

Sincerely,

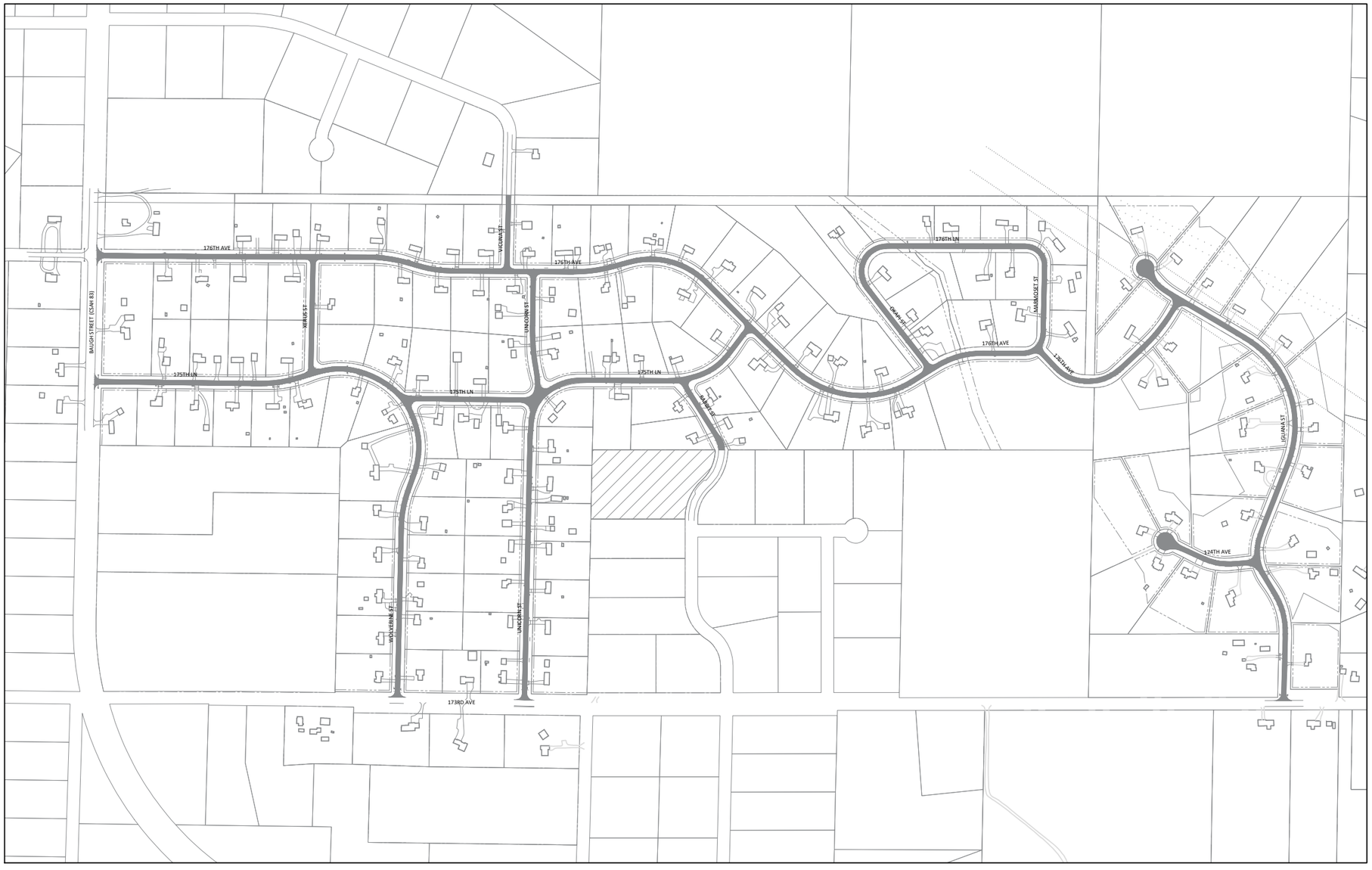
BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

IP 26-04
Countryside Estates Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Countryside Estates	175th Lane	Baugh Street / Xerus Street	1180	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Rabbit Street / 176th Avenue	478	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Unicorn Street / Rabbit Street	735	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Wolverine Street / Unicorn Street	726	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Xerus Street / Wolverine Street	549	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	176th Avenue	175th Lane / Okapi Street	1111	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Baugh Street / Xerus Street	1154	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Marmoset / E EOP	337	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Okapi Street / Marmoset Street	575	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Unicorn Street / 175th Lane	1263	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Vicuna Street / Unicorn Street	141	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Xerus Street / Vicuna Street	1029	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		2.9	3.3	6.2
	176th Lane	Okapi Street / Marmoset Street	851	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.3	3.8	7.1
	Marmoset Street	176th Avenue / 176th Lane	574	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.1	3.4	6.5
	Okapi Street	176th Avenue / 176th Lane	742	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.0	3.5	6.5
	Rabbit Street	175th Lane / S EOP	420	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.2	3.5	6.7
	Unicorn Street	175th Lane / 176th Avenue	638	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.2	3.5	6.7
	Unicorn Street	Armstrong Boulevard (CSAH 83) / 175th Lane	1656	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		2.7	3.5	6.2
	Vicuna Street	176th Avenue / N EOP	389	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.3	2.9	6.2
	Wolverine Street	Armstrong Boulevard (CSAH 83) / 175th Lane	1603	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	2.8	6.3
	Xerus Street	175th Lane / 176th Avenue	605	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		2.0	3.1	5.1
	Countryside Estates Total		**16756**	**3.17 mi.**											
Wildwood Acres	174th Avenue	Iguana Street / CDS	571	Rural	n/a	4	1989	SC 1998	OL 2008	SC 2014			4.0	2.3	
	176th Avenue	Iguana Street / W EOP	642	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.4	4.3	
	Iguana Street	174th Avenue / 176th Avenue	1690	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.6	3.5	
	Iguana Street	176th Avenue / CDS	302	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.6	3.5	
	Iguana Street	CR 63 / 174th Avenue	779	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.6	3.5	
	Wildwood Acres Total		**3984**	**0.75 mi.**											
Project Total			**20740**	**3.93 mi.**											

CITY OF RAMSEY
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 26-04



0 250 500 750
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 104 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	EROSION CONTROL INDEX
05	REMOVALS INDEX
06	STREET CONSTRUCTION INDEX
07	TABULATIONS
08	TYPICAL SECTION
09 - 10	CITY DETAILS
11 - 12	SWPPP
13 - 27	EROSION CONTROL
28 - 42	REMOVALS
43 - 71	STREET CONSTRUCTION
72 - 75	INTERSECTION DETAILS
76 - 104	CROSS SECTIONS

LEGEND

- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- BITUMINOUS PAVEMENT
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- VALLEY GUTTER
- SEEDING AREA
- MILL BITUMINOUS PAVEMENT
- CURB & GUTTER
- SAWCUT FULL DEPTH
- FULL-DEPTH RECLAMATION
- REMOVE PAVEMENT BITUMINOUS
- REMOVE PAVEMENT CONCRETE
- REMOVE GRAVEL
- EASEMENT - DRAINAGE & UTILITY
- SECTION LINE
- LOT LINE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- TREE SAVE FENCE
- SILT FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095 **LIC. NO.**

DATE 12/23/25

DATE	REVISION
02/09/26	UPDATED S.E.Q.

Dec 22, 2025 - 4:23pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Title & SEQ.dwg

IP 26-04 COUNTRYSIDE ESTATES STREET RECONSTRUCTIONS

Statement of Estimated Quantities

Item No.	MnDOT No.	Note	Item Description	Unit	Quantity
1	2021.501		MOBILIZATION	LS	1
2	2101.503		REMOVE STORM SEWER	LF	602
3	2104.502	11	SALVAGE MAIL BOX SUPPORT	EA	104
4	2104.503	1	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	2000
5	2104.503	1	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	550
6	2104.504	1	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	1150
7	2104.504	1	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	640
8	2104.504	1	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	580
9	2105.607	2, 14	COMMON EXCAVATION (EV)	CY	3200
10	2105.607		SUBGRADE EXCAVATION (EV)	CY	1850
11	2106.607	8	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	4100
12	2112.519		SUBGRADE PREPARATION	RDST	207
13	2123.610		STREET SWEEPER (WITH PICKUP BROOM)	HOUR	30
14	2130.523		WATER FOR DUST CONTROL	MGAL	60
15	2211.507	2	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	5200
16	2215.504		FULL DEPTH RECLAMATION	SY	55750
17	2232.504		MILL BITUMINOUS PAVEMENT (2.0")	SY	70
18	2357.506	4	BITUMINOUS MATERIAL FOR TACK COAT	GAL	3150
19	2360.509	5	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	5151
20	2360.509	5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	3800
21	2360.509	5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.5"	TON	1660
22	2360.509	5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) DRIVEWAYS	SY	1150
23	2501.502		15" RC PIPE APRON	EA	30
24	2501.503	12	15" RC PIPE SEWER DESIGN 3006 CLASS V	LF	464
25	2503.503		CLEAN AND VIDEO SEWER	LF	644
26	2531.504		6" CONCRETE PAVEMENT DRIVEWAY	SY	640
27	2531.504		GRAVEL SURFACE	SY	600
28	2531.604		7" CONCRETE VALLEY GUTTER	SY	62
29	2540.602	13	TEMPORARY MAIL BOX CLUSTER	EA	5
30	2540.602	11	INSTALL MAIL BOX SUPPORT	EA	104
31	2563.601	7	TRAFFIC CONTROL	LS	1
32	2573.501		STABILIZED CONSTRUCTION ENTRANCE	EA	4
33	2573.503		SEDIMENT CONTROL LOG TYPE STRAW	LF	4900
34	2573.503		SILT FENCE, TYPE MS	LF	4010
35	2574.507	3, 9	TOPSOIL (LV)	CY	3400
36	2575.501	6	TURF ESTABLISHMENT	ACRE	5
37	2575.504		ROLLED EROSION PREVENTION CATEGORY 20	SY	620
38	2575.505	15	MOWING	ACRE	10
39	2575.505	17	WEED SPRAYING	ACRE	2.5
40	2575.506	16	WEED SPRAY MIXTURE	GAL	1
41	2575.523		WATER FOR RESTORATION	MGAL	40
42	2575.601	18	IRRIGATION REPAIRS	EA	30
43	2575.602	10	LANDSCAPE RESTORATION	EA	18

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.25.
3. EV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
6. TURF ESTABLISHMENT INCLUDES SEEDING, SEED MIXTURES, FERTILIZER AND OTHER SOIL AMENDMENTS. SEED SHALL BE MNDOT RESIDENTIAL TURFGRASS MIXTURE. FOLLOW MNDOT SEEDING MANUAL GUIDLINES FOR APPLICATION RATES.
7. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY, ANY DETOUR ROUTES AS NECESSARY.
8. RECLAMATION STOCKPILE LOCATION IS AT 16600 SAINT FRANCIS BLVD. THE EXPECTED RECLAMATION DEPTH IS 6 INCHES IN THE COUNTRYSIDE ESTATES DEVELOPMENT AND 7 INCHES IN THE WILDWOOD ACRES DEVELOPMENT.
9. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
10. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. THE EACH QUANTITY CONSIST OF LANDSCAPING FOR LOTS THAT ARE ANTICIPATED TO HAVE SOME LANDSCAPING FIXES AROUND MAILBOXES OR DRIVEWAYS.
11. SALVAGED MAILBOX POSTS TO BE PLACED TO ORIGINAL LOCATION OR AS DIRECTED BY THE ENGINEER.
12. LINEAR FOOT MEASUREMENT DOES NOT INCLUDE FLARED END SECTIONS.
13. COORDINATE WITH USPS ON PREFERRED LOCATIONS OF TEMPORARY MAILBOX CLUSTERS.
14. COMMON EXCAVATION INCLUDES TOPSOIL MATERIAL REMOVED IN AREAS DISTURBED OUTSIDE OF ROADWAYS.
15. MOW PERMANENTLY SEEDED AREAS IN EARLY JUNE, MID-JULY, AND LATE AUGUST UNLESS OTHERWISE DIRECTED BY ENGINEER.
16. CLOPYRALID HERBICIDE LABELED FOR RIGHT OF WAY USE AND FORMULATED AT 3 POUNDS ACID EQUIVALENT PER GALLON.
17. SPRAY PERENNIAL NOXIOUS WEEDS GROWING IN STOCKPILES AND STAGING AREA BEFORE FLOWERING. SPOT-SPRAY PERENNIAL NOXIOUS WEEDS IN AREAS OF PERMANENT SEEDING TWO OR MORE WEEKS AFTER MOWING BUT BEFORE FLOWERING.
18. THE EACH QUANTITY CONSIST OF AN APPROXIMATION OF THE AMOUNT OF LOTS THAT MAY HAVE IRRIGATION THAT COULD BE DAMAGED ACROSS THE PROJECT.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
4. THE EDGE OF ROAD IS GENERALLY BEING REPLACED TO EXISTING ELEVATION (SEE STREET PROFILES FOR PRECISE CHANGES). IN THE COUNTRYSIDE ESTATES DEVELOPMENT THIS IS PROPOSED TO BE ACHIEVED BY RECLAIMING 6" OF THE EXISTING BITUMINOUS AND AGGREGATE BASE FULL-DEPTH, HAULING APPROXIMATELY 2" OF RECLAIM AWAY, EXCAVATING APPROXIMATELY 1.5" OF SUBBASE MATERIAL, SCARIFY 12" OF REMAINING SUBSOIL, SHAPE AND COMPACT REMAINING 4" OF RECLAIM MATERIAL (REPLACE WITH AGGREGATE BASE IF RECLAIM MATERIAL DOES NOT MEET MODIFIED CLASS 5 SPEC), PLACEMENT OF 2" NON-WEAR COURSE BITUMINOUS PAVEMENT AND PLACEMENT OF 1.5" WEAR COURSE BITUMINOUS PAVEMENT. THE CROSS SLOPE IS BEING RAISED FROM 2% TO 3% WHICH SHOULD BE ACHIEVED BY GRADING THE IN-PLACE RECLAIM MATERIAL. AREAS WHERE PROFILES ARE LOWER THAN BEFORE WILL REQUIRE ENOUGH EXCAVATION OF BASE AND SUBBASE MATERIAL IN ORDER TO ALLOW ROOM FOR PLACEMENT OF 4" MINIMUM OF AGGREGATE BASE BELOW PAVEMENT. IN THE WILDWOOD ACRES DEVELOPMENT THIS IS PROPOSED TO BE ACHIEVED BY RECLAIMING 7" OF EXISTING BITUMINOUS AND AGGREGATE BASE FULL-DEPTH, HAULING APPROXIMATELY 2.5" OF RECLAIM AWAY, SHAPE AND COMPACT REMAINING 4.5" OF RECLAIM MATERIAL, PLACEMENT OF 2.5" WEAR COURSE BITUMINOUS PAVEMENT. ROAD PROFILE SHOULD BE ADJUSTED IF NECESSARY TO ACHIEVE MINIMUM 2% CROWN.
5. SEEDING AND RESTORATION NUMBERS WERE DETERMINED BASED ON A MINIMUM 6' OF DISTURBANCE FROM THE EDGE OF ROADWAY, WITH ADDITIONAL AREA AROUND CULVERT REPLACEMENTS AND IN LOCATIONS THAT NEW ROAD PROFILES REQUIRE ADDITIONAL DISTURBANCE TO MATCH IN.
6. DRIVEWAY REMOVALS ARE GENERALLY 6' FOR BITUMINOUS DRIVEWAYS AND TO THE FIRST JOINT ON CONCRETE DRIVEWAYS. REMOVALS LIMITS WILL BE MARKED IN THE FIELD BY CITY STAFF.
7. FLARED END STRUCTURE INVERTS ARE LOCATED AT THE END OF THE APRON.

DATE	REVISION
02/09/2026	ADDENDUM #1 - QUANTITY ADJUSTMENTS

Feb 09, 2026 - 10:12am
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Title & SEQ.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

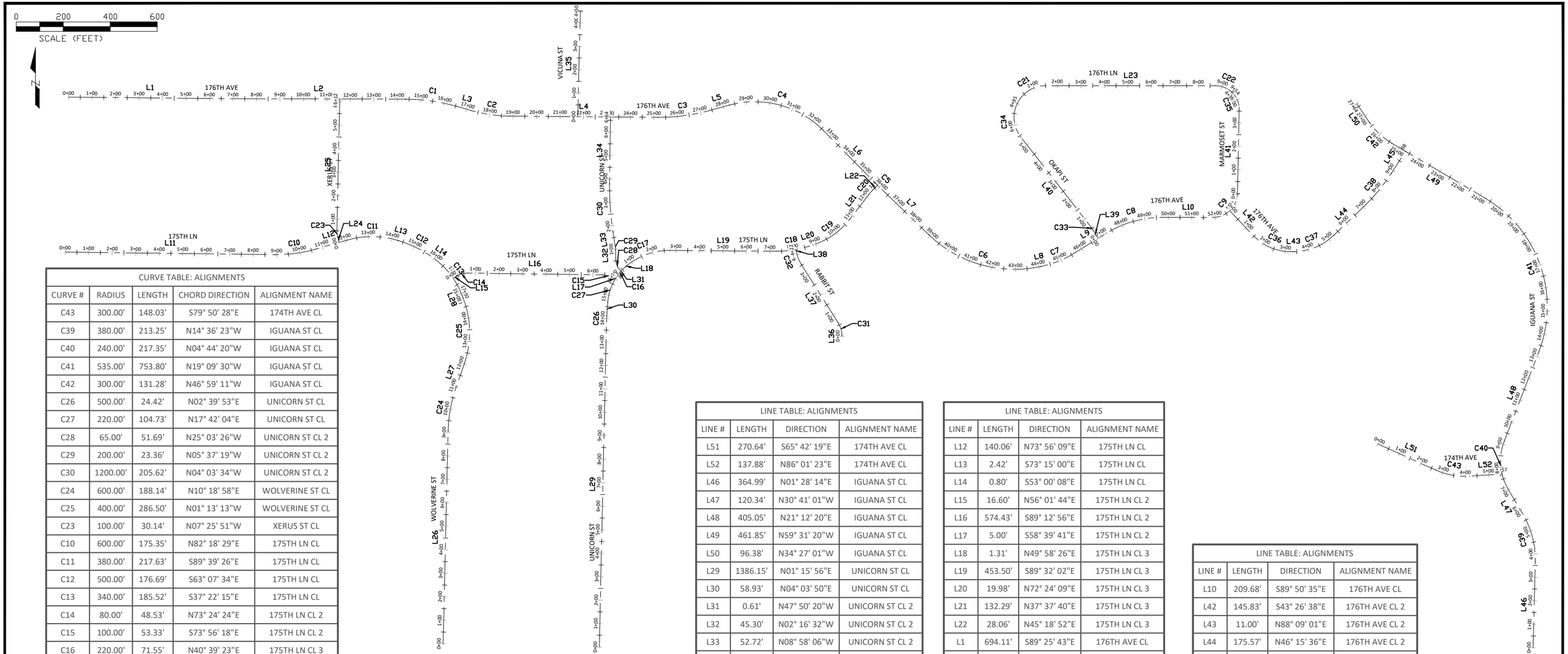
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STATEMENT OF ESTIMATED QUANTITIES

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 002 OF 104 SHEETS



CURVE TABLE: ALIGNMENTS				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	ALIGNMENT NAME
C43	300.00'	148.03'	S79° 50' 28"E	174TH AVE CL
C39	380.00'	213.25'	N14° 36' 23"W	IGUANA ST CL
C40	240.00'	217.35'	N04° 44' 20"W	IGUANA ST CL
C41	535.00'	753.80'	N19° 09' 30"W	IGUANA ST CL
C42	300.00'	131.28'	N46° 59' 11"W	IGUANA ST CL
C26	500.00'	24.42'	N02° 39' 53"E	UNICORN ST CL
C27	220.00'	104.73'	N17° 42' 04"E	UNICORN ST CL
C28	65.00'	51.69'	N25° 03' 26"W	UNICORN ST CL 2
C29	200.00'	23.36'	N05° 37' 19"W	UNICORN ST CL 2
C30	1200.00'	205.62'	N04° 03' 34"W	UNICORN ST CL 2
C24	600.00'	188.14'	N10° 18' 58"E	WOLVERINE ST CL
C25	400.00'	286.50'	N01° 13' 13"W	WOLVERINE ST CL
C23	100.00'	30.14'	N07° 25' 51"W	XERUS ST CL
C10	600.00'	175.35'	N82° 18' 29"E	175TH LN CL
C11	380.00'	217.63'	S89° 39' 26"E	175TH LN CL
C12	500.00'	176.69'	S63° 07' 34"E	175TH LN CL
C13	340.00'	185.52'	S37° 22' 15"E	175TH LN CL
C14	80.00'	48.53'	N73° 24' 24"E	175TH LN CL 2
C15	100.00'	53.33'	S73° 56' 18"E	175TH LN CL 2
C16	220.00'	71.55'	N40° 39' 23"E	175TH LN CL 3
C17	285.00'	201.42'	N70° 13' 12"E	175TH LN CL 3
C18	440.00'	138.72'	N81° 26' 04"E	175TH LN CL 3
C19	320.00'	194.22'	N55° 00' 54"E	175TH LN CL 3
C20	200.00'	26.83'	N41° 28' 16"E	175TH LN CL 3
C1	800.00'	221.34'	S81° 56' 17"E	176TH AVE CL
C2	600.00'	162.58'	S81° 46' 29"E	176TH AVE CL
C3	800.00'	221.09'	N82° 32' 43"E	176TH AVE CL
C4	410.00'	434.26'	S75° 01' 43"E	176TH AVE CL
C5	500.00'	10.99'	S45° 18' 54"E	176TH AVE CL
C6	525.00'	515.21'	S74° 03' 30"E	176TH AVE CL
C7	450.00'	155.28'	N67° 56' 34"E	176TH AVE CL
C8	450.00'	256.28'	N74° 22' 22"E	176TH AVE CL
C9	105.00'	162.98'	N45° 41' 20"E	176TH AVE CL
C36	220.00'	185.87'	S67° 38' 49"E	176TH AVE CL 2
C37	250.00'	182.78'	N67° 12' 18"E	176TH AVE CL 2

CURVE TABLE: ALIGNMENTS				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	ALIGNMENT NAME
C38	800.00'	184.47'	N39° 39' 15"E	176TH AVE CL 2
C21	135.00'	150.75'	N58° 02' 03"E	176TH LN CL
C22	100.00'	79.58'	S67° 10' 34"E	176TH LN CL
C35	100.00'	79.58'	N21° 34' 41"W	MARMOSET ST CL
C33	100.00'	10.46'	N34° 56' 24"W	OKAPI ST CL
C34	135.00'	150.75'	N05° 56' 49"W	OKAPI ST CL
C31	105.00'	59.24'	N16° 08' 51"W	RABBIT ST CL
C32	160.00'	61.17'	N21° 21' 34"W	RABBIT ST CL

LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L51	270.64'	S65° 42' 19"E	174TH AVE CL
L52	137.88'	N86° 01' 23"E	174TH AVE CL
L46	364.99'	N01° 28' 14"E	IGUANA ST CL
L47	120.34'	N30° 41' 01"W	IGUANA ST CL
L48	405.05'	N21° 12' 20"E	IGUANA ST CL
L49	461.85'	N59° 31' 20"W	IGUANA ST CL
L50	96.38'	N34° 27' 01"W	IGUANA ST CL
L29	1386.15'	N01° 15' 56"E	UNICORN ST CL
L30	58.93'	N04° 03' 50"E	UNICORN ST CL
L31	0.61'	N47° 50' 20"W	UNICORN ST CL 2
L32	45.30'	N02° 16' 32"W	UNICORN ST CL 2
L33	52.72'	N08° 58' 06"W	UNICORN ST CL 2
L34	284.98'	N00° 50' 31"E	UNICORN ST CL 2
L35	450.00'	N01° 27' 35"E	VICUNA ST CL
L26	906.77'	N01° 19' 59"E	WOLVERINE ST CL
L27	108.49'	N19° 17' 56"E	WOLVERINE ST CL
L28	19.40'	N21° 44' 22"W	WOLVERINE ST CL
L24	21.59'	N16° 03' 51"W	XERUS ST CL
L25	560.03'	N01° 12' 10"E	XERUS ST CL
L11	893.12'	S89° 19' 10"E	175TH LN CL

LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L12	140.06'	N73° 56' 09"E	175TH LN CL
L13	2.42'	S73° 15' 00"E	175TH LN CL
L14	0.80'	S53° 00' 08"E	175TH LN CL
L15	16.60'	N56° 01' 44"E	175TH LN CL 2
L16	574.43'	S89° 12' 56"E	175TH LN CL 2
L17	5.00'	S58° 39' 41"E	175TH LN CL 2
L18	1.31'	N49° 58' 26"E	175TH LN CL 3
L19	453.50'	S89° 32' 02"E	175TH LN CL 3
L20	19.98'	N72° 24' 09"E	175TH LN CL 3
L21	132.29'	N37° 37' 40"E	175TH LN CL 3
L22	28.06'	N45° 18' 52"E	175TH LN CL 3
L1	694.11'	S89° 25' 43"E	176TH AVE CL
L2	740.50'	S89° 51' 52"E	176TH AVE CL
L3	66.46'	S74° 00' 43"E	176TH AVE CL
L4	632.20'	S89° 32' 15"E	176TH AVE CL
L5	87.85'	N74° 37' 41"E	176TH AVE CL
L6	329.41'	S44° 41' 08"E	176TH AVE CL
L7	291.18'	S45° 56' 41"E	176TH AVE CL
L8	5.44'	N77° 49' 41"E	176TH AVE CL
L9	155.50'	N58° 03' 27"E	176TH AVE CL

LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L10	209.68'	S89° 50' 35"E	176TH AVE CL
L42	145.83'	S43° 26' 38"E	176TH AVE CL 2
L43	11.00'	N88° 09' 01"E	176TH AVE CL 2
L44	175.57'	N46° 15' 36"E	176TH AVE CL 2
L45	112.82'	N33° 02' 54"E	176TH AVE CL 2
L23	723.82'	S89° 58' 31"E	176TH LN CL
L41	356.21'	N01° 13' 15"E	MARMOSET ST CL
L39	45.57'	N31° 56' 33"W	OKAPI ST CL
L40	488.03'	N37° 56' 16"W	OKAPI ST CL
L36	1.29'	N00° 00' 59"E	RABBIT ST CL
L37	291.76'	N32° 18' 42"W	RABBIT ST CL
L38	8.40'	N10° 24' 27"W	RABBIT ST CL

DATE	REVISION

Dec 22, 2025 - 4:24pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Alignment Layout.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALIGNMENT LAYOUT

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 003 OF 104 SHEETS

0 200 400 600
SCALE (FEET)

N

013 176TH AVE 013 014 014 176TH AVE 015 023 176TH LN 024 176TH AVE 024 025 920

016 175TH LN 017 017 175TH LN 020 175TH LN 021 021 022 023 016 176TH AVE 176TH AVE

XERUS ST 018 VICUNA ST UNICORN ST RABBIT ST OKAPI ST MARMOSET ST IGUANA ST

019 020 WOLVERINE ST UNICORN ST 018 019 025 026 027 174TH AVE

DATE	REVISION

Dec 22, 2025 - 4:26pm
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City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EROSION CONTROL INDEX

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 004 OF 104 SHEETS

0 200 400 600
SCALE (FEET)

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176TH AVE 176TH AVE 176TH LN 176TH AVE 176TH AVE 175TH LN 175TH LN 175TH LN 174TH AVE

XERUS ST VICUNA ST UNICORN ST OKAPI ST MARMOSET ST RABBIT ST IGUANA ST WOLVERINE ST UNICORN ST

DATE	REVISION

Dec 23, 2025 - 8:18am
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Date 12/23/25 Lic. No. 57095

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CHECKED BY:	JJF	FILE: 26-04

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

REMOVALS INDEX

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 005 OF 104 SHEETS

0 200 400 600
SCALE (FEET)

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176TH AVE
175TH LN
174TH AVE
XERUS ST
VICUNA ST
UNICORN ST
WOLVERINE ST
RABBIT ST
OKAPI ST
MARMOSET ST
IGUANA ST

DATE	REVISION

Dec 22, 2025 - 8:24am
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JOE FERIANCEK
Date 12/21/25 Lic. No. 57095

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City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION INDEX

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 006 OF 104 SHEETS

STORM SEWER TABULATION									
STRUCTURE	STATION, OFFSET	STRUCTURE SIZE DIA. (IN.)	INVERT ELEV.	INVERT DIRECTION	PIPE DIA. (IN.)	PIPE MATERIAL	PIPE GRADE (%)	PIPE LENGTH (LF)	STRUCTURE CONNECTED TO:
FES1	13+19.41, 21.727L	15	908.50	S	15	RCP	-1.00	44	FES2
FES2	13+19.51, 22.270R	15	908.06	N	15	RCP	1.00	44	FES1
FES3	0+32.23, 22.143L	15	908.40	E	15	RCP	-0.50	44	FES4
FES4	0+33.30, 21.838R	15	908.18	W	15	RCP	0.50	44	FES3
FES5	6+19.93, 16.807L	15	908.64	E	15	RCP	-1.01	36	FES6
FES6	6+21.65, 19.150R	15	908.27	W	15	RCP	1.01	36	FES5
FES7	0+27.25, 19.388L	15	905.44	E	15	RCP	-1.00	44	FES8
FES8	0+25.12, 24.564R	15	905.00	W	15	RCP	1.00	44	FES7
FES9	13+58.72, 18.466R	15	905.38	N	15	RCP	-0.50	36	FES10
FES10	13+55.97, 17.429L	15	905.20	S	15	RCP	0.50	36	FES9
FES11	0+31.97, 29.672R	15	907.16	N	15	RCP	-0.50	52	FES12
FES12	0+40.98, 21.699L	15	906.90	S	15	RCP	0.50	52	FES11
FES13	0+58.50, 17.673R	15	905.88	W	15	RCP	-0.22	36	FES14
FES14	0+60.43, 18.275L	15	905.80	E	15	RCP	0.22	36	FES13
FES15	0+69.32, 16.110L	15	905.90	E	15	RCP	-0.50	36	FES16
FES16	0+68.52, 19.881R	15	905.72	W	15	RCP	0.50	36	FES15
FES17	14+89.00, 24.258L	15	907.00	E	15	RCP	-1.50	44	FES18
FES18	14+92.63, 19.585R	15	906.34	W	15	RCP	1.50	44	FES17
FES19	12+11.75, 17.520L	15	903.40	S	15	RCP	-0.50	36	FES20
FES20	12+12.65, 18.469	15	903.22	N	15	RCP	0.50	36	FES19
FES21	1+08.12, 18.287L	15	907.10	E	15	RCP	-0.50	44	FES22
FES22	1+10.38, 25.650R	15	906.88	W	15	RCP	0.50	44	FES21
FES23	3+62.59, 20.177L	15	904.83	E	15	RCP	-0.50	44	FES24
FES24	3+52.21, 22.621R	15	904.61	W	15	RCP	0.50	44	FES23
FES25	0+44.65, 21.238R	15	890.68	W	15	RCP	-1.00	44	FES26
FES26	0+44.65, 22.760L	15	890.24	E	15	RCP	1.00	44	FES25
FES27	5+09.64, 24.653L	15	900.51	S	15	RCP	-0.50	52	FES28
FES28	5+14.16, 27.150R	15	900.26	N	15	RCP	0.50	52	FES27
FES29	9+49.85, 25.094L	15	895.26	SE	15	RCP	-0.50	52	FES30
FES30	9+52.55, 26.835R	15	895.00	NW	15	RCP	0.50	52	FES29

NOTE: PIPE LENGTHS INCLUDE FLARED END SECTIONS

DATE	REVISION

Dec 23, 2025 - 1:30pm
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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

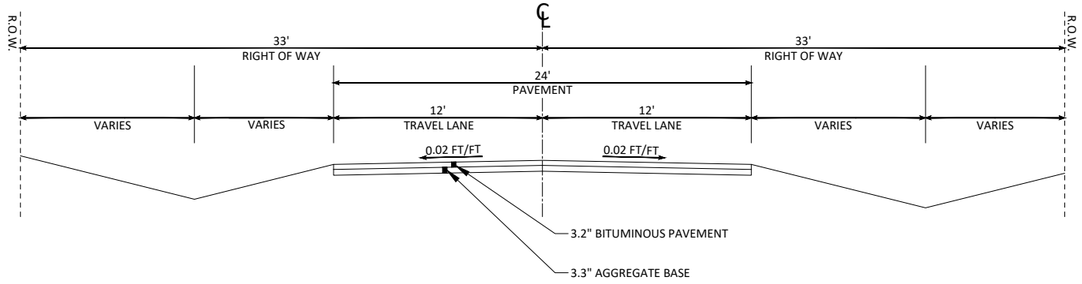
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

TABULATIONS

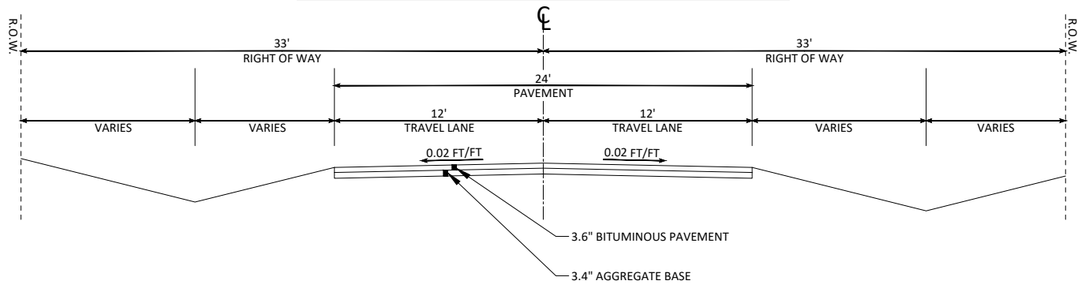
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

NOT TO SCALE

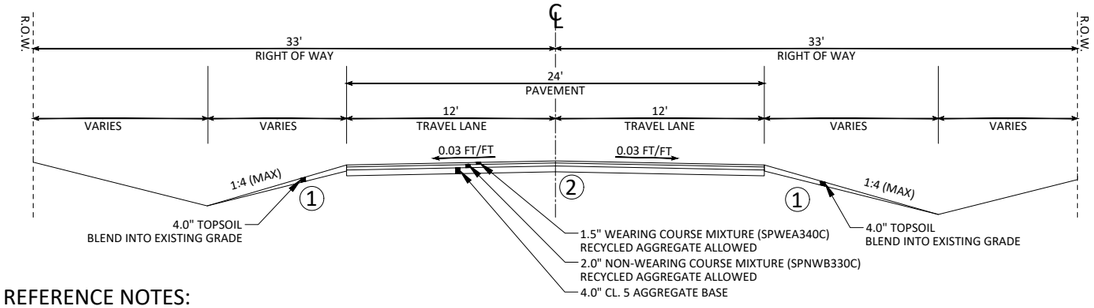
EXISTING TYPICAL SECTION COUNTRYSIDE ESTATES



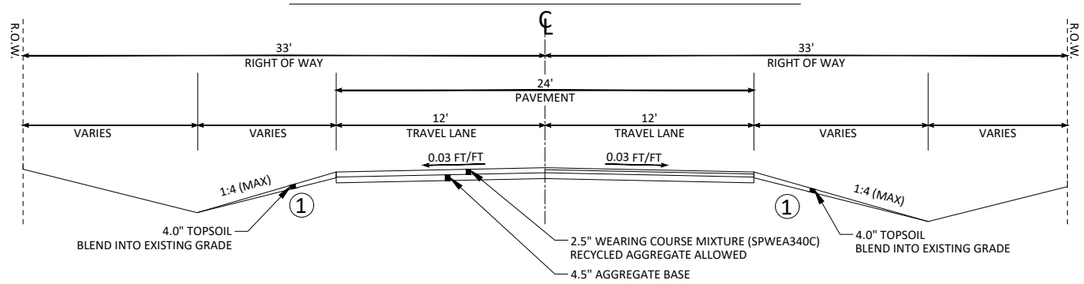
EXISTING TYPICAL SECTION WILDWOOD ACRES



PROPOSED TYPICAL SECTION COUNTRYSIDE ESTATES



PROPOSED TYPICAL SECTION WILDWOOD ACRES



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT RESIDENTIAL TURFGRASS MIXTURE.

② SCARIFY 12" OF SUBSOIL. RECLAMATION MATERIAL IS ACCEPTABLE FOR AGGREGATE BASE IF IT MEETS MODIFIED CLASS 5 SPEC PER DETAIL STR-26.

DATE	REVISION

Dec 23, 2025 - 1:29pm
C:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Typical Section.dwg

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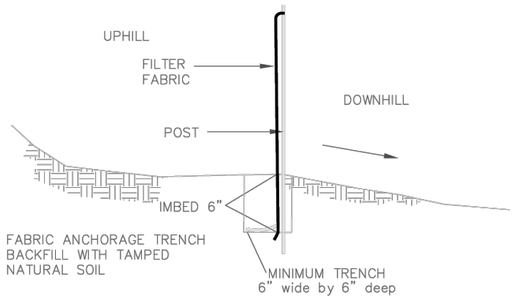
JOE FERIANCEK
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DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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TYPICAL SECTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

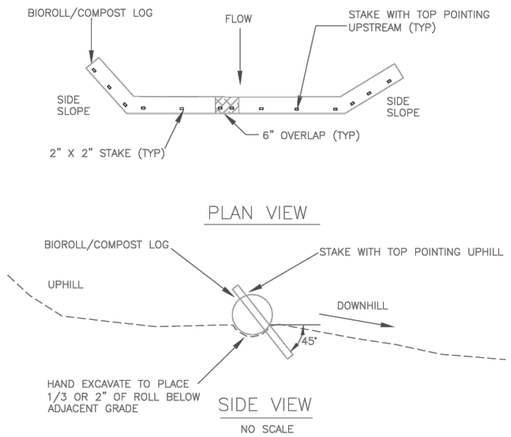


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

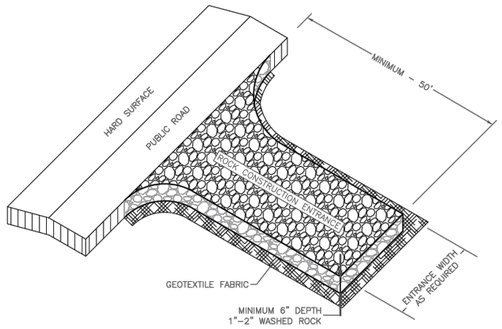
APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

DATE	REVISION

Dec 23, 2025 – 1:32pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

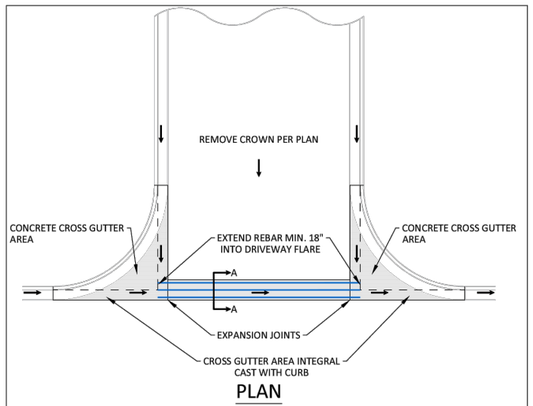
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CITY DETAILS

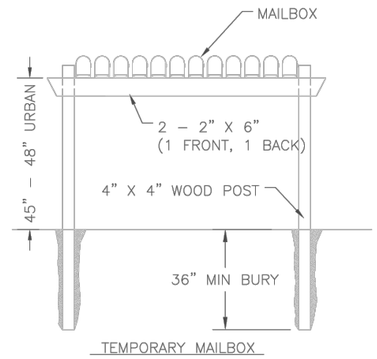
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 009 OF 104 SHEETS



NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 - 2017	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2



NOTES:
MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORTS DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED: 9 - 2011	City of RAMSEY	STANDARD DETAILS: NESTED MAILBOX CLUSTER
		CITY PLATE No. STR-10

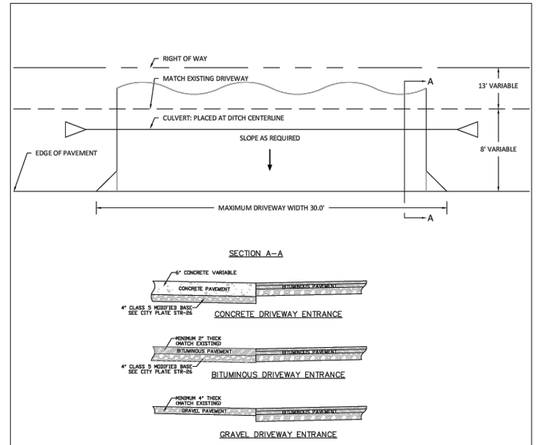
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

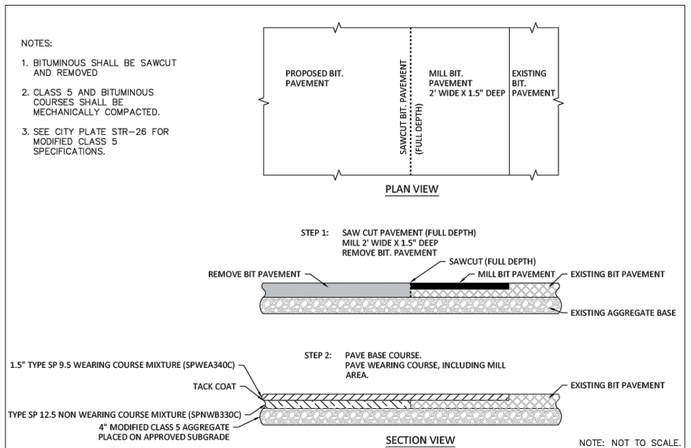
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26



NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. 5/8" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.
6. GRAVEL DRIVEWAYS USE MODIFIED BASE PER CITY PLATE STR-26, UNLESS SPECIFIED ELSEWHERE.
7. CULVERTS ARE REQUIRED TO BE MINIMUM 15" DIAMETER, REINFORCED CONCRETE PIPE OR CORRUGATED METAL PIPE.
8. PLACE CULVERT AT THE DITCH CENTERLINE AND AS PER PLAN.
9. CULVERTS MUST BE PLACED FAR ENOUGH FROM DRIVEWAY PAVEMENT EDGE FOR MAX 1:3 GRADING SLOPE.

APPROVED: 2 - 2019	City of RAMSEY	STANDARD DETAILS: RESIDENTIAL DRIVEWAY - RURAL SECTION
		CITY PLATE No. STR-33



APPROVED: 3 - 2017	City of RAMSEY	CITY PLATE No. STR-31	STANDARD DETAILS: STREET TIE-IN

DATE	REVISION

Dec 23, 2025 - 1:32pm
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CITY DETAILS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 010 OF 104 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include; Site Grading, Temporary Erosion and Sediment Control, Culvert Replacement, Roadway Construction, and Permanent Stabilization.

Project Description: This project consists of reconstructing 3.92 miles of existing rural bituminous streets, using full depth reclamation. The project also includes the replacement of existing culverts. The drainage for the existing streets use ditches and culverts. Outfall locations will generally remain the same. Runoff generally drains to County Ditch 51.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	LOGAN CZECH	763-453-2531
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, Individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:

The following documentation will be retained for a period of not less than 3-years form the date of submittal of the NOT.

1. The final SWPPP.
2. Copies of all stormwater related permits required for the project.
3. Records of all inspection and maintenance conducted during construction.
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
5. All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:

1. Furnish & Install perimeter sediment control and inlet protection.
2. Reclamation of existing bituminous pavement.
3. Removal and replacement of existing culverts.
4. Rough grade site.
5. Furnish & install bituminous pavement.
6. Add additional temporary BMP's as necessary during construction based on inspection reports.
7. Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:

The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:

1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;

a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.

2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:

The permittee(s) shall implement the following pollution prevention management measures on the site:

1. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
2. Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
3. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:

All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site.
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:

Recieving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
COUNTY DITCH 51	DITCH	NO	NO	NO

PROJECT AREAS:

Total project size (disturbed area) =	16.89	acres
Existing area of impervious surface =	11.96	acres
Post construction area of impervious surface =	12.12	acres
Impervious surface area decreased =	0.16	acres

Planned construction start date: **May 2026**
Planned construction completion date: **August 2026**

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 05, 06 Latitude: 45.288965 Longitude: -93.491669

PERMANENT STORMWATER MANAGEMENT SYSTEM:

Type of storm water management used if more than 1 acre of new impervious surface is created:

a. Wet Sedimentation Pond
b. Infiltration / Filtration
c. Regional Pond
d. Permanent Stormwater Management Not Required

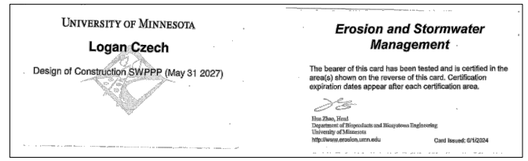
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 013 - 027
FINAL STABILIZATION	SHEETS No. 043 - 071
EROSION AND SEDIMENT CONTROL DETAILS	SHEET No. 009

EROSION AND SEDIMENT CONTROL QUANTITIES:

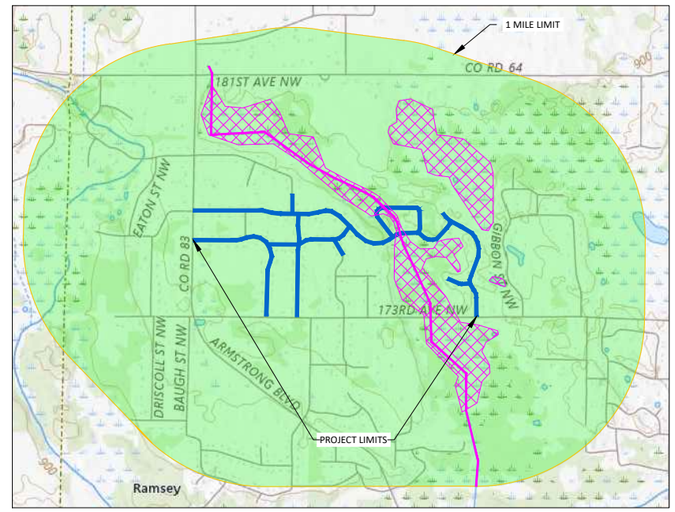
Item Description	Unit	Quantity
STABILIZED CONSTRUCTION ENTRANCE	EA	4
SEDIMENT CONTROL LOG TYPE STRAW	LF	4900
SILT FENCE, TYPE MS	LF	4010
ROLLED EROSION PREVENTION CATEGORY 20	SY	620

CERTIFICATION:



LEGEND

PROJECT LIMITS
RECEIVING WATER
1 MILE LIMIT
IMPAIRED WATER



DATE	REVISION

Dec 23, 2025 - 1:36pm
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SWPPP

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 011 OF 104 SHEETS

SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Reclaim existing bituminous pavement.
6. Remove existing culverts & Install new culverts.
7. Haul-off excess reclamation material.
8. Remove excess subsoil in Countryside Estates development.
9. Scarify Subsoil.
10. Grade and compact reclamation material.
11. Furnish & install base course of bituminous pavement
12. Complete restoration per plan.
13. Furnish & install wear course of bituminous pavement
14. Remove erosion control after vegetation is established.

ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES:

1. All slopes to be 1:4 unless approved by the city engineer.
2. Below grade structures shall be protected and meet drainage requirements per the city engineer.
3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday.
4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166.
5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met.
6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements.
7. Site is not in karst area or pollution or remediation site.
8. Silt fence to be installed downhill from any grading activity.
9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer.
10. Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph.
11. Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements.
12. Hazardous materials shall be stored properly to prevent spills and vandalism.
13. No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site.
14. Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements.

EROSION PREVENTION PRACTICES:

1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased.
   These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water.
3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.
4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 4 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification.
6. Refer to restoration plan for areas to be seeded or sodded for erosion control.

DEWATERING AND BASIN DRAINING:

1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids.
2. 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 on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

SEDIMENT CONTROL PRACTICES:

1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
   a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions.
   b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices.
   c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete.
4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized.
5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches.
6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence.
7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street.
8. The permittee must install temporary sedimentation basins as required.

INSPECTIONS AND MAINTENANCE:

1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:
   a. Date and time of inspections;
   b. Name of persons conducting inspections;
   c. Accurate 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 of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
   f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s);
   g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.
3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:
   a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ⅓ of the height of the fence. These repairs must be made within 24 hours of discovery, or 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 ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
   c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must 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. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
   d. 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 within 3 hours after notification by the City that sweeping is required.
   e. The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
   f. If sediment escapes the construction site, off-site accumulations of sediment 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).
5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

Dec 23, 2025 - 1:36pm
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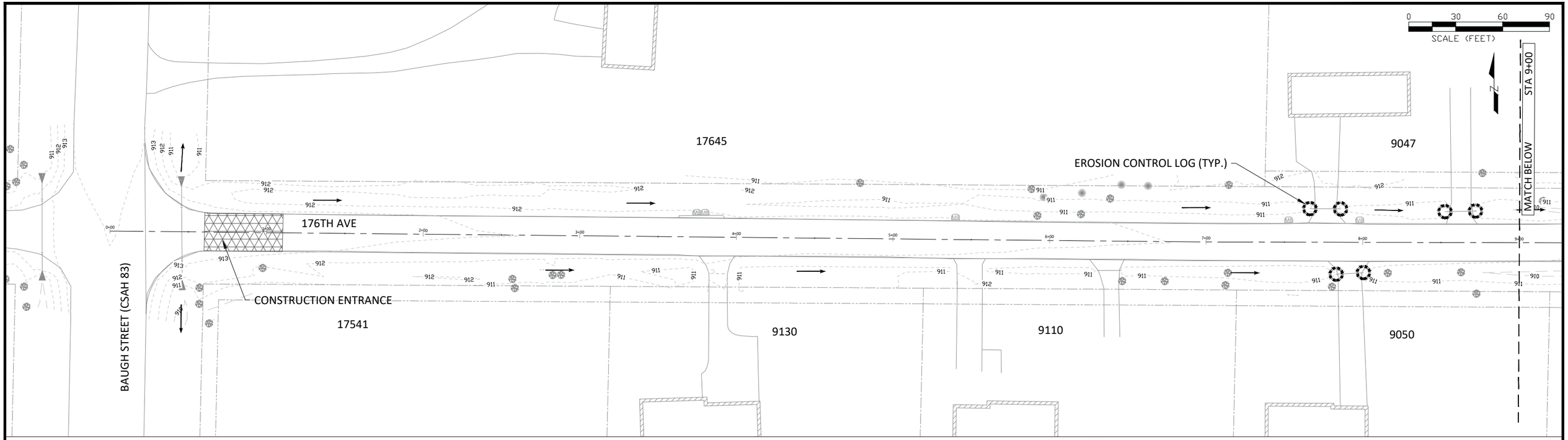
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP

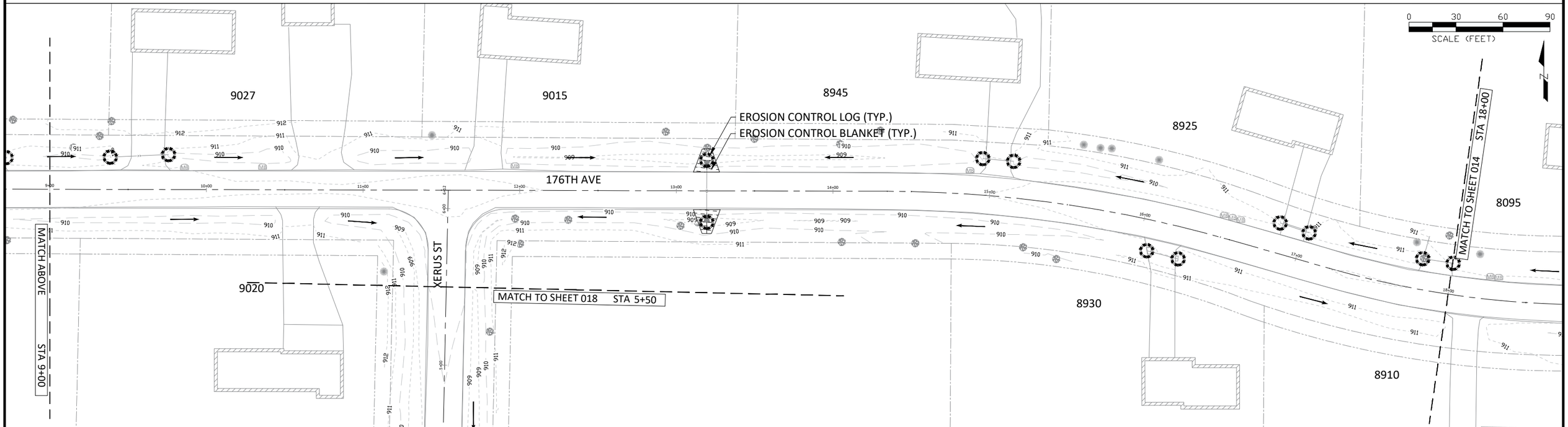
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA



LEGEND

- DRAINAGE ARROW
- LOT LINE
- MINOR CONTOUR
- SILT FENCE
- EROSION CONTROL BLANKET
- EASEMENT - DRAINAGE & UTILITY
- EROSION CONTROL LOG
- CONSTRUCTION EXIT
- MAJOR CONTOUR

NOTE:
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DATE	REVISION

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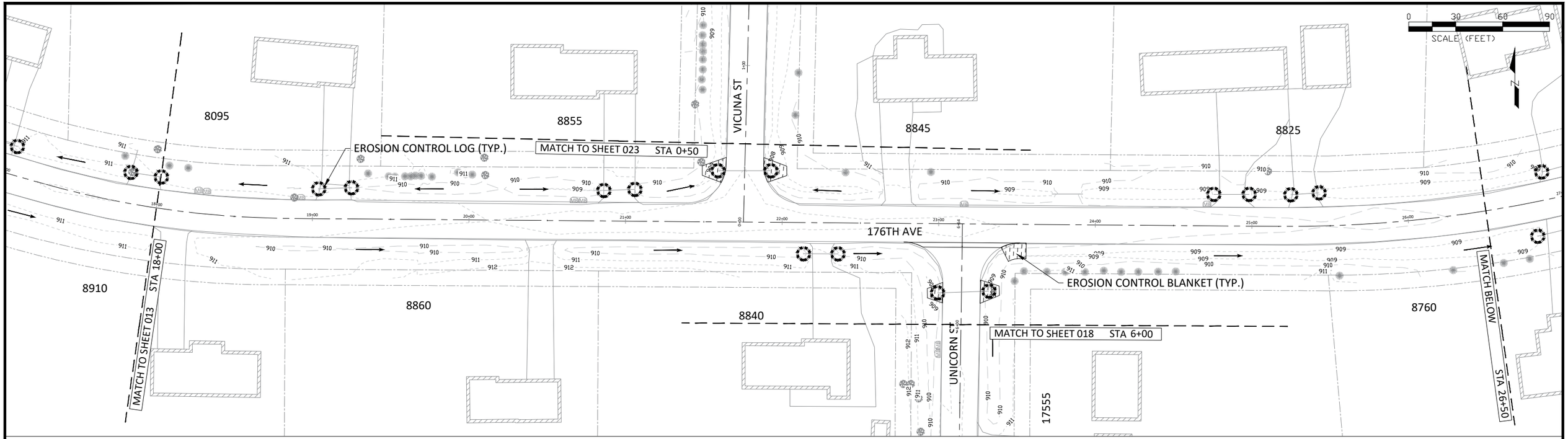
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EROSION CONTROL

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

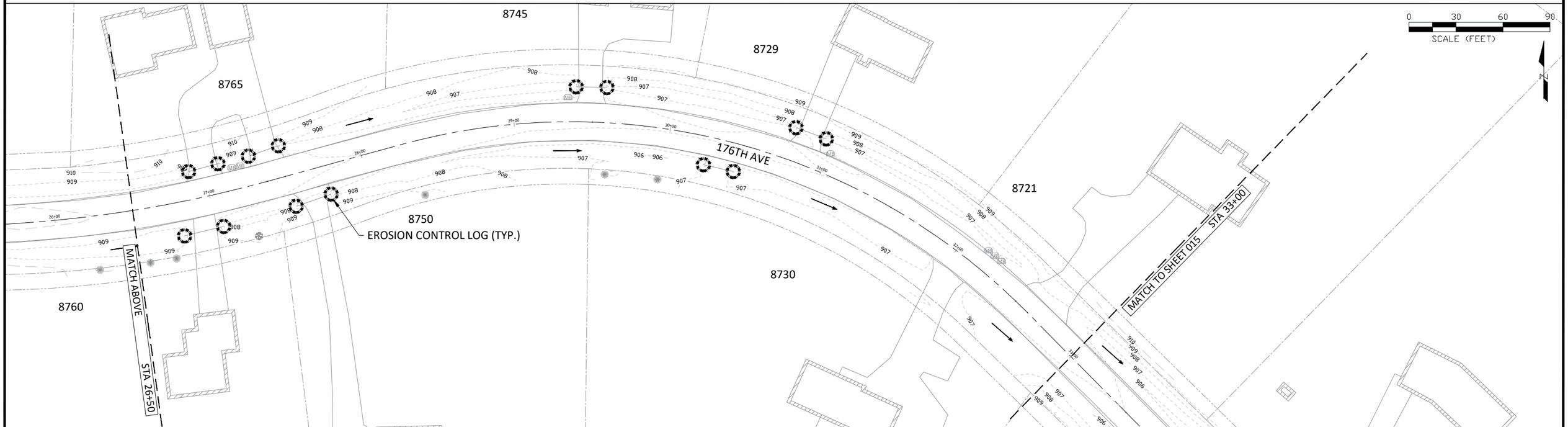
SHEET 013 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
- EROSION CONTROL BLANKET
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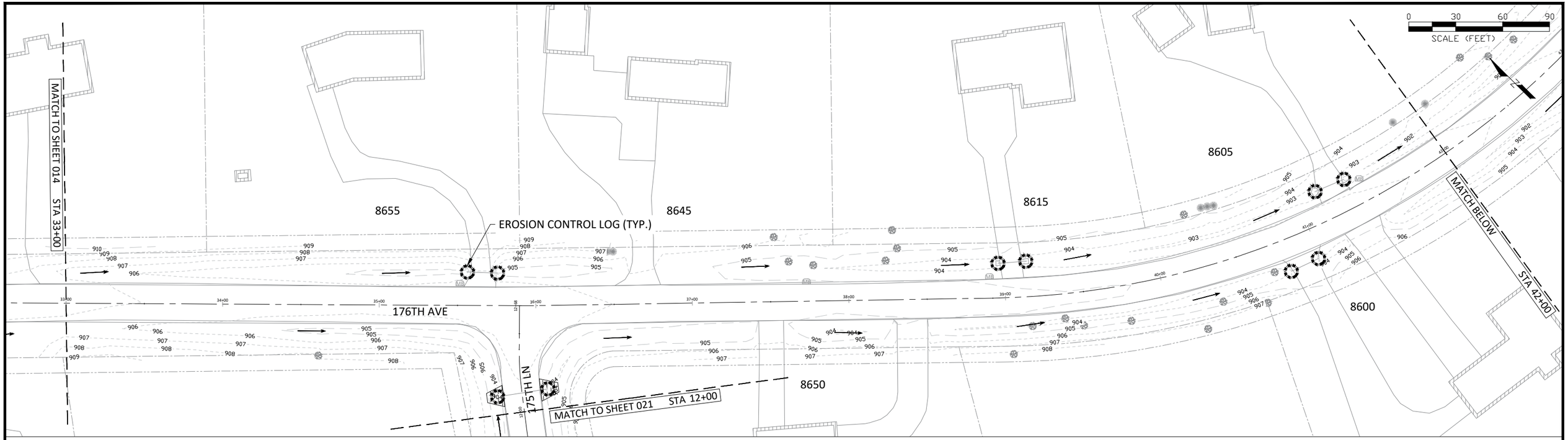
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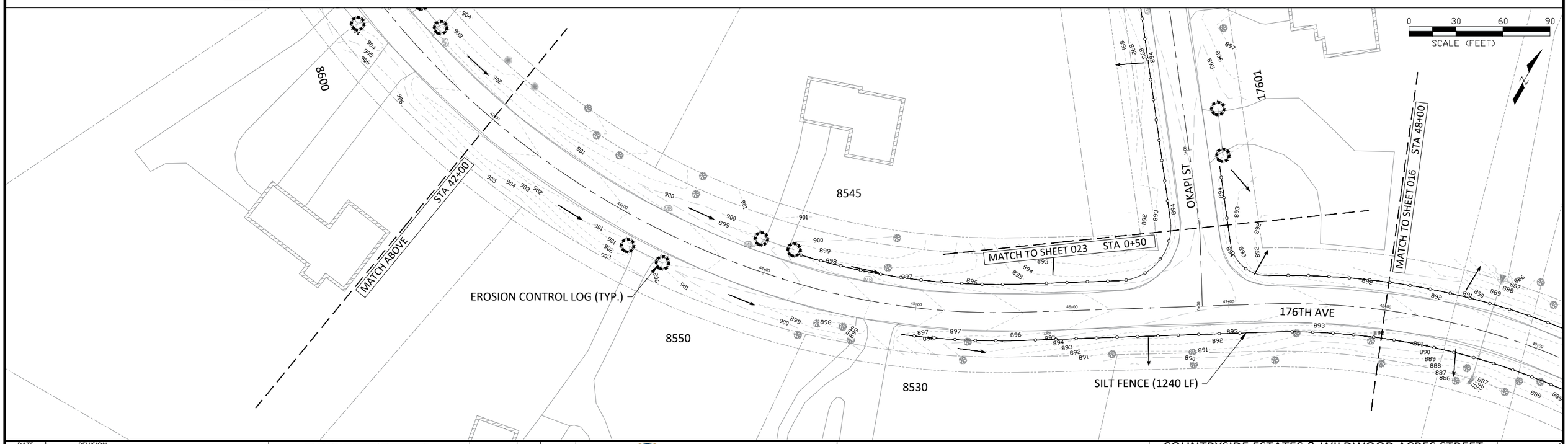
SHEET 014 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
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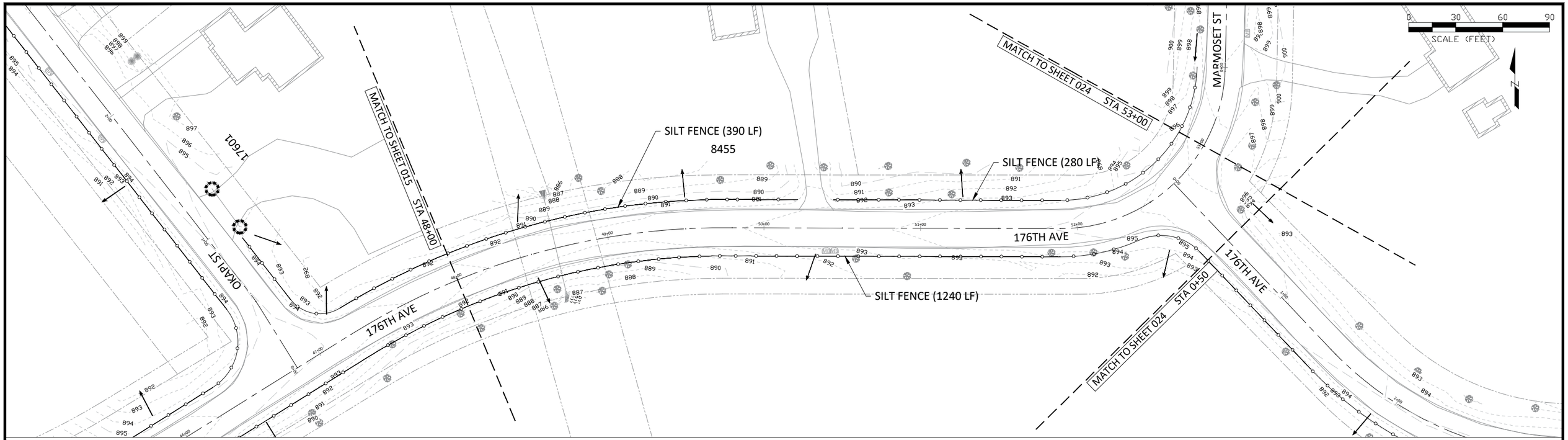
City of RAMSEY

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EROSION CONTROL

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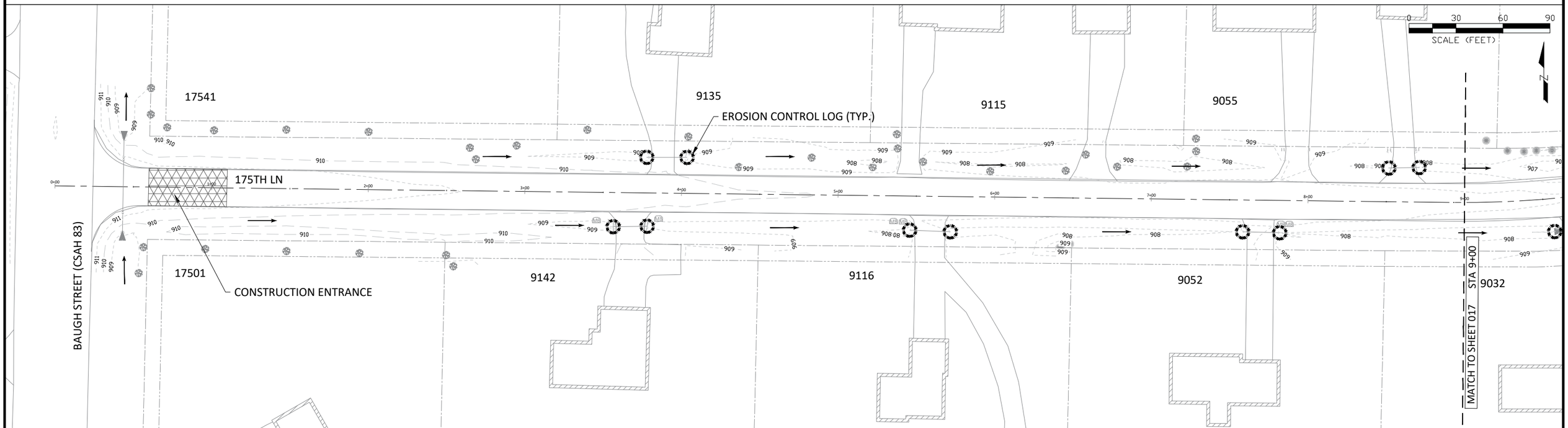
SHEET 015 OF 104 SHEETS



LEGEND

- SILT FENCE
- EROSION CONTROL LOG
- DRAINAGE ARROW
- EROSION CONTROL BLANKET
- CONSTRUCTION EXIT
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
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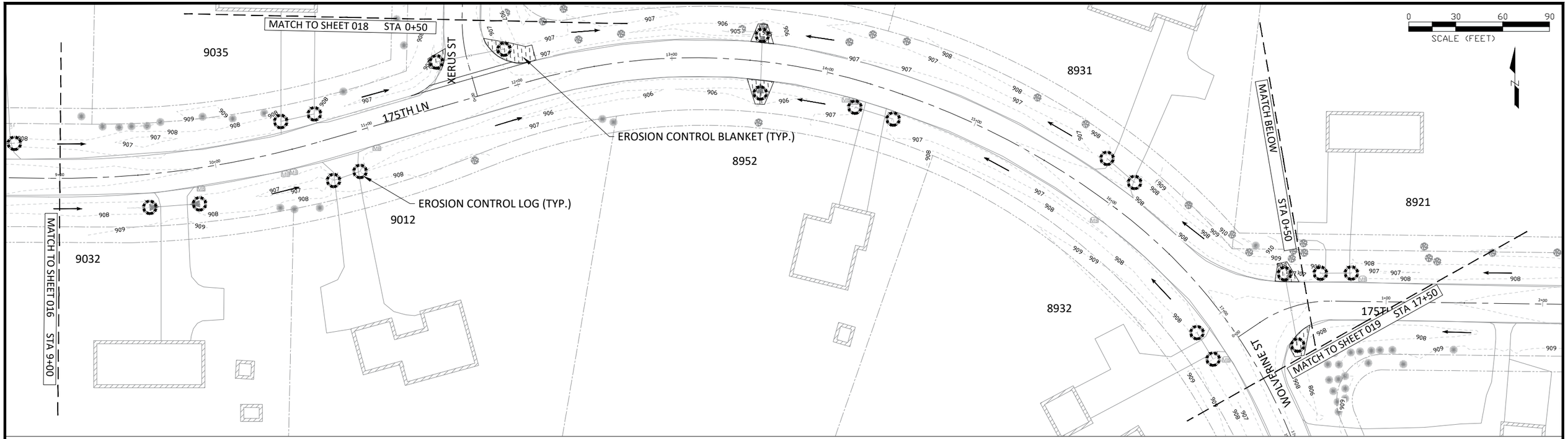
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EROSION CONTROL

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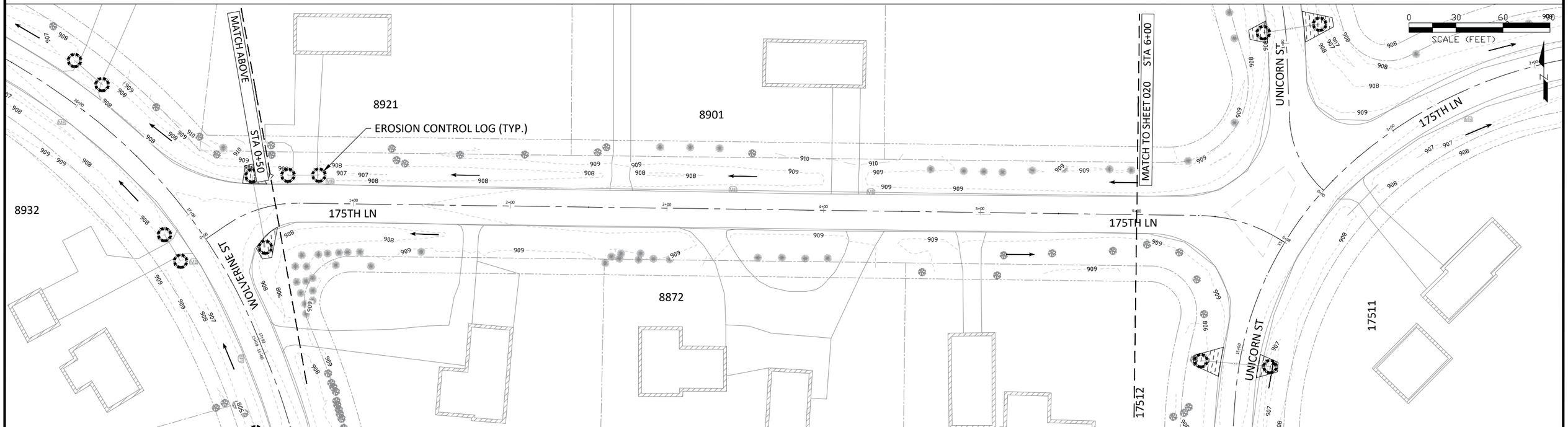
SHEET 016 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
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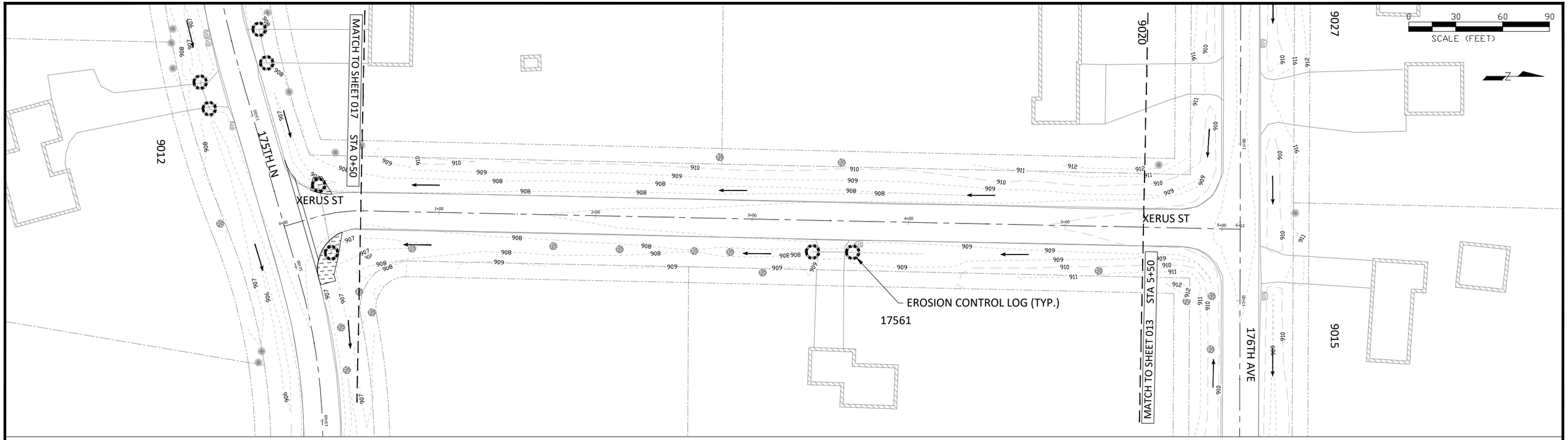
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 017 OF 104 SHEETS

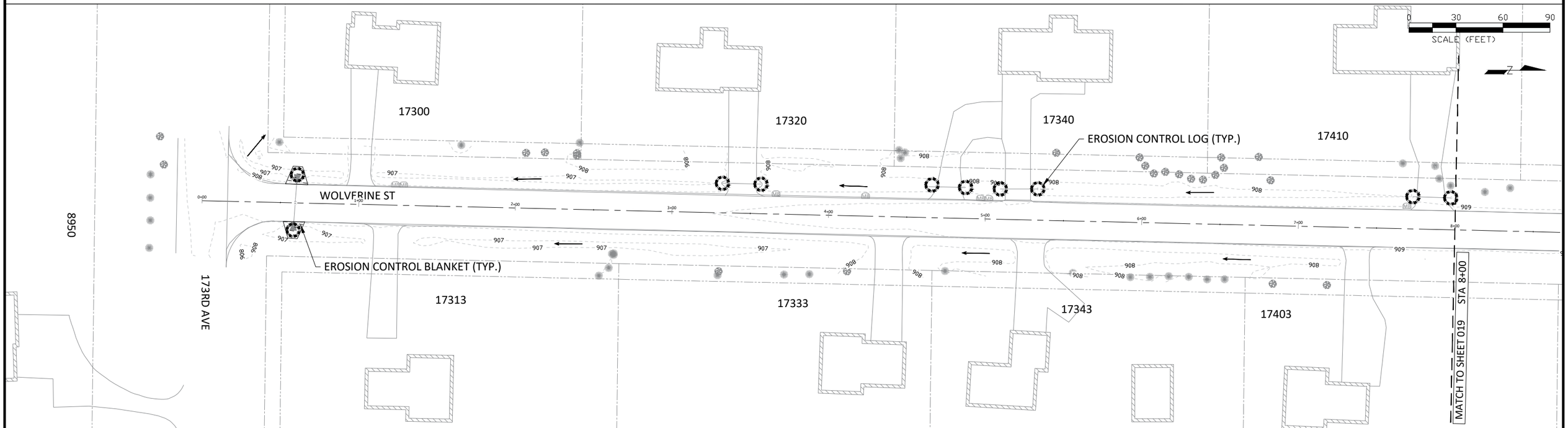
Dec 23, 2025 - 9:03am
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LEGEND

- DRAINAGE ARROW
- SILT FENCE
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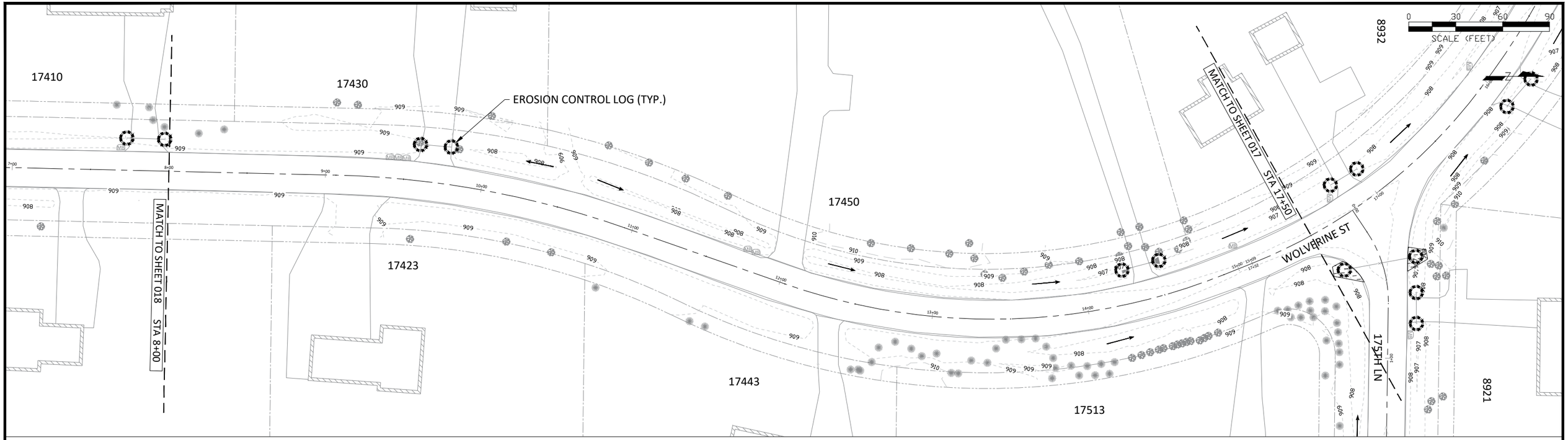
City of RAMSEY

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RAMSEY, MN 55303
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EROSION CONTROL

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

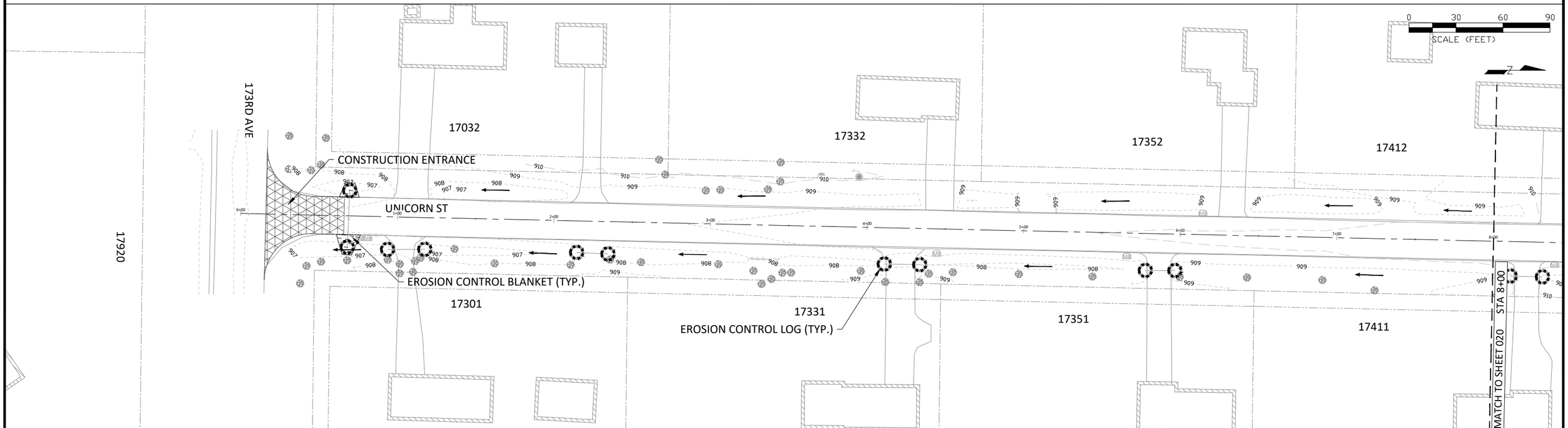
SHEET 018 OF 104 SHEETS



LEGEND

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- SILT FENCE
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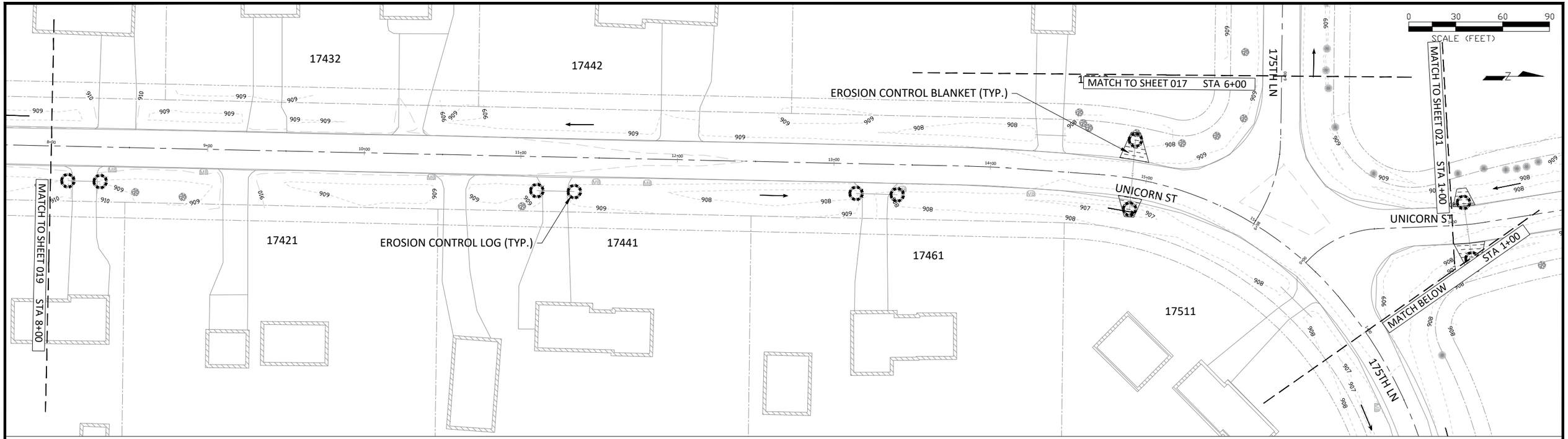
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EROSION CONTROL

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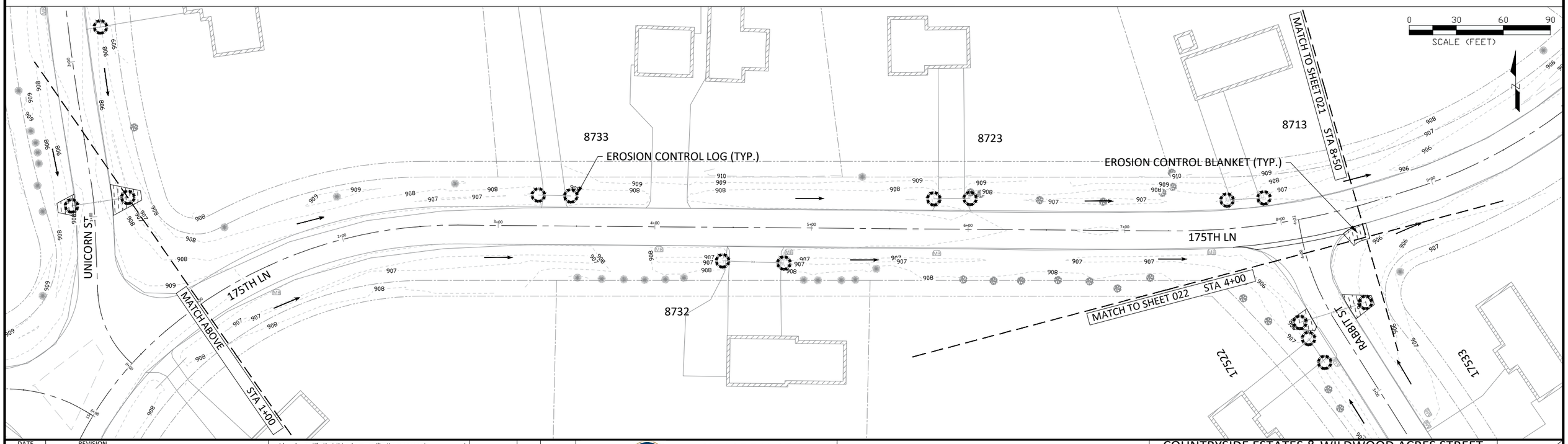
SHEET 019 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
- EROSION CONTROL LOG
- EROSION CONTROL BLANKET
- CONSTRUCTION EXIT
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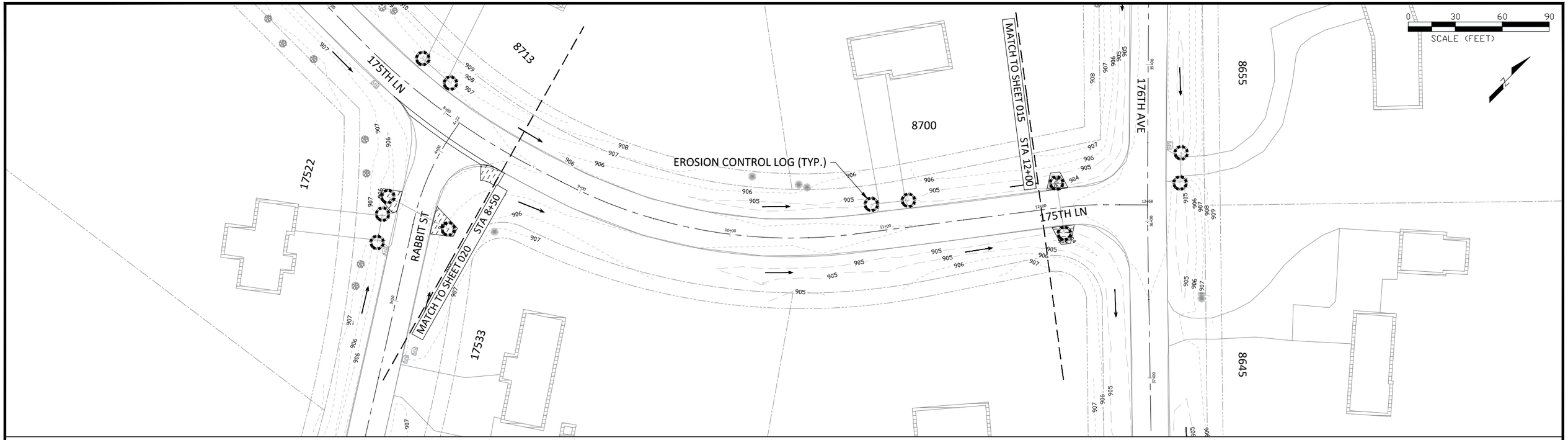
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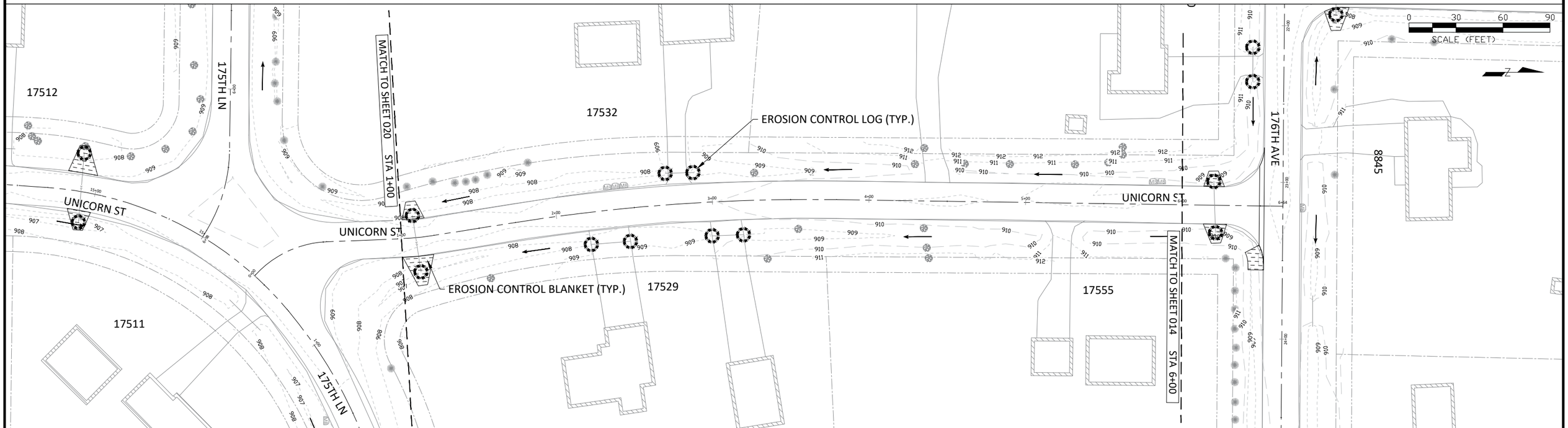
SHEET 020 OF 104 SHEETS



LEGEND

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- SILT FENCE
- EROSION CONTROL BLANKET
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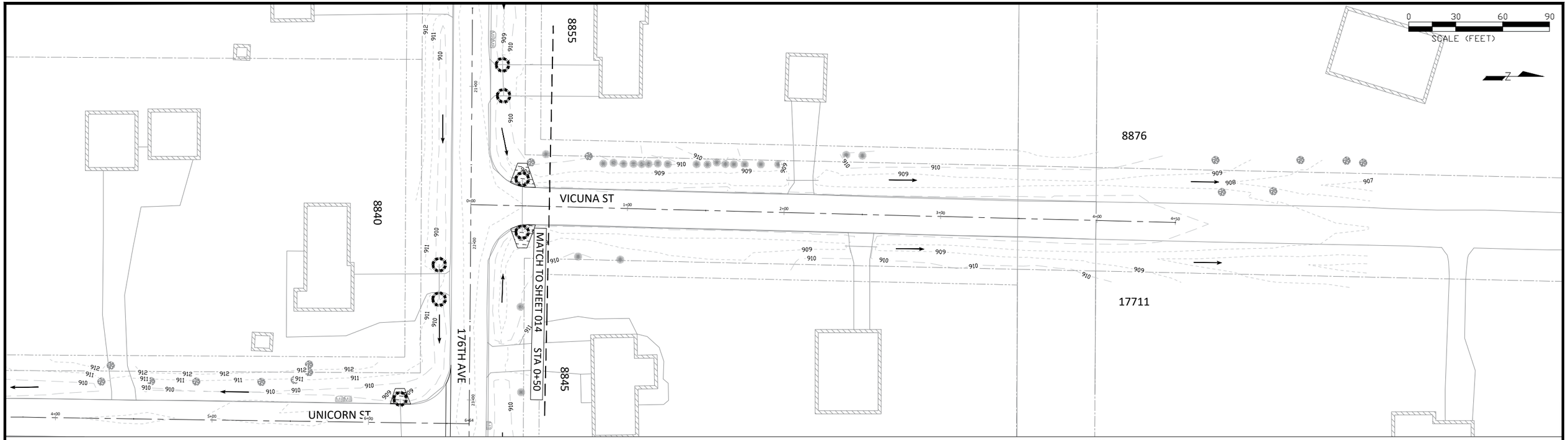
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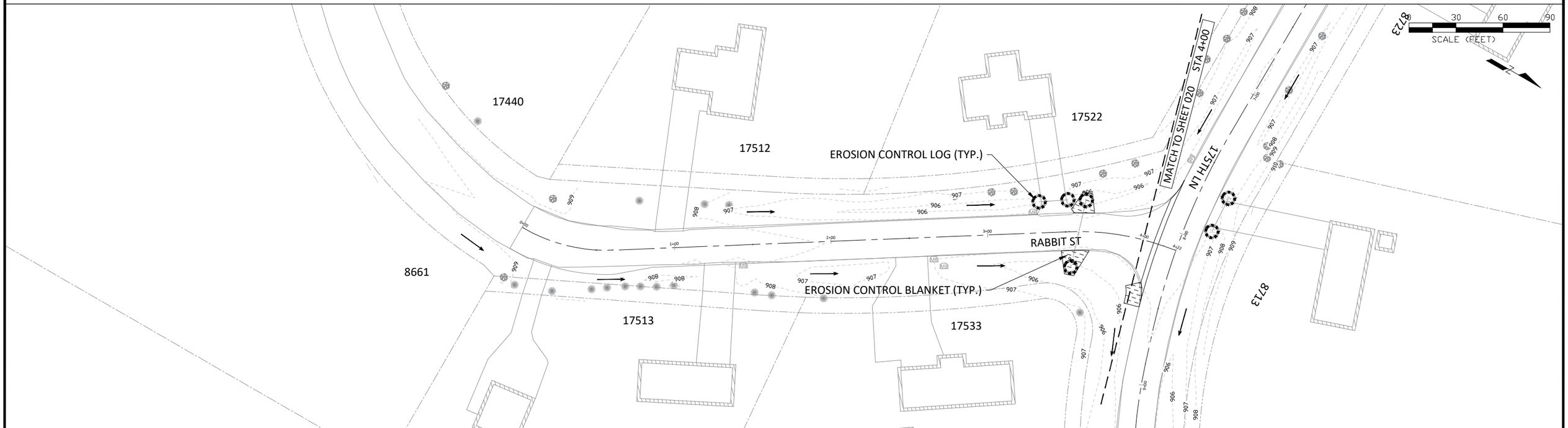
SHEET 021 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
- EROSION CONTROL BLANKET
- EROSION CONTROL LOG
- CONSTRUCTION EXIT
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
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3. AFTER CULVERTS HAVE BEEN REPLACED, TRANSFER EROSION CONTROL LOG TO NEW CULVERT FOR REMAINDER OF PROJECT.
4. EROSION CONTROL BLANKETS TO BE PLACED IMMEDIATELY AFTER NEW STORM SEWER INSTALLATION.



DATE	REVISION

Dec 23, 2025 - 9:03am
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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

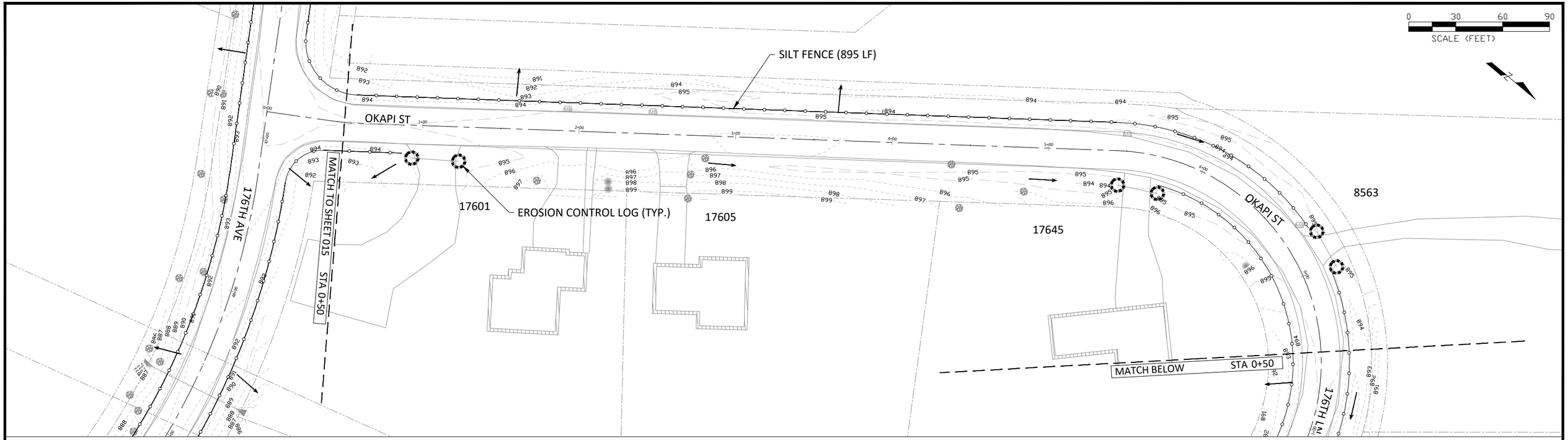
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EROSION CONTROL

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

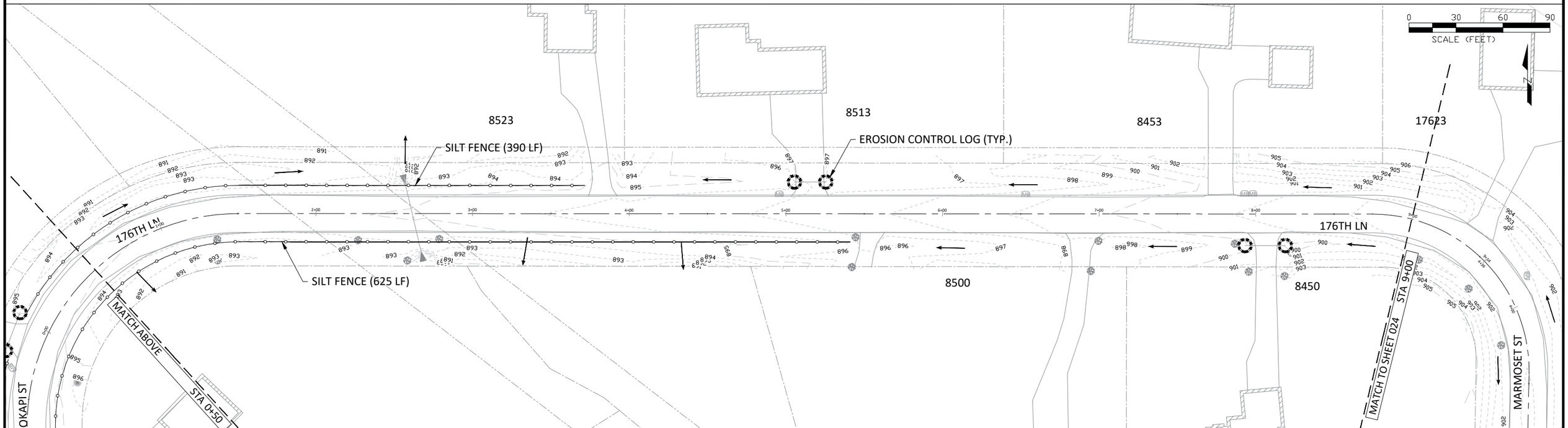
SHEET 022 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- LOT LINE
- MINOR CONTOUR
- SILT FENCE
- EROSION CONTROL BLANKET
- EASEMENT - DRAINAGE & UTILITY
- EROSION CONTROL LOG
- CONSTRUCTION EXIT
- MAJOR CONTOUR

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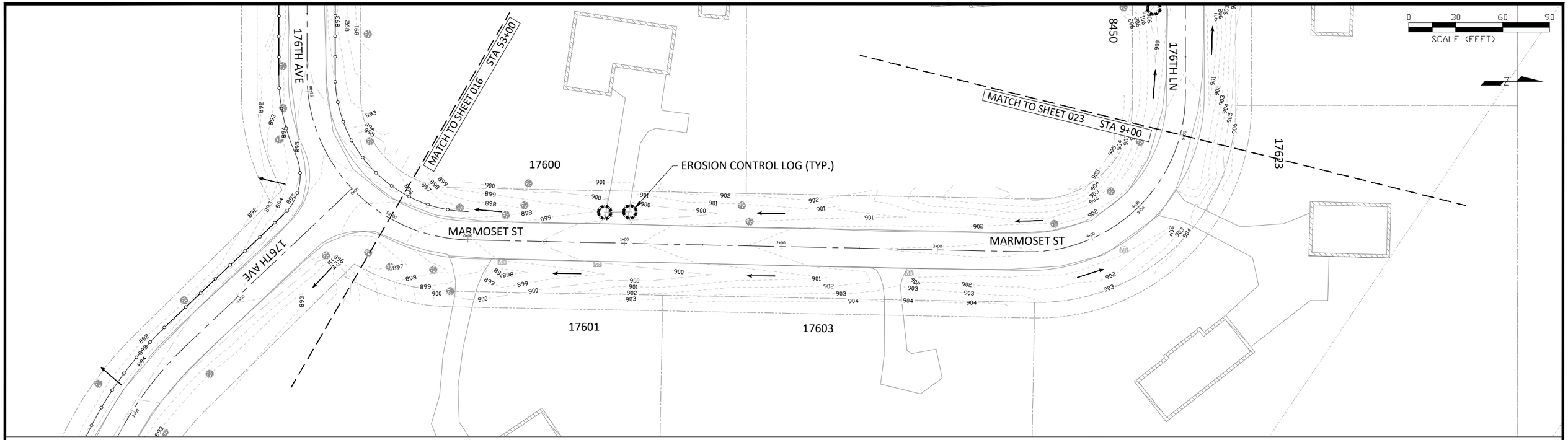
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

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CITY OF RAMSEY, MINNESOTA

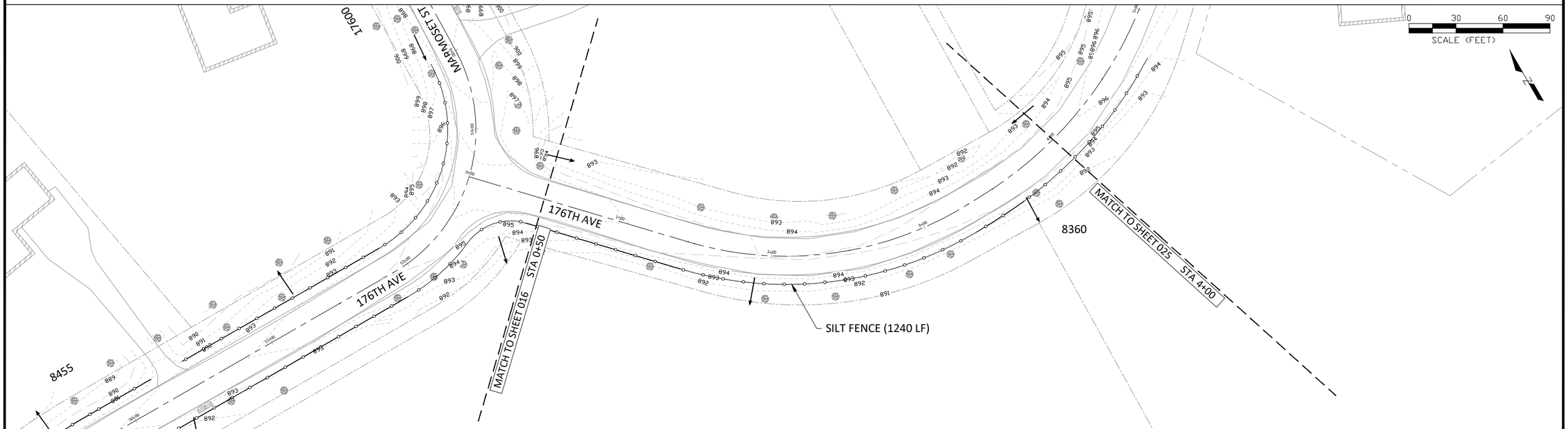
SHEET 023 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
- EROSION CONTROL LOG
- EROSION CONTROL BLANKET
- CONSTRUCTION EXIT
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
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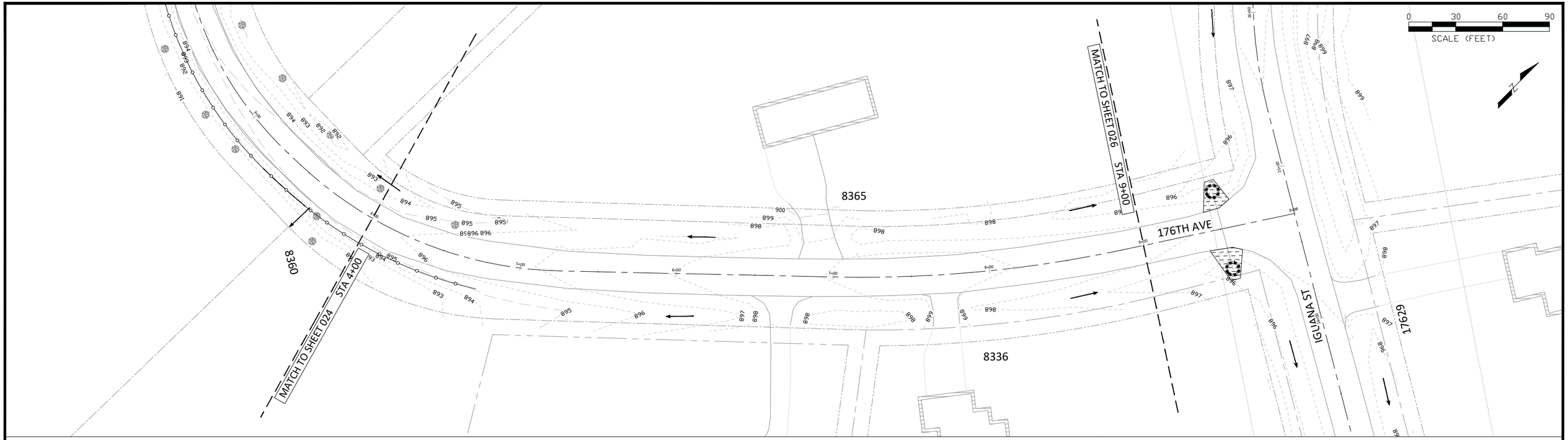
City of RAMSEY

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EROSION CONTROL

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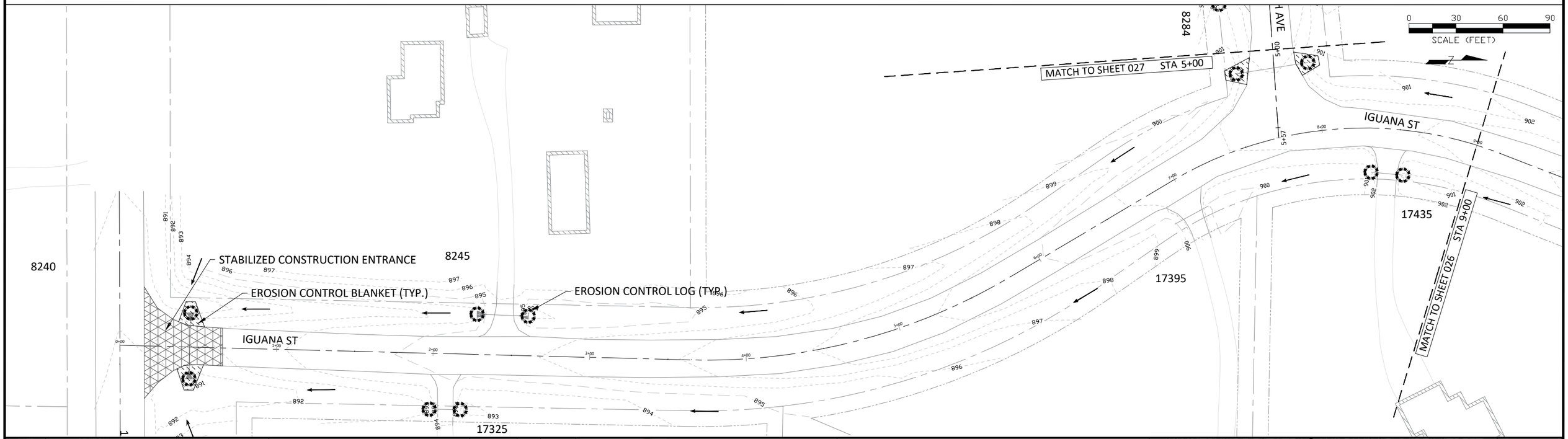
SHEET 024 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
- EROSION CONTROL BLANKET
- EROSION CONTROL LOG
- CONSTRUCTION EXIT
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
- MAJOR CONTOUR
- MINOR CONTOUR

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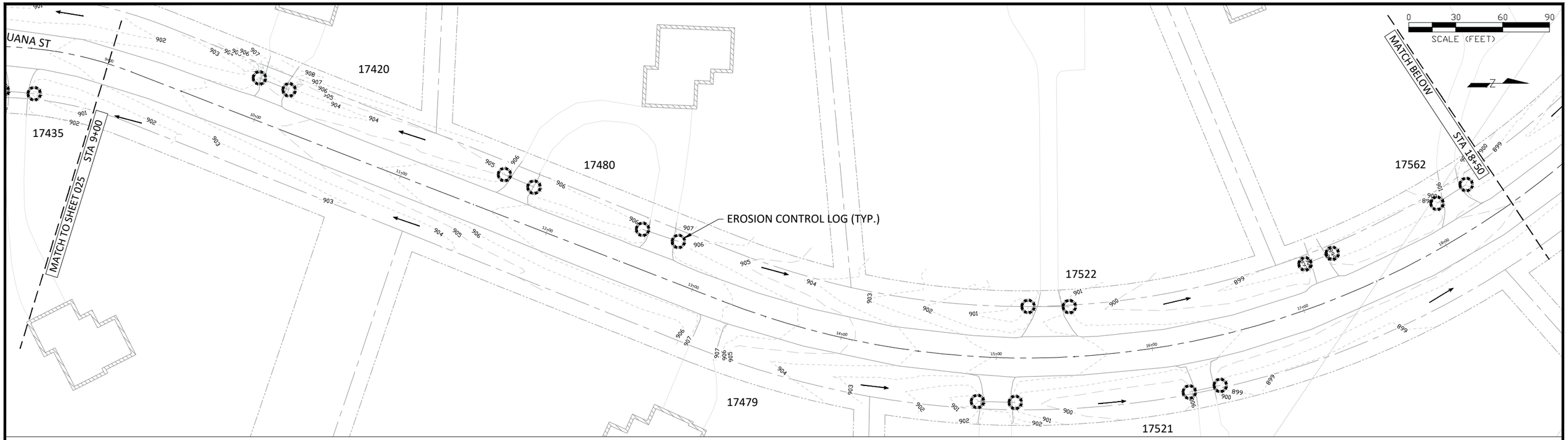
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EROSION CONTROL

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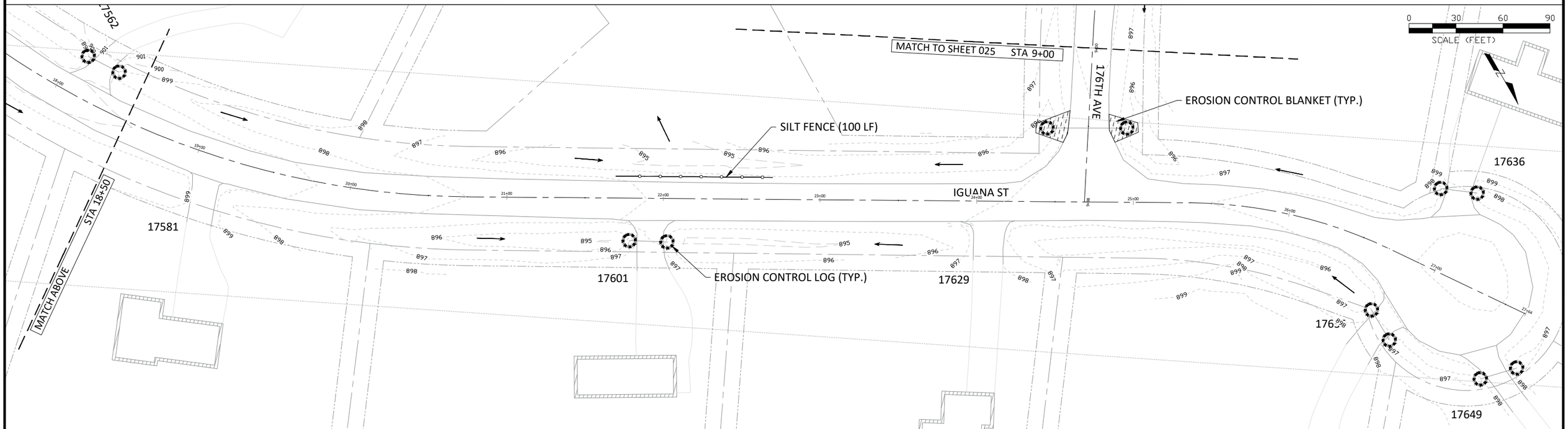
SHEET 025 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
- EROSION CONTROL BLANKET
- EROSION CONTROL LOG
- CONSTRUCTION EXIT
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
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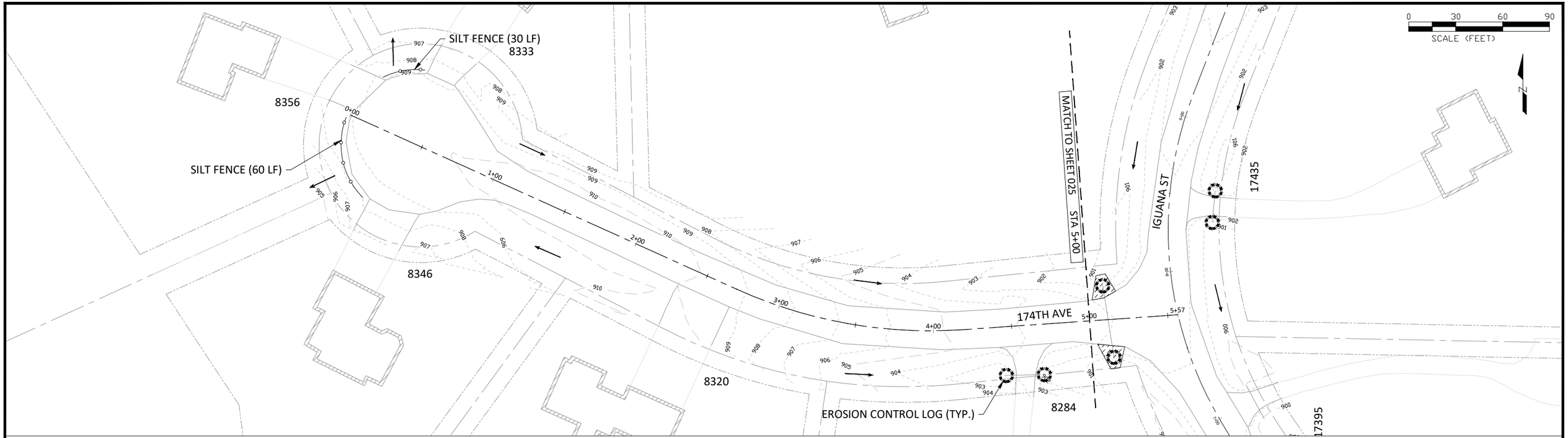
City of RAMSEY

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EROSION CONTROL

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 026 OF 104 SHEETS



LEGEND

- DRAINAGE ARROW
- SILT FENCE
- EROSION CONTROL BLANKET
- EROSION CONTROL LOG
- CONSTRUCTION EXIT
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
- MAJOR CONTOUR
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Dec 23, 2025 - 9:04am
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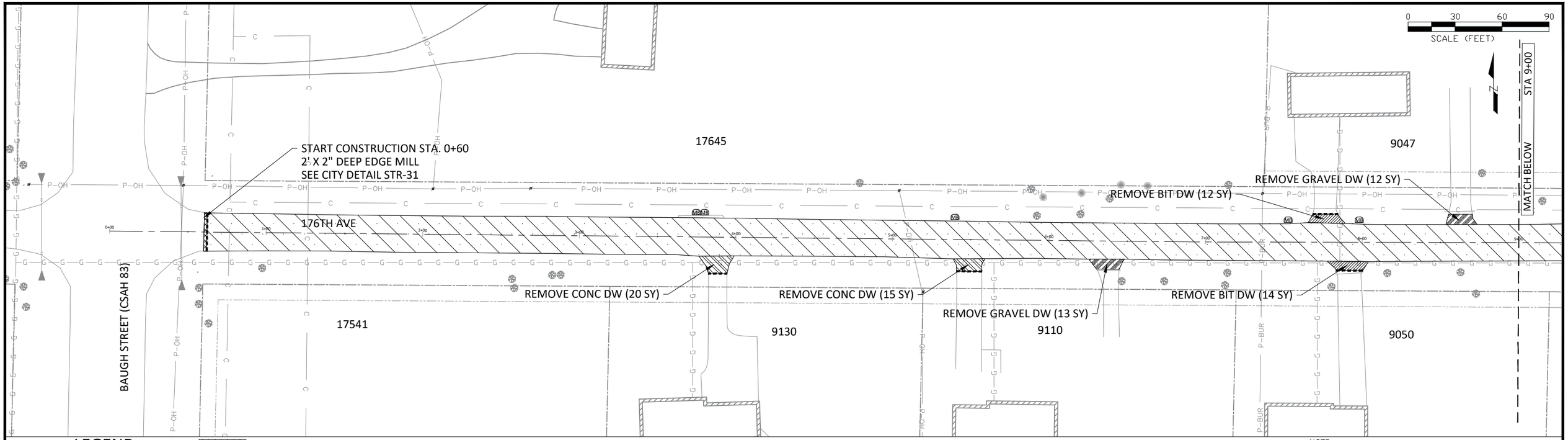
DESIGNED BY:	LWC	
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EROSION CONTROL

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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

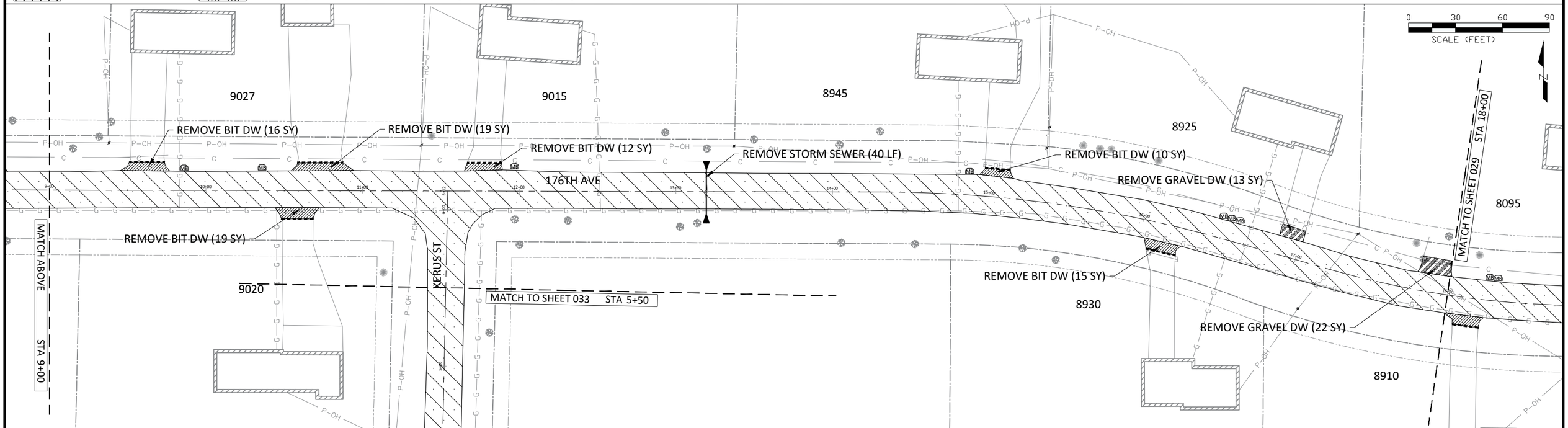
SHEET 027 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- MILL BIT PAVEMENT
- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- MB SALVAGE MAILBOX
- C COMMUNICATION LINE
- G GAS LINE
- P-BUR UNDERGROUND POWER
- P-OH OVERHEAD POWER

NOTE:
1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
2. STORM SEWER REMOVAL LENGTH INCLUDES APRONS.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
4. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS.



DATE	REVISION

Dec 22, 2025 - 5:08pm
C:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Removals.dwg

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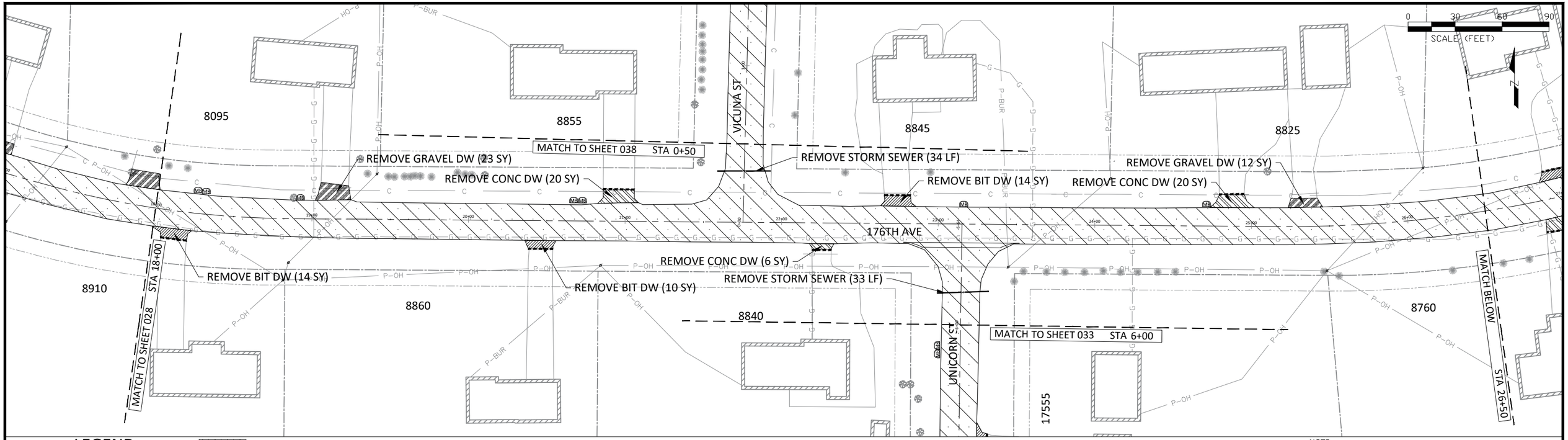
City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

REMOVALS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

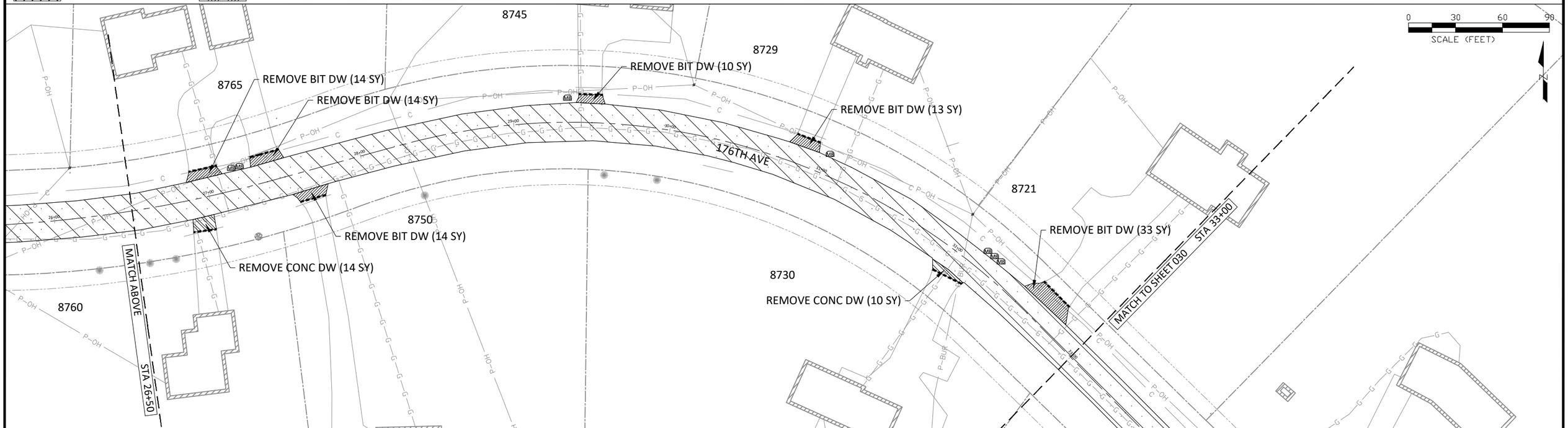
SHEET 028 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- MILL BIT PAVEMENT
- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- MB SALVAGE MAILBOX
- C COMMUNICATION LINE
- G GAS LINE
- P-BUR UNDERGROUND POWER
- P-OH OVERHEAD POWER

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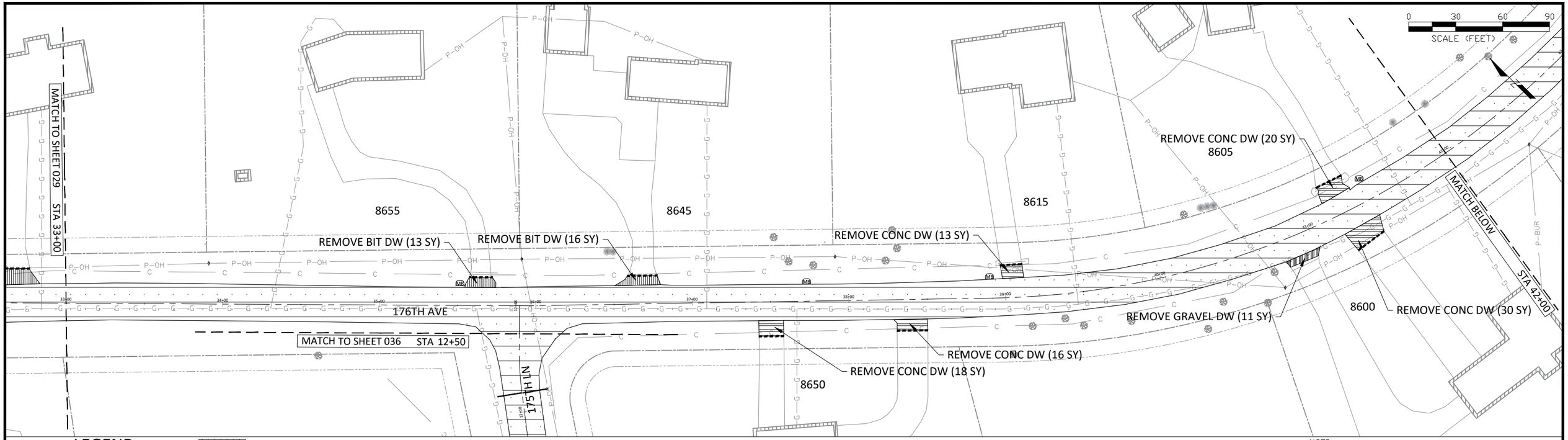
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
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REMOVALS

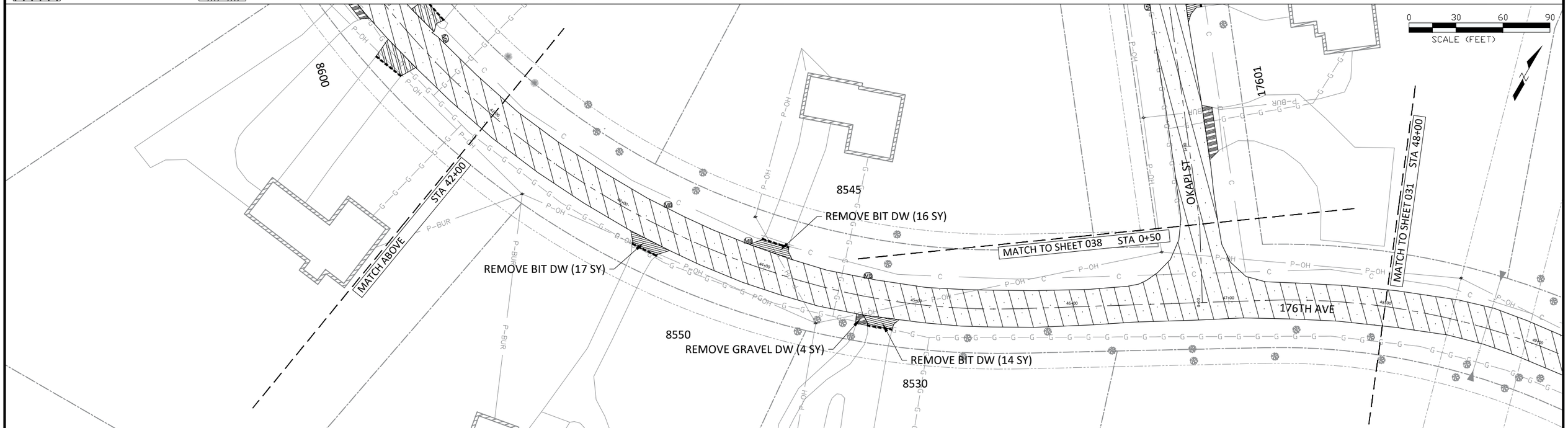
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- MILL BIT PAVEMENT
- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- SALVAGE MAILBOX (MB)
- COMMUNICATION LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER

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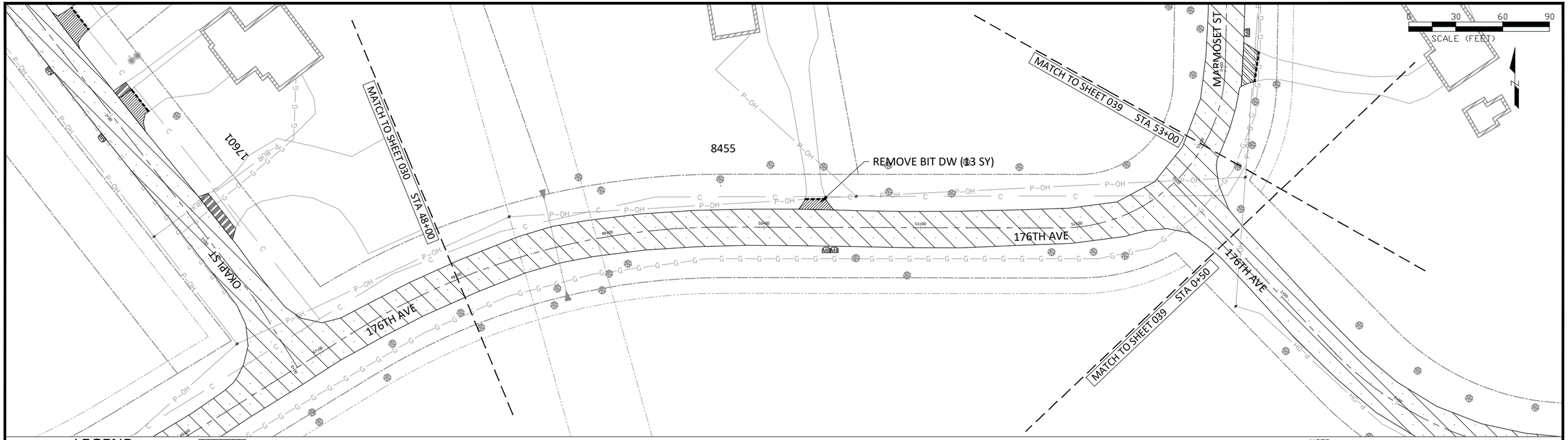
City of RAMSEY

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REMOVALS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

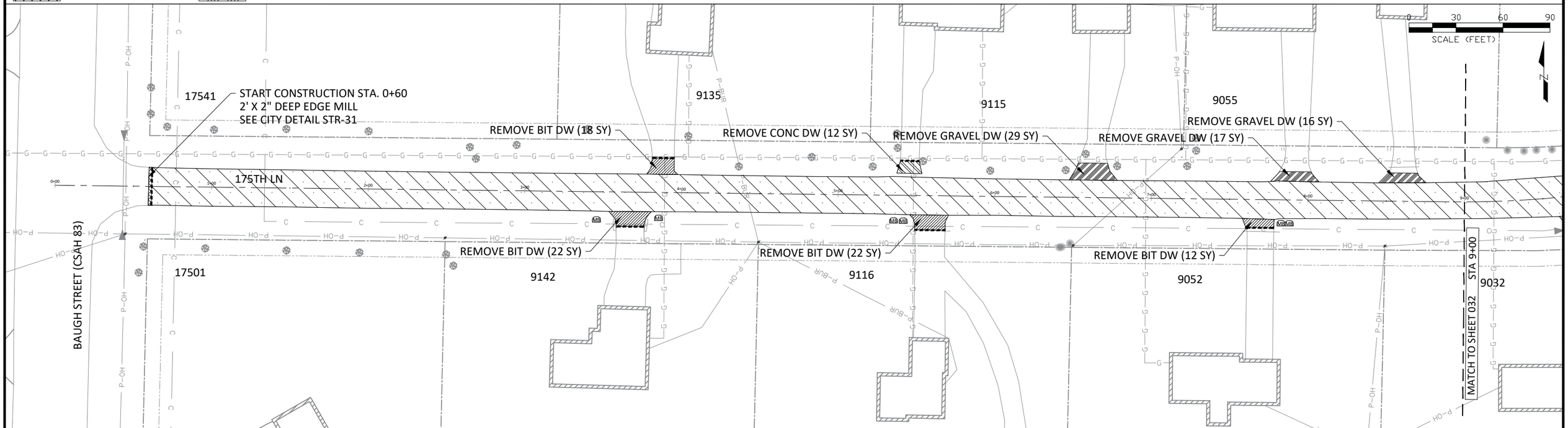
SHEET 030 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- MILL BIT PAVEMENT
- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
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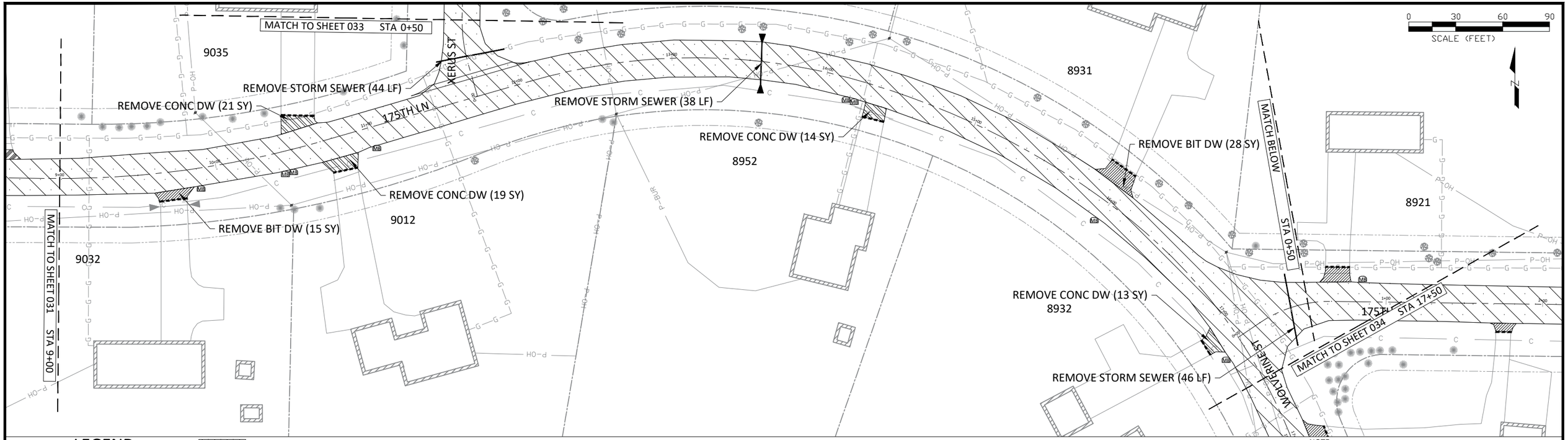
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

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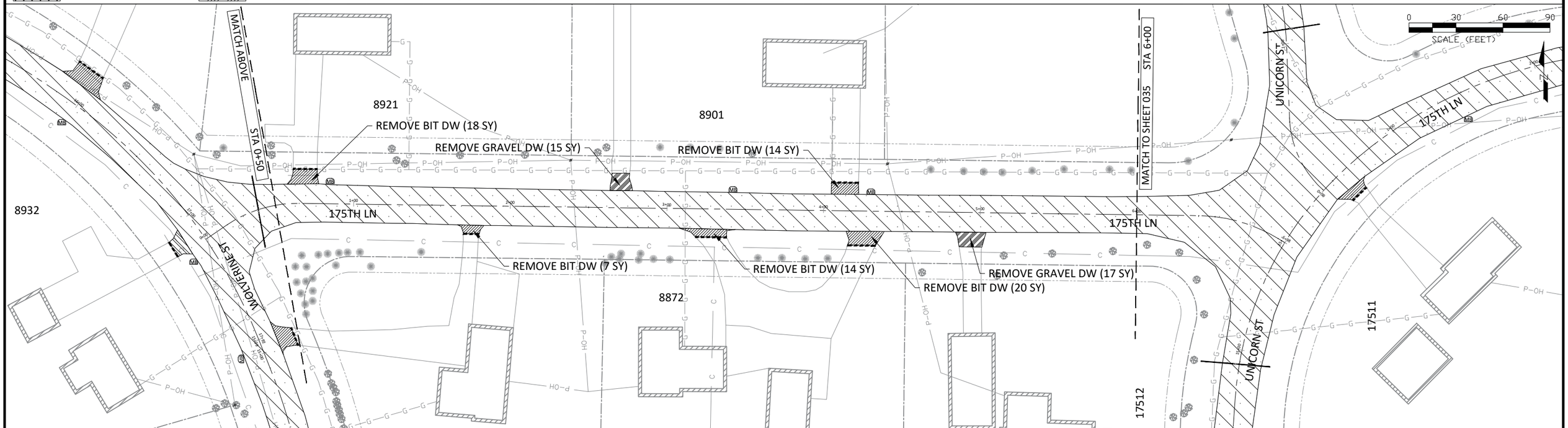
SHEET 031 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- MILL BIT PAVEMENT
- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
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- OVERHEAD POWER

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4. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS.



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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

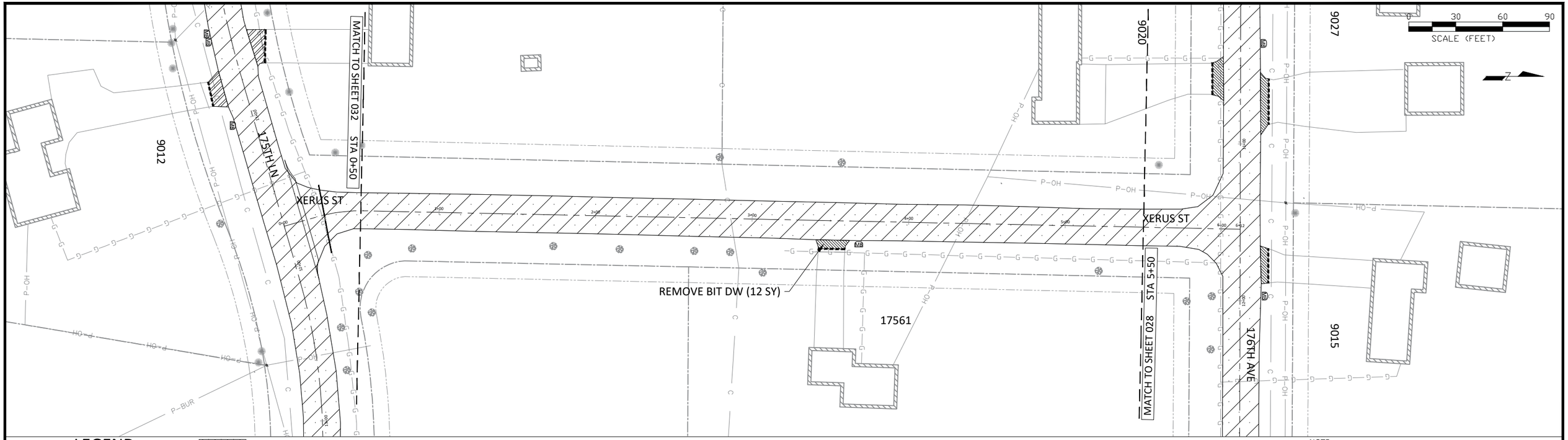
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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REMOVALS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

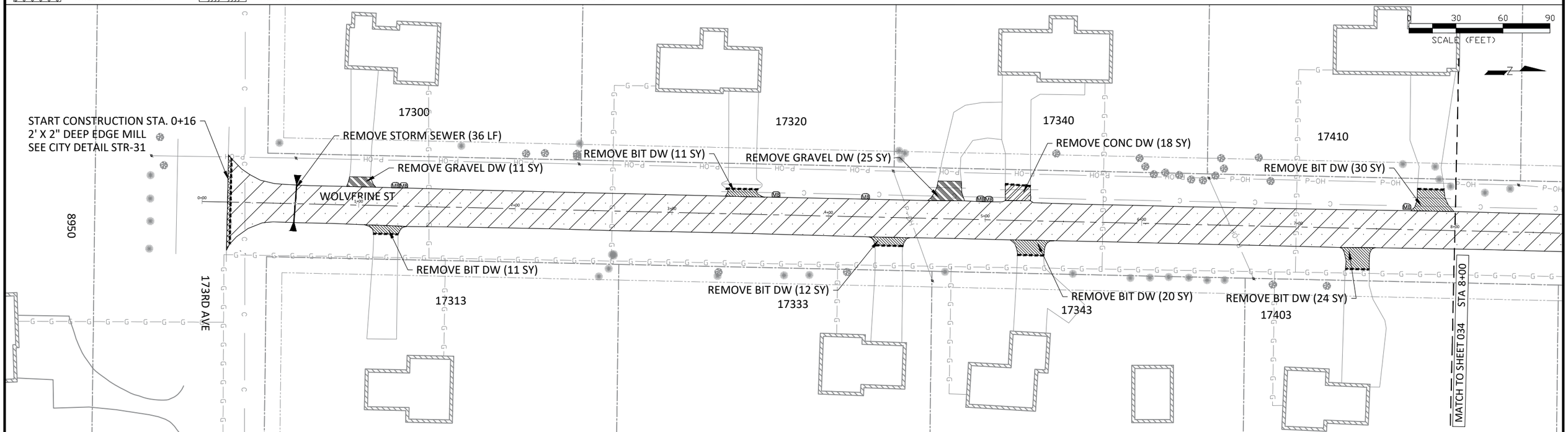
SHEET 032 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- MILL BIT PAVEMENT
- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- SALVAGE MAILBOX
- COMMUNICATION LINE
- GAS LINE
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- OVERHEAD POWER

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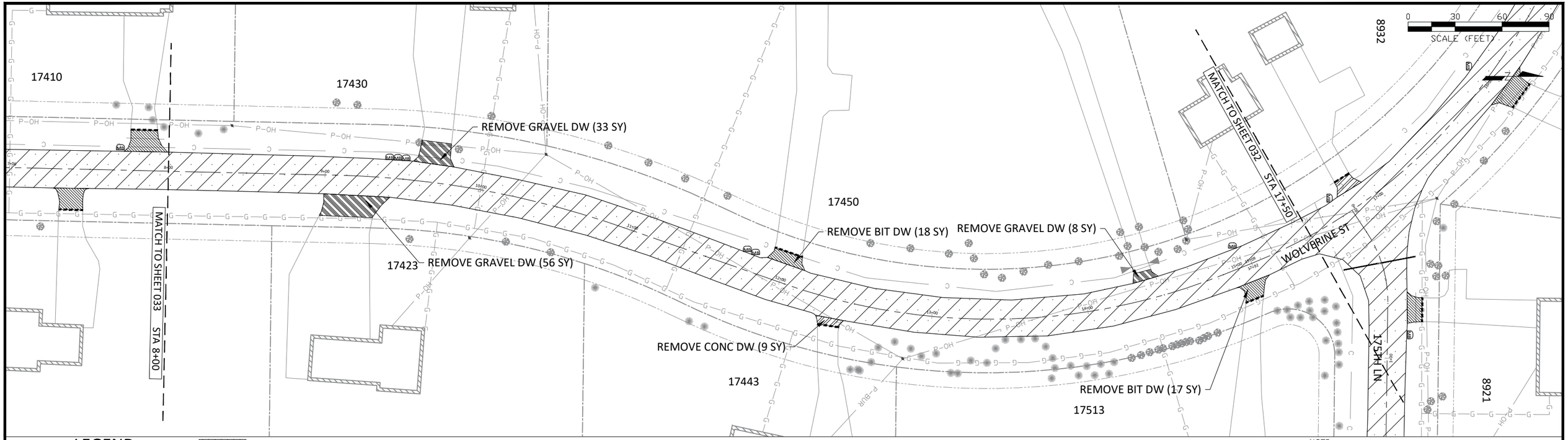
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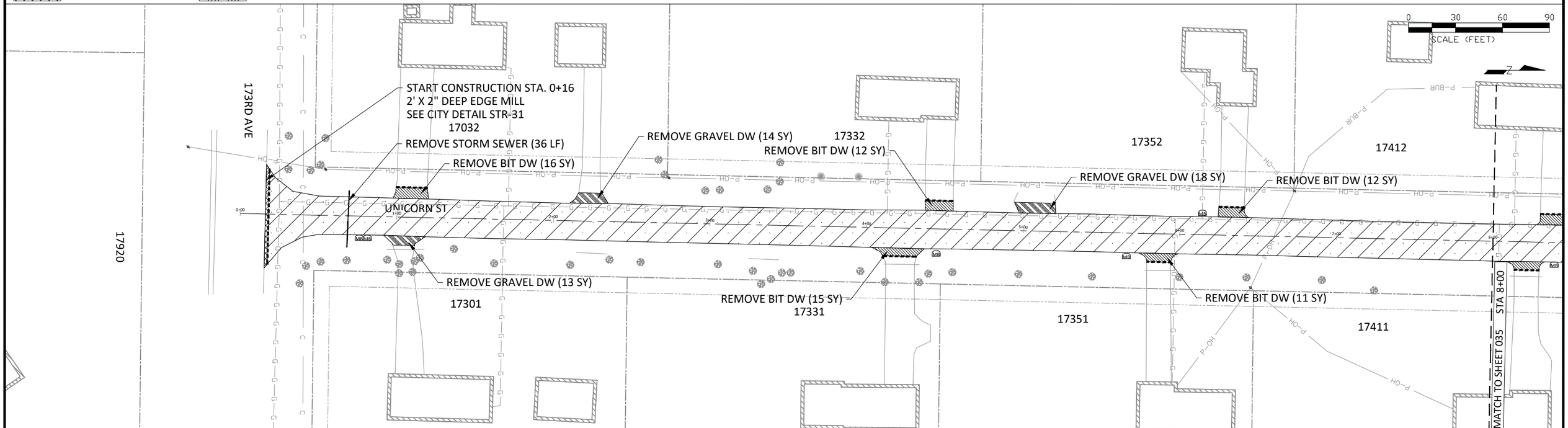
SHEET 033 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- MILL BIT PAVEMENT
- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
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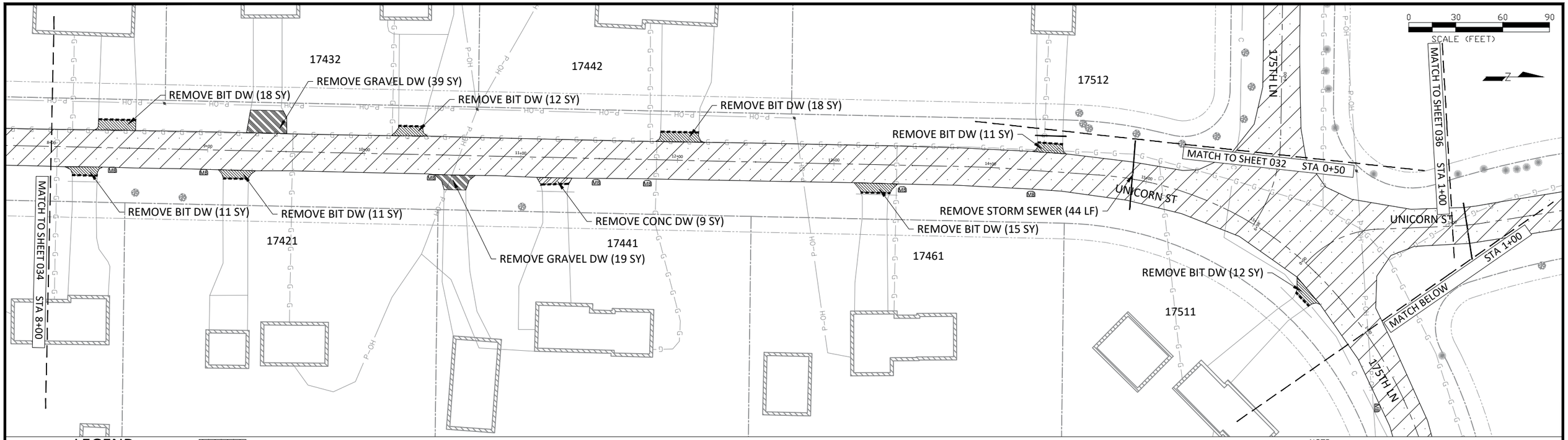
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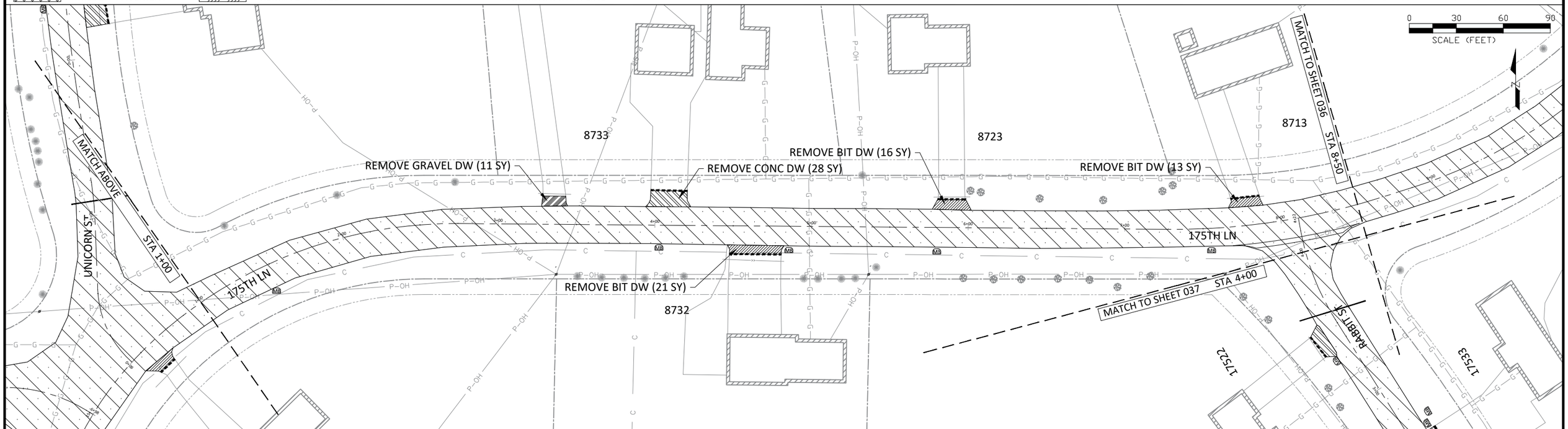
SHEET 034 OF 104 SHEETS



LEGEND

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- FULL DEPTH RECLAMATION
- REMOVE PAVEMENT - BITUMINOUS
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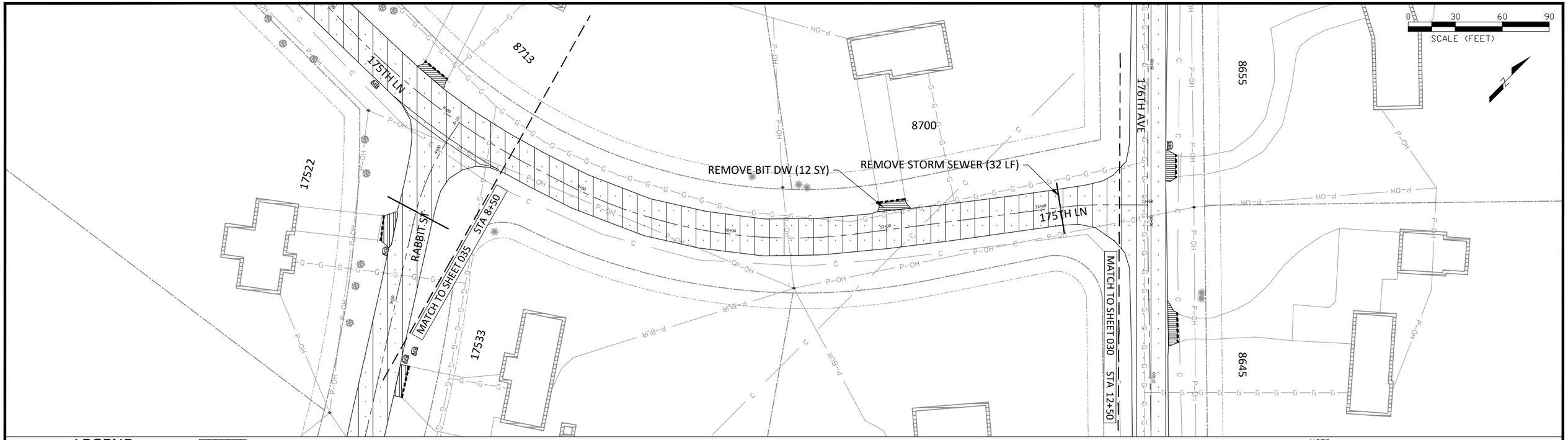
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REMOVALS

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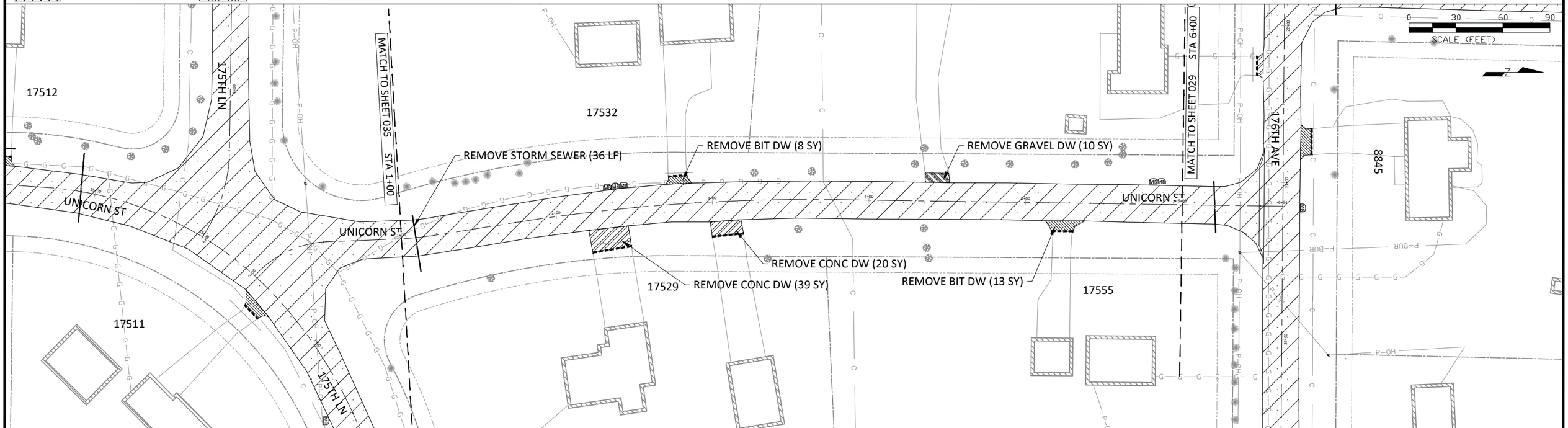
SHEET 035 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
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- FULL DEPTH RECLAMATION
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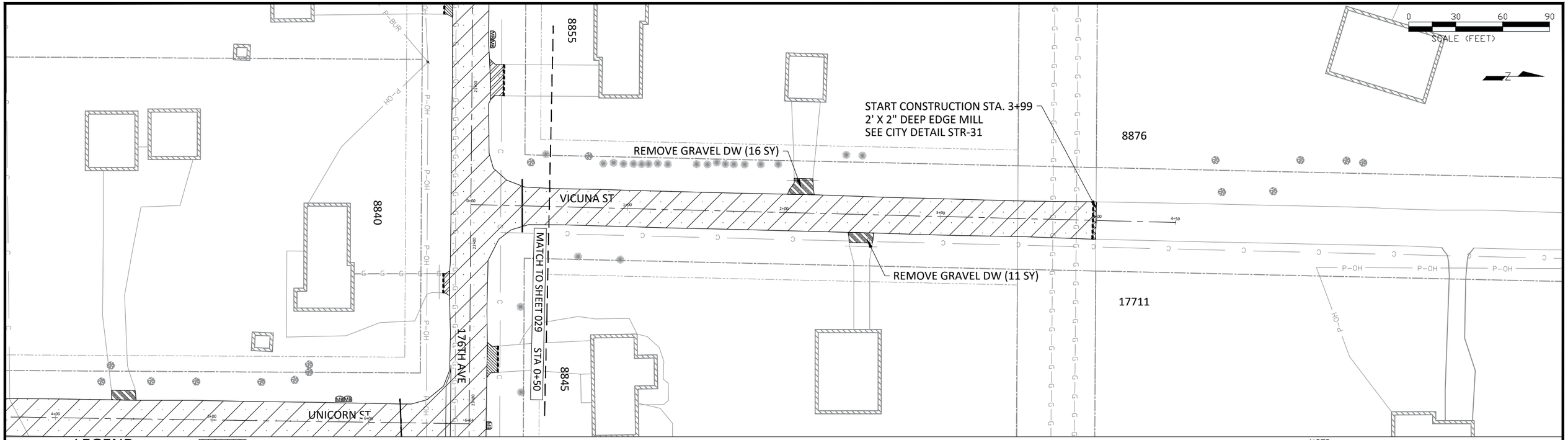
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REMOVALS

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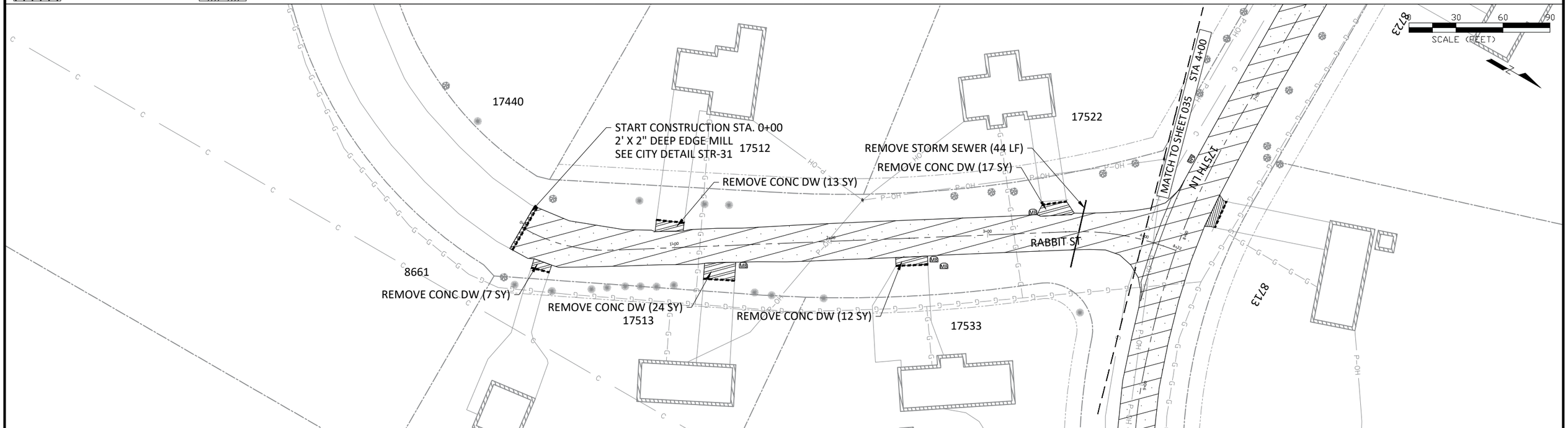
SHEET 036 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
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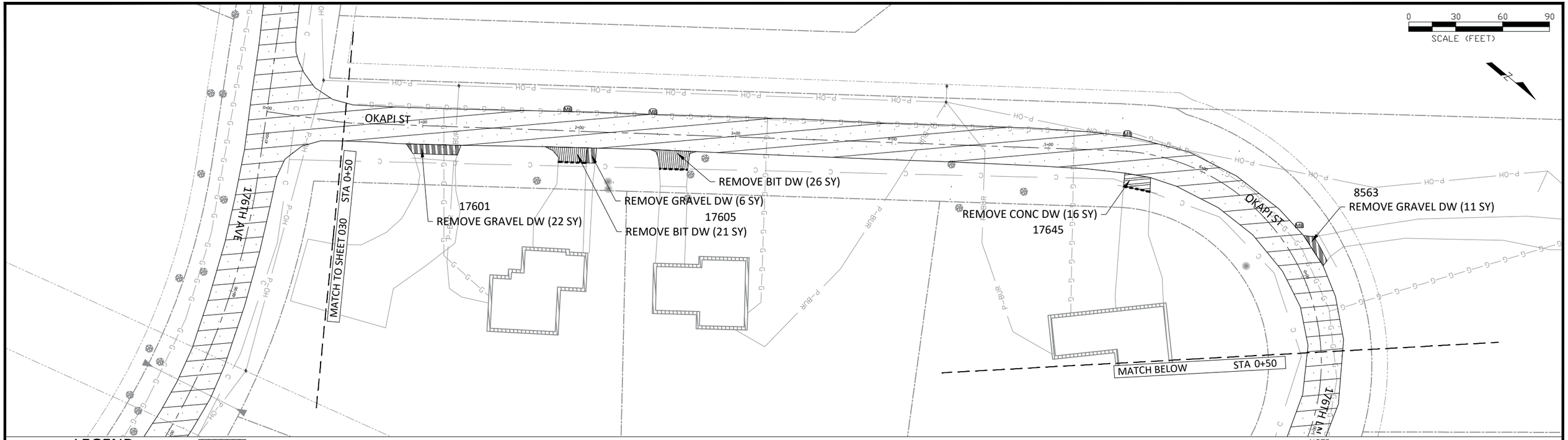
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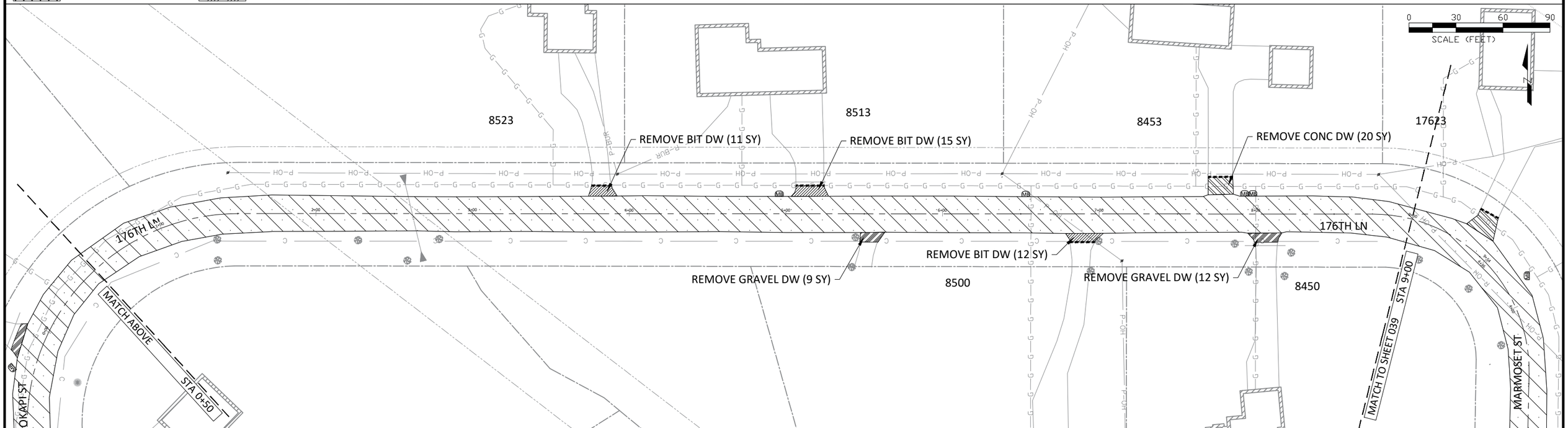
SHEET 037 OF 104 SHEETS



LEGEND

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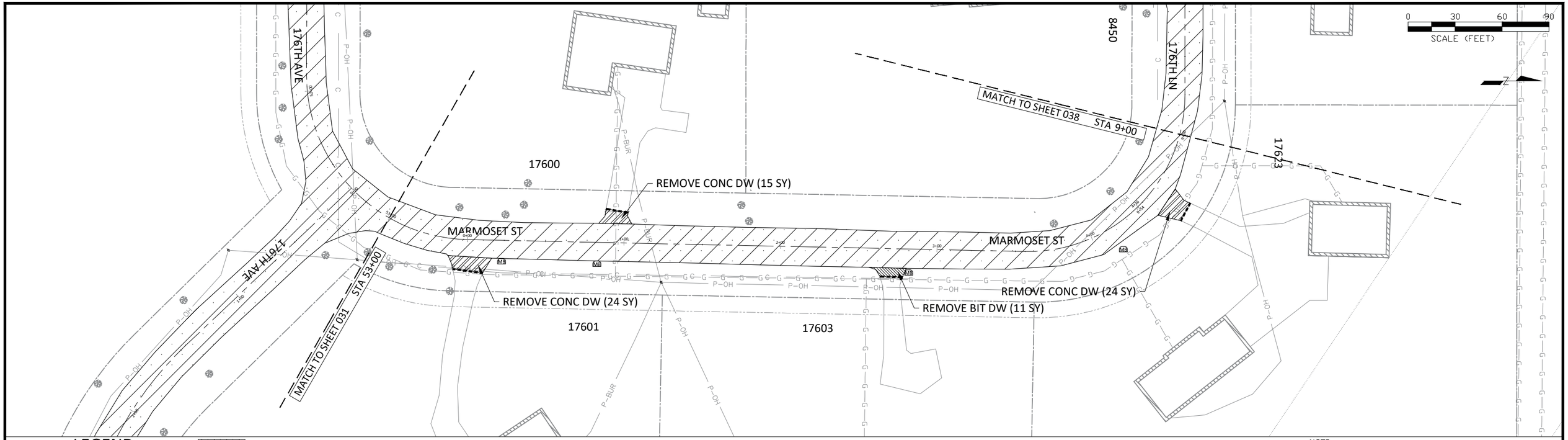
DESIGNED BY:	LWC	
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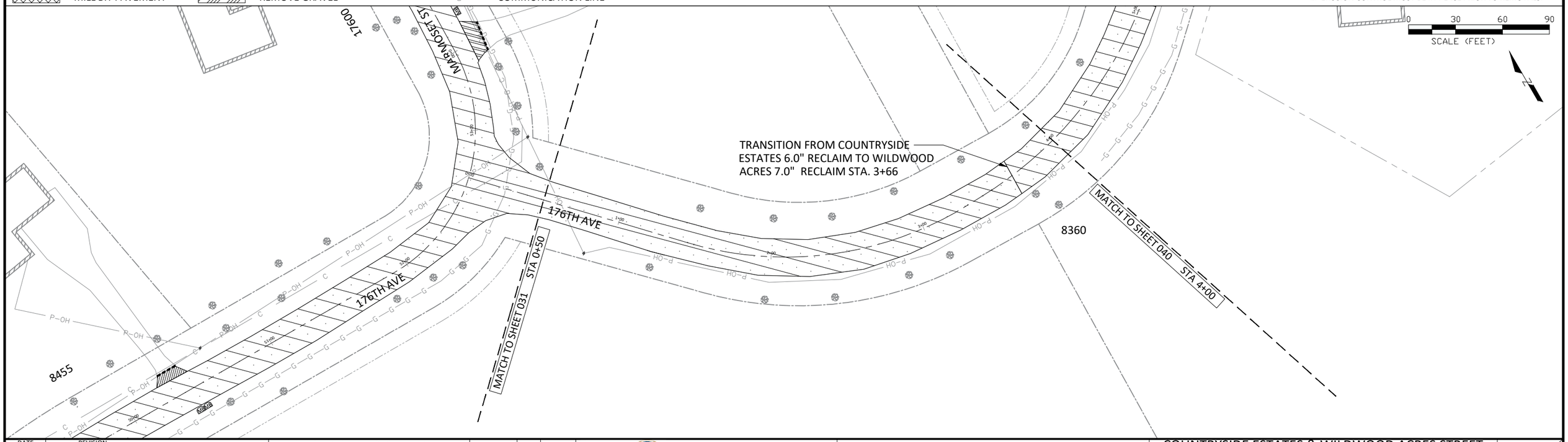
SHEET 038 OF 104 SHEETS



LEGEND

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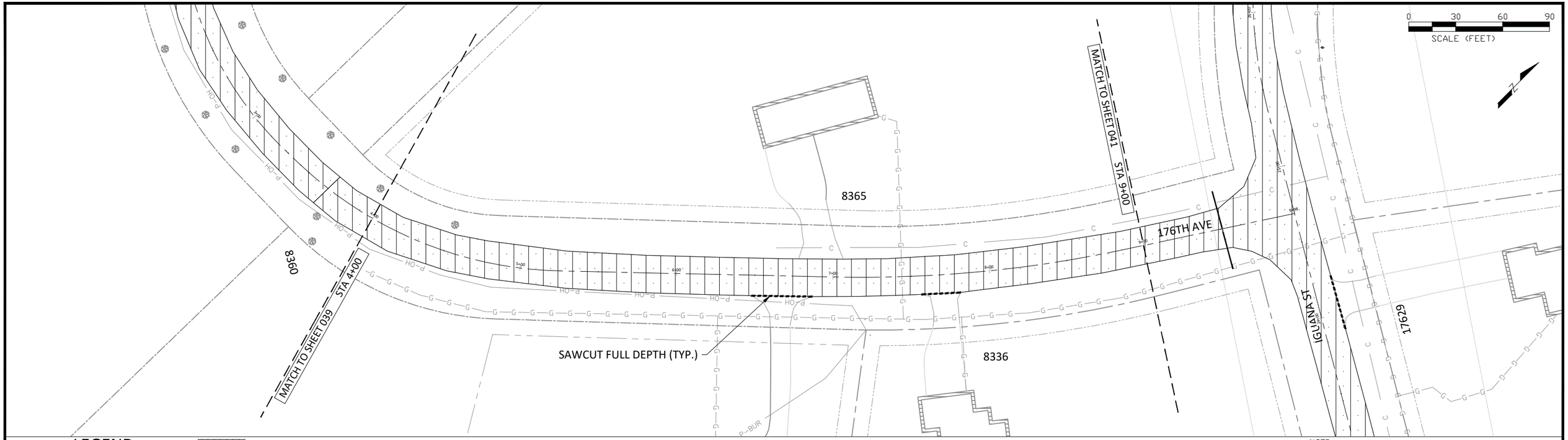
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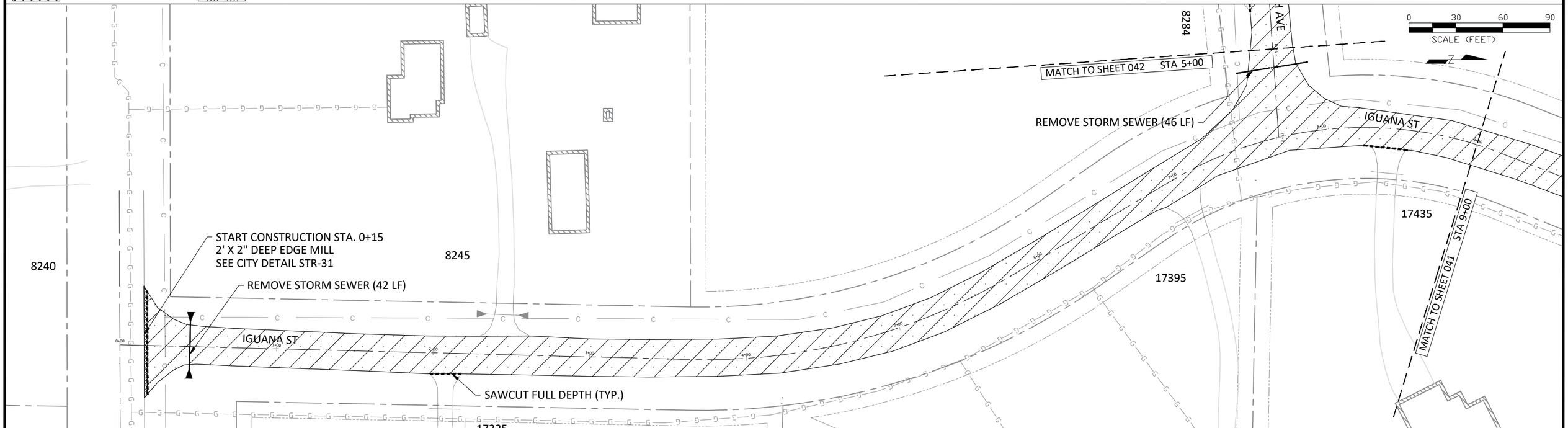
SHEET 039 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
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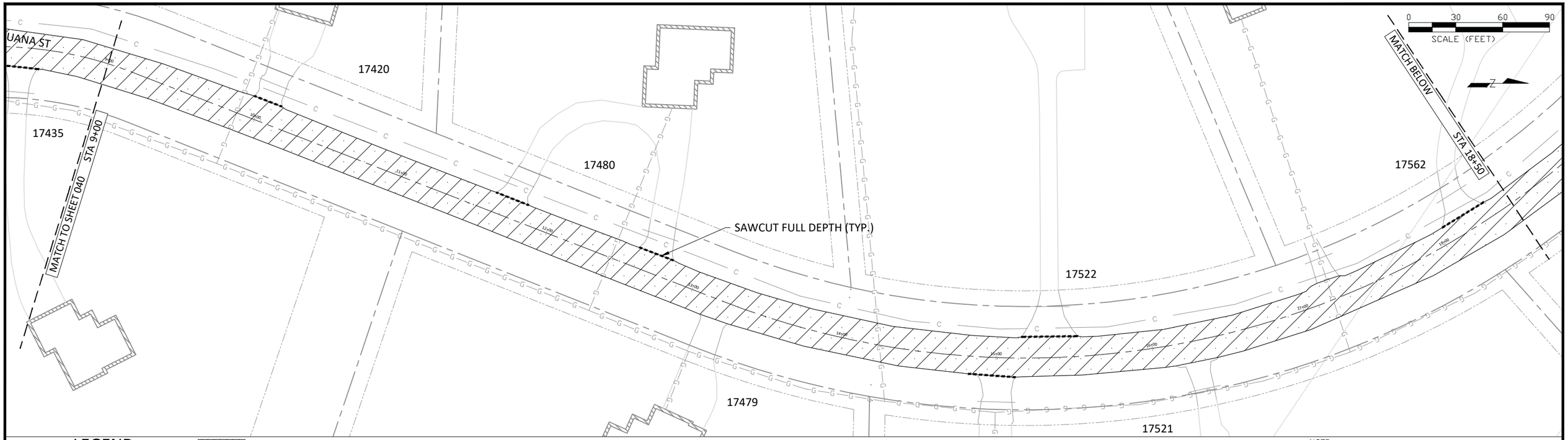
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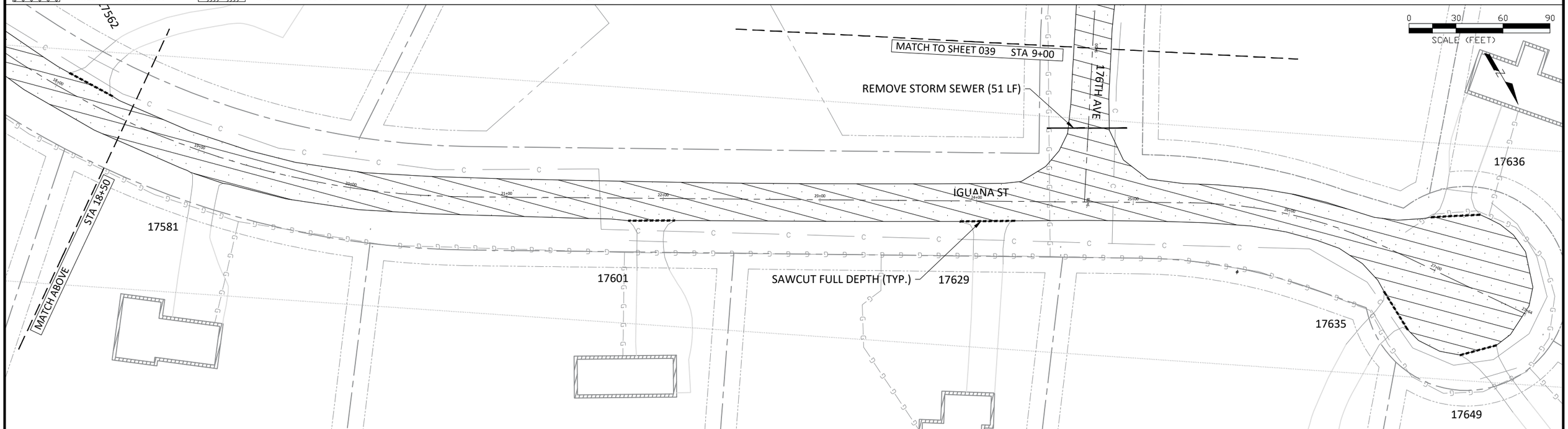
SHEET 040 OF 104 SHEETS



LEGEND

- REMOVE STORM SEWER
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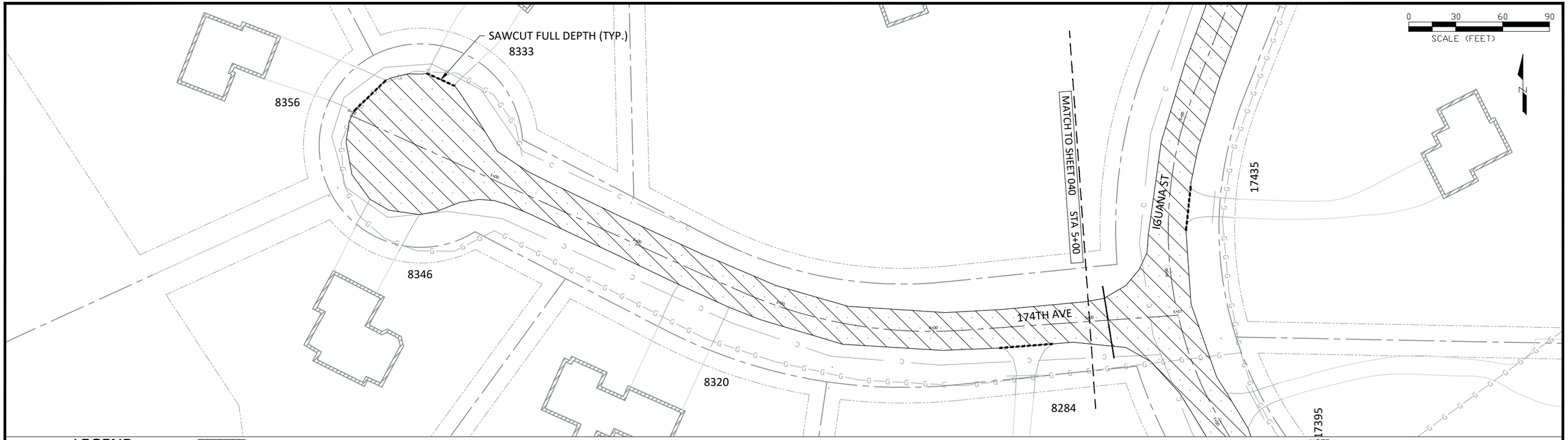
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SHEET 041 OF 104 SHEETS



LEGEND

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4. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS.

DATE	REVISION

Dec 22, 2025 - 1:07pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Removals.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

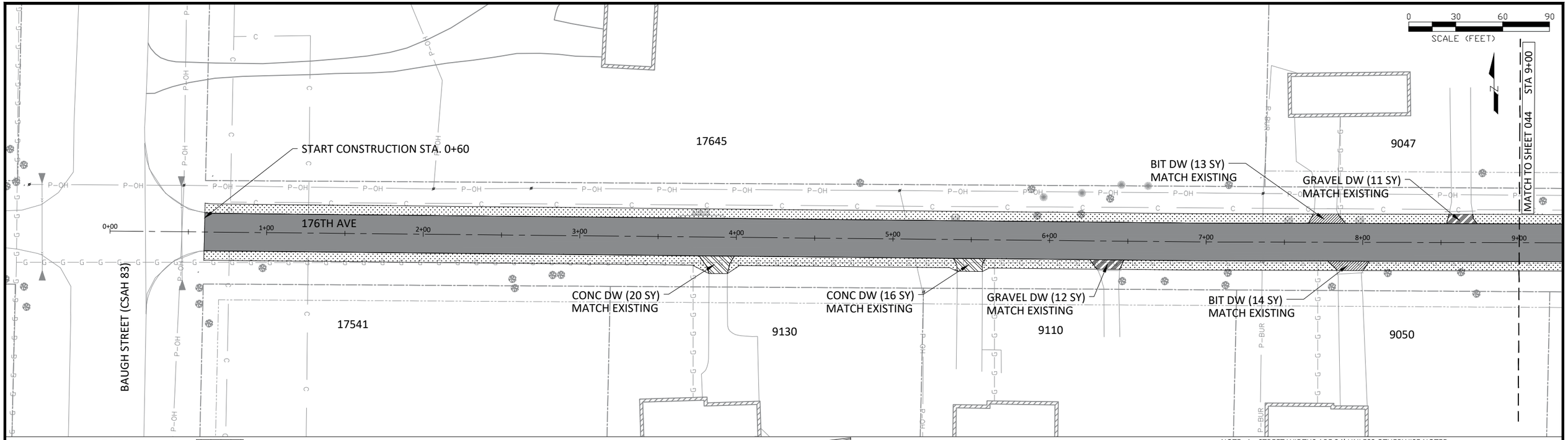
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

REMOVALS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 042 OF 104 SHEETS

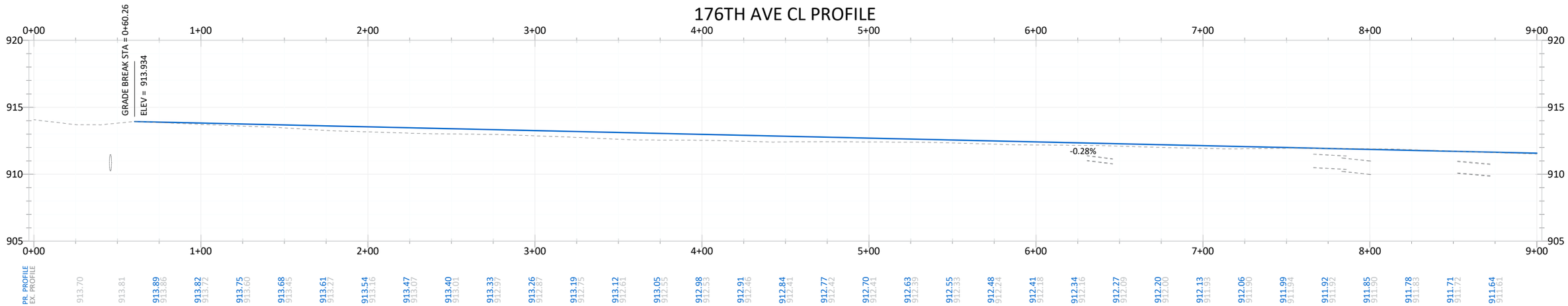


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

NOTE:
1. STREET WIDTHS ARE 24' UNLESS OTHERWISE NOTED.
2. TYPICAL SECTION SEE SHEET 008.
3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT RESIDENTIAL TURFGRASS MIXTURE UNLESS OTHERWISE NOTED.
5. GRADE AROUND NEW CULVERT ENDS TO CREATE SMOOTH TRANSITION.
6. CULVERT LENGTHS INCLUDE FLARED END SECTIONS.

176TH AVE CL PROFILE



	PR. PROFILE	EX. PROFILE
0+00		913.70
1+00		913.81
2+00	913.89	913.86
3+00	913.82	913.72
4+00	913.75	913.60
5+00	913.68	913.45
6+00	913.61	913.27
7+00	913.54	913.16
8+00	913.47	913.07
9+00	913.40	913.01
10+00	913.33	912.97
11+00	913.26	912.87
12+00	913.19	912.75
13+00	913.12	912.61
14+00	913.05	912.55
15+00	912.98	912.53
16+00	912.91	912.46
17+00	912.84	912.41
18+00	912.77	912.42
19+00	912.70	912.41
20+00	912.63	912.39
21+00	912.55	912.33
22+00	912.48	912.24
23+00	912.41	912.18
24+00	912.34	912.16
25+00	912.27	912.09
26+00	912.20	912.00
27+00	912.13	911.93
28+00	912.06	911.90
29+00	911.99	911.94
30+00	911.92	911.92
31+00	911.85	911.90
32+00	911.78	911.83
33+00	911.71	911.72
34+00	911.64	911.61

DATE	REVISION

Dec 22, 2025 - 4:31pm
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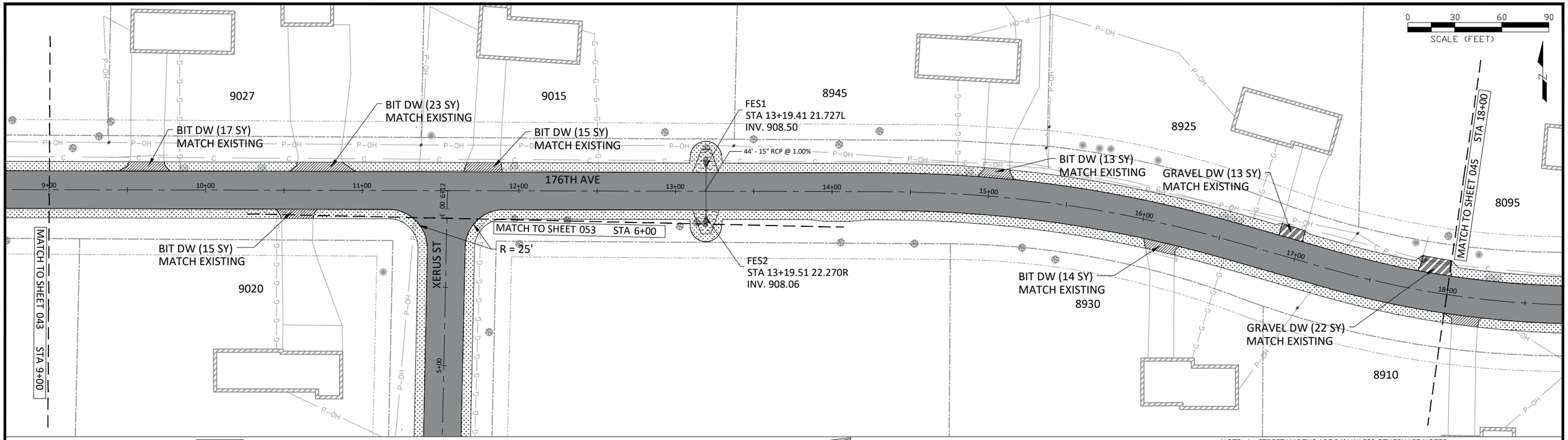
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 043 OF 104 SHEETS

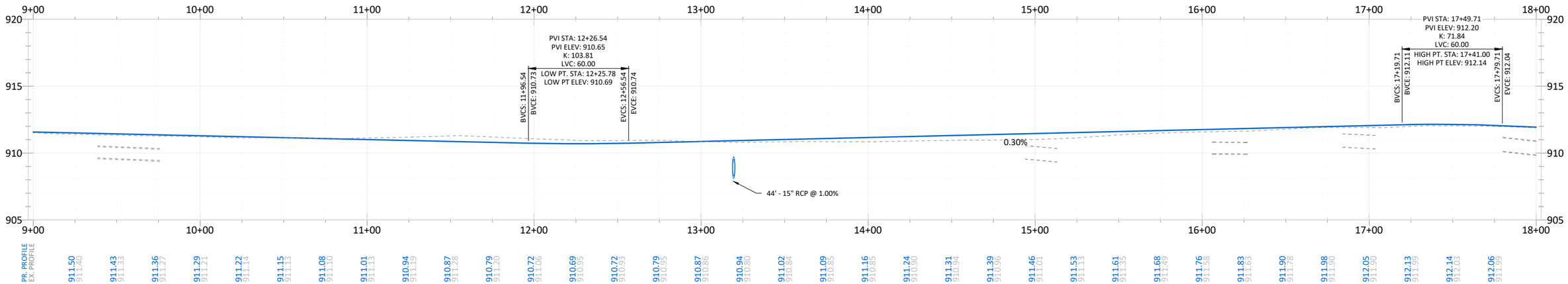


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

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5. GRADE AROUND NEW CULVERT ENDS TO CREATE SMOOTH TRANSITION.
6. CULVERT LENGTHS INCLUDE FLARED END SECTIONS.

176TH AVE CL PROFILE



DATE	REVISION

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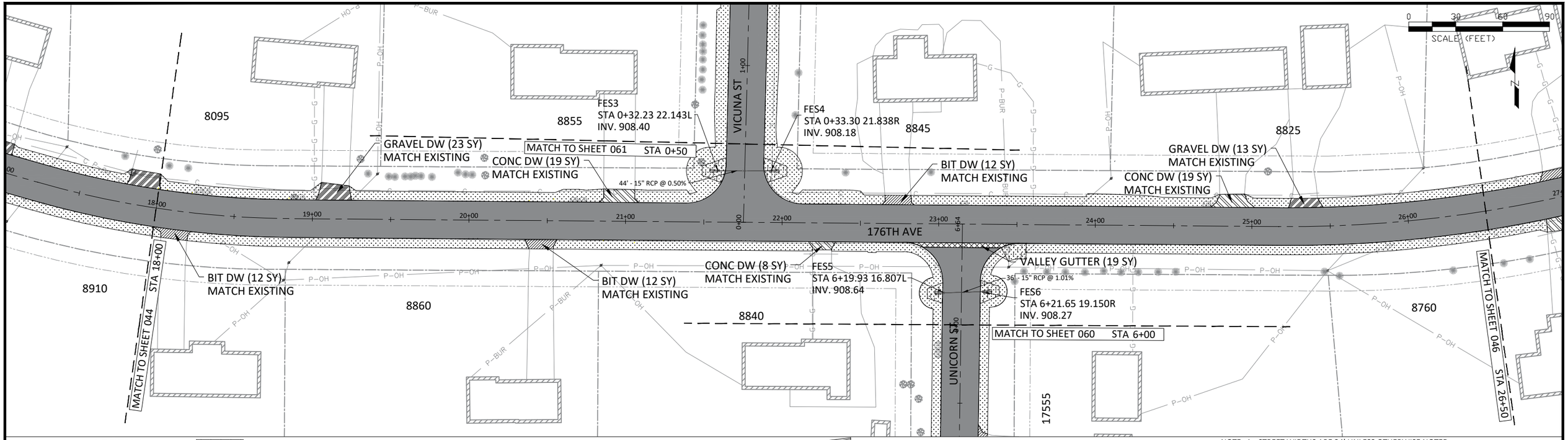
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
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RAMSEY, MN 55303
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STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 044 OF 104 SHEETS

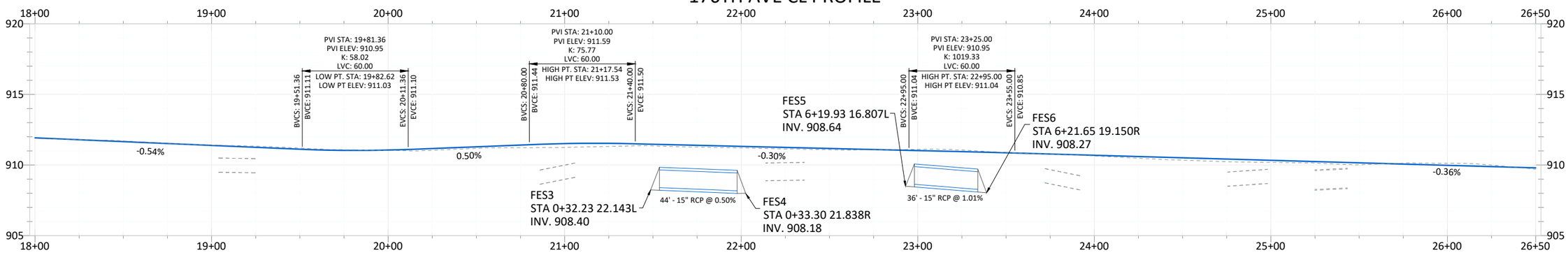


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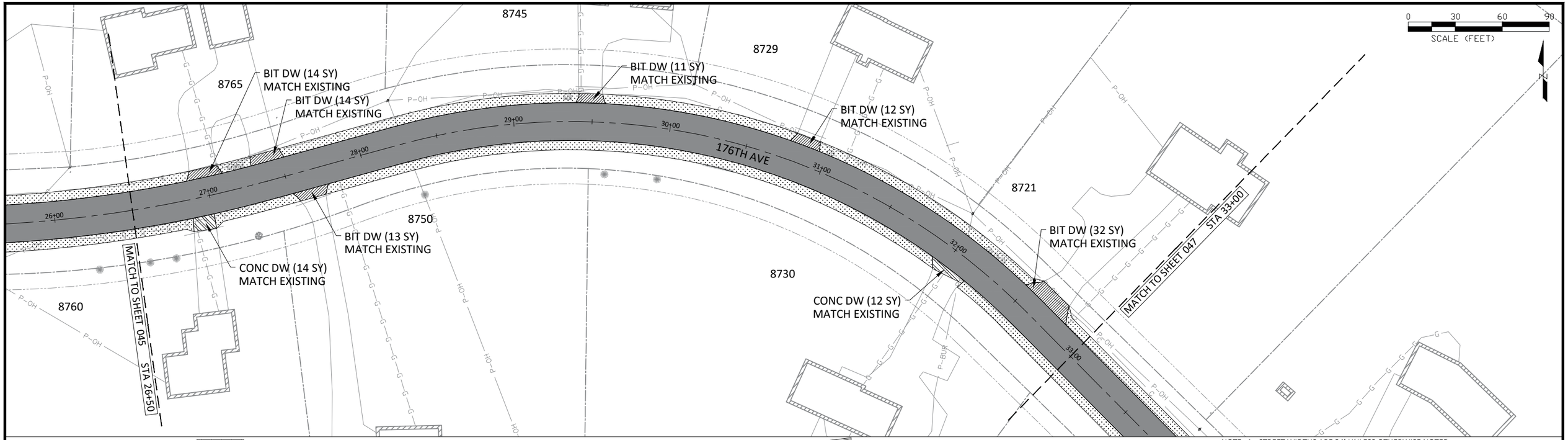
- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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- PR. FLARED END SECTION

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176TH AVE CL PROFILE



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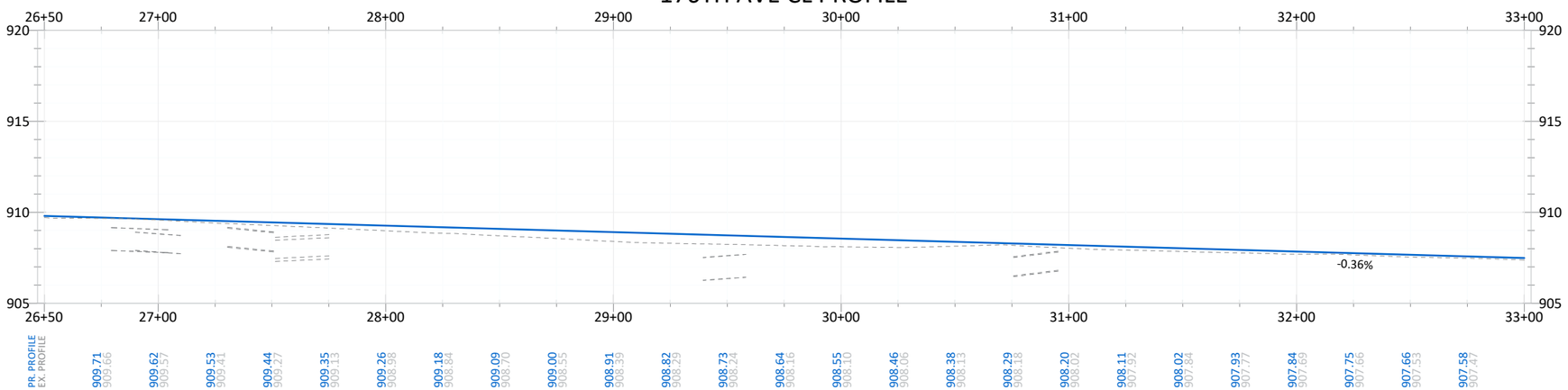


LEGEND

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- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
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176TH AVE CL PROFILE



DATE	REVISION

Dec 22, 2025 - 4:32pm
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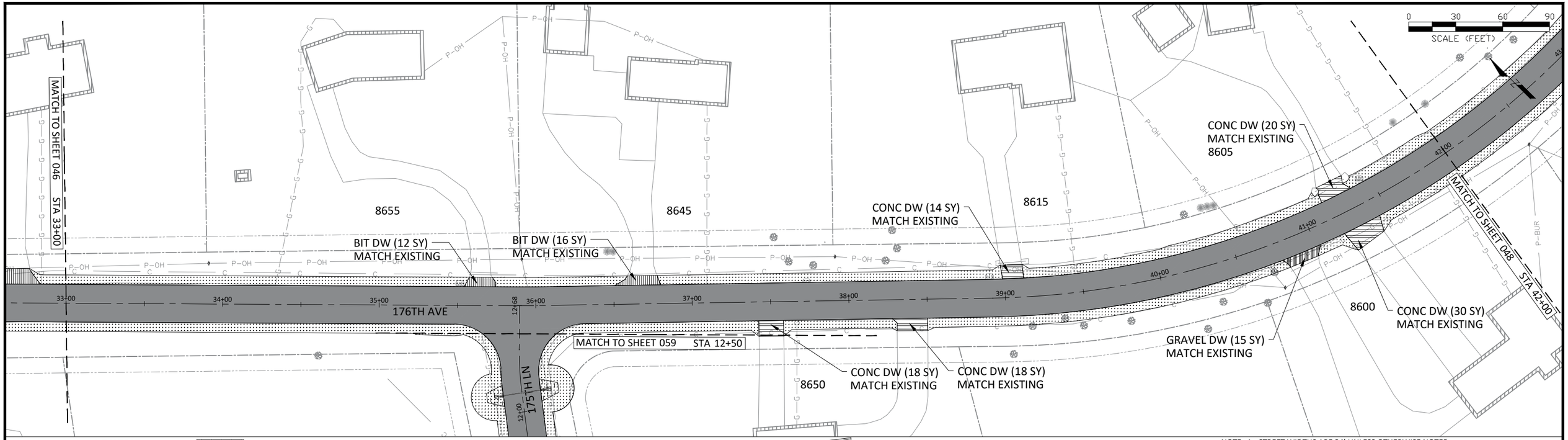
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

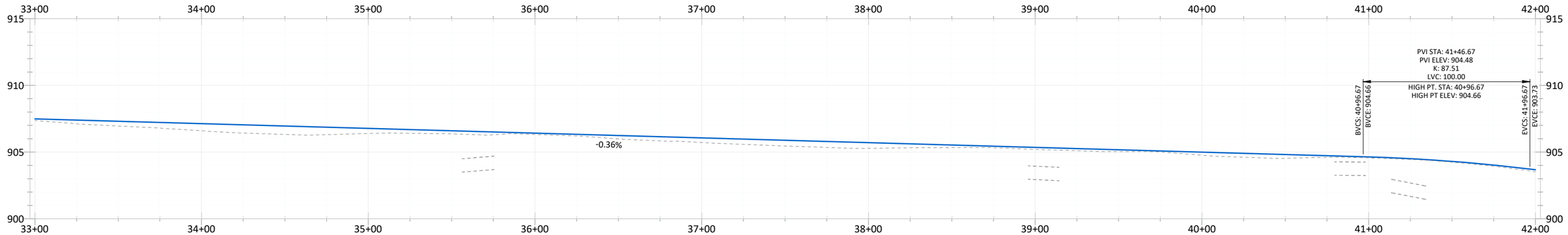


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176TH AVE CL PROFILE



PR. PROFILE	907.40	907.31	907.22	907.13	907.04	906.95	906.87	906.78	906.69	906.60	906.51	906.42	906.33	906.24	906.15	906.07	905.98	905.89	905.80	905.71	905.62	905.53	905.44	905.36	905.27	905.18	905.09	905.00	904.91	904.82	904.73	904.64	904.51	904.30	904.03
EX. PROFILE	907.12	906.96	906.80	906.60	906.43	906.33	906.31	906.40	906.41	906.37	906.30	906.32	906.21	905.99	905.85	905.72	905.58	905.46	905.35	905.29	905.33	905.34	905.33	905.21	905.11	905.05	905.01	904.77	904.62	904.53	904.61	904.57	904.45	904.25	903.95

DATE	REVISION

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JOE FERIANCEK
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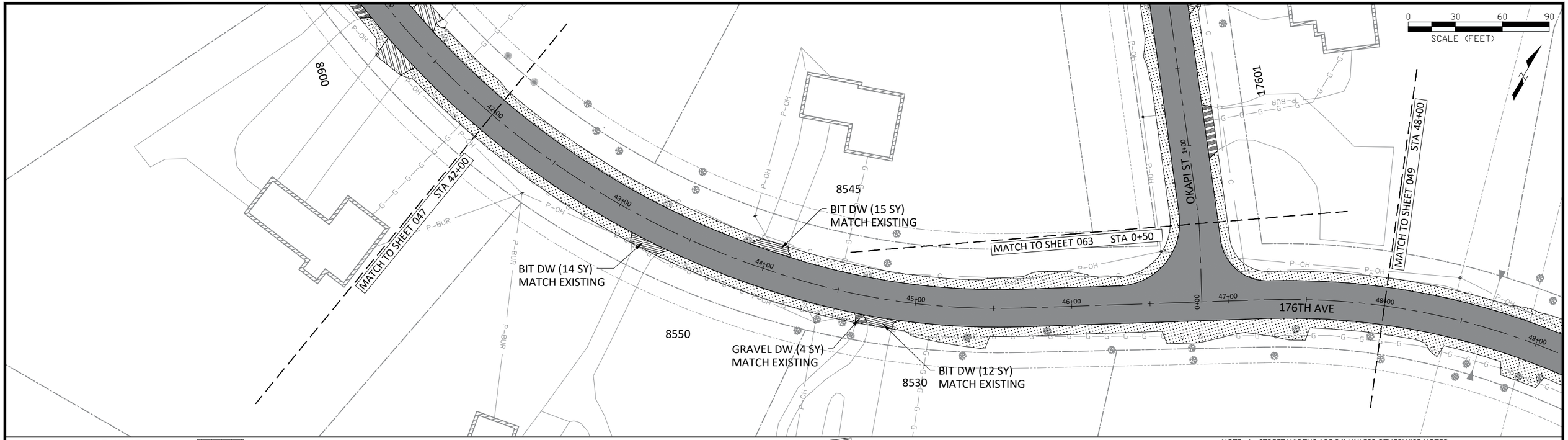
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CITY OF RAMSEY
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RAMSEY, MN 55303
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STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 047 OF 104 SHEETS

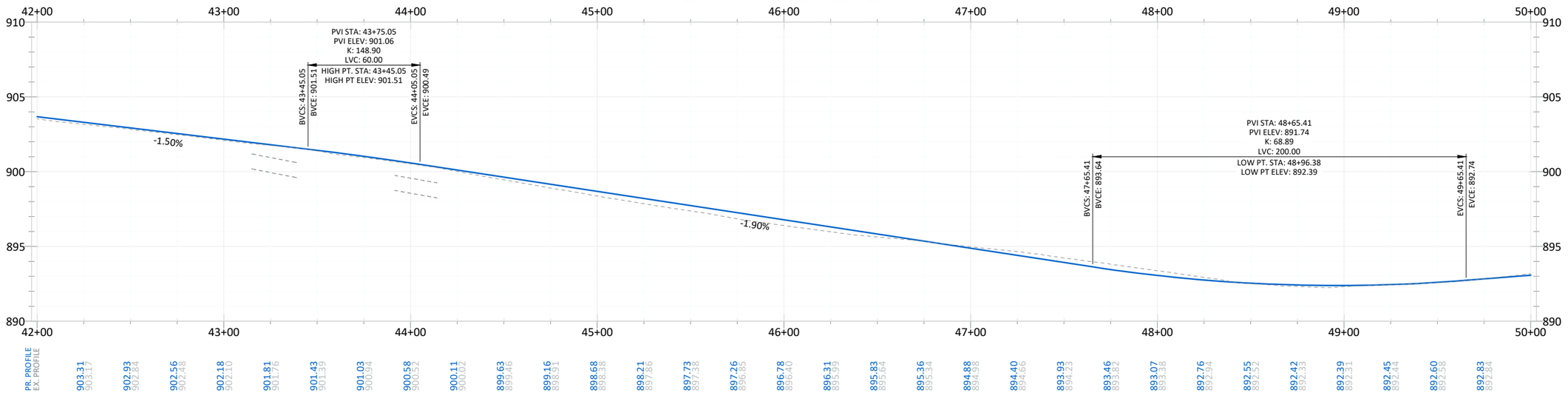


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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176TH AVE CL PROFILE



	42+00	43+00	44+00	45+00	46+00	47+00	48+00	49+00	50+00
PR. PROFILE	903.31	902.93	902.56	902.18	901.81	901.43	901.03	900.58	900.11	899.63	899.16	898.68	898.21	897.73	897.26	896.78	896.31	895.83	895.36	894.88	894.40	893.93	893.46	893.07	892.76	892.55	892.42	892.39	892.45	892.60	892.83
EX. PROFILE	903.17	902.84	902.48	902.10	901.76	901.39	900.94	900.52	900.02	899.46	898.91	898.38	897.86	897.38	896.85	896.40	895.99	895.64	895.34	894.98	894.66	894.25	893.82	893.38	892.94	892.52	892.33	892.31	892.44	892.58	892.84

DATE	REVISION

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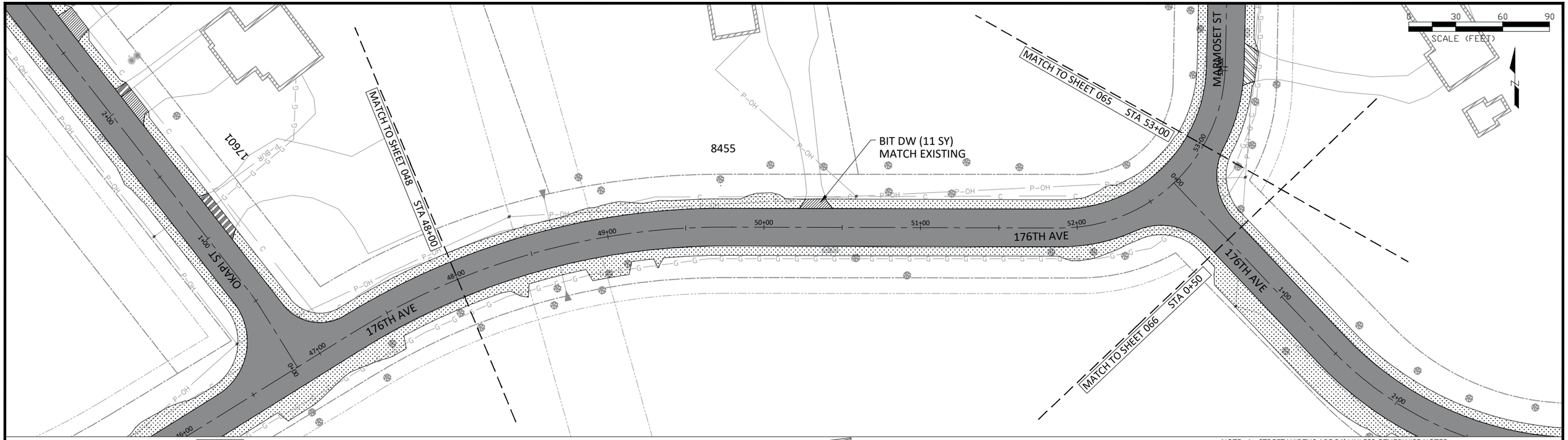
DESIGNED BY:	LWC	
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STREET CONSTRUCTION

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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

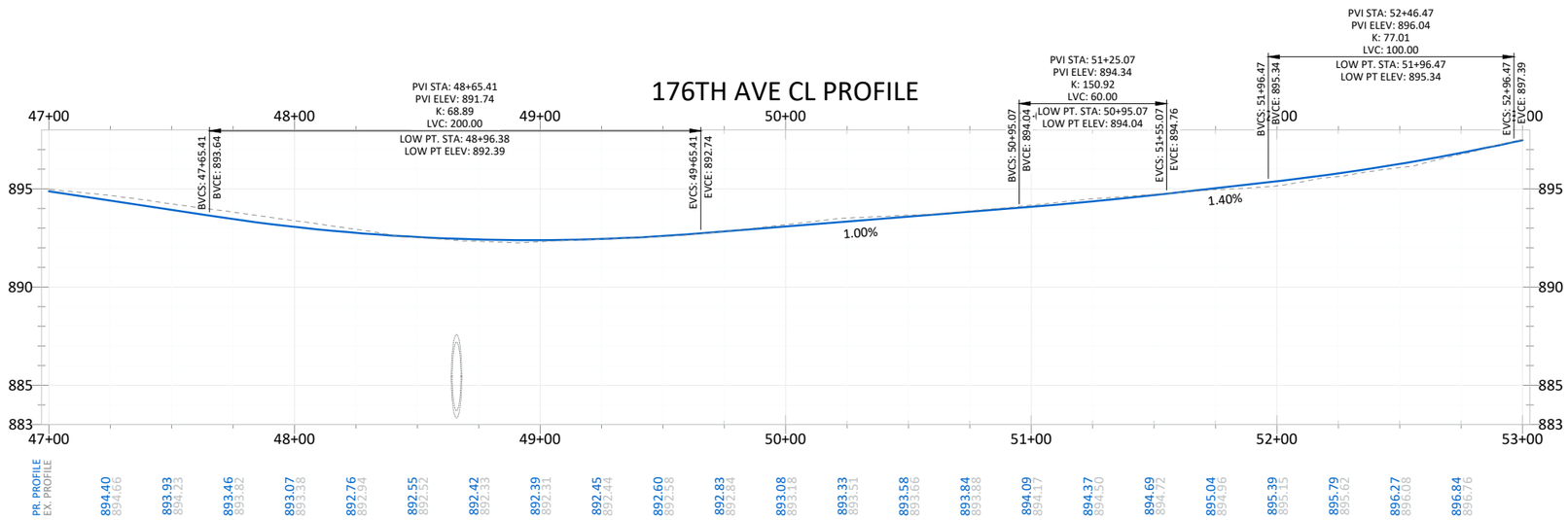
SHEET 048 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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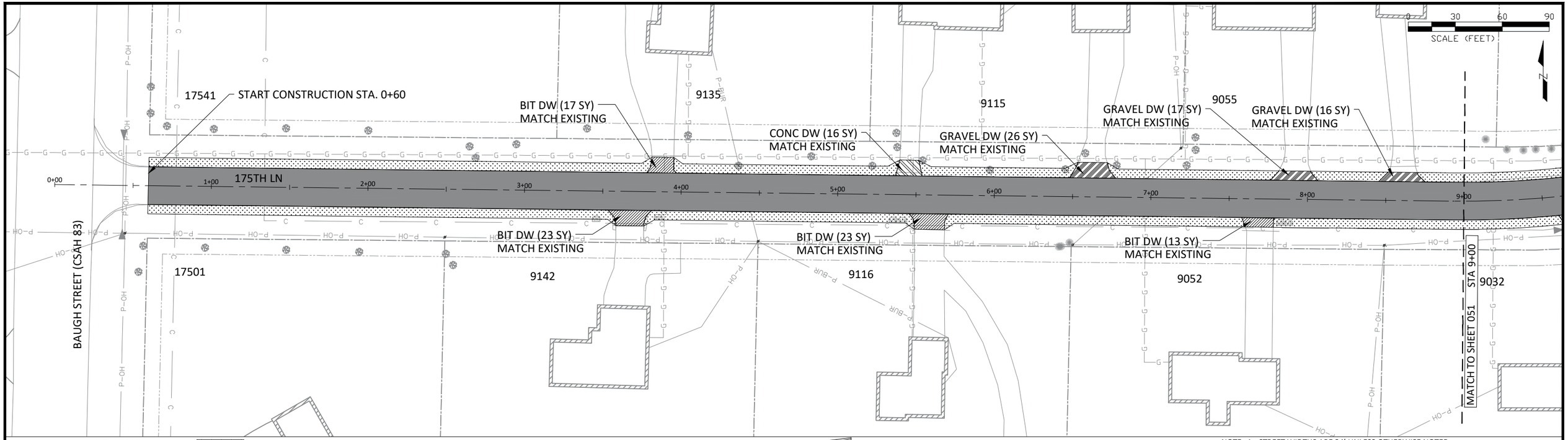
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

City of RAMSEY
CITY OF RAMSEY
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STREET CONSTRUCTION

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CITY OF RAMSEY, MINNESOTA

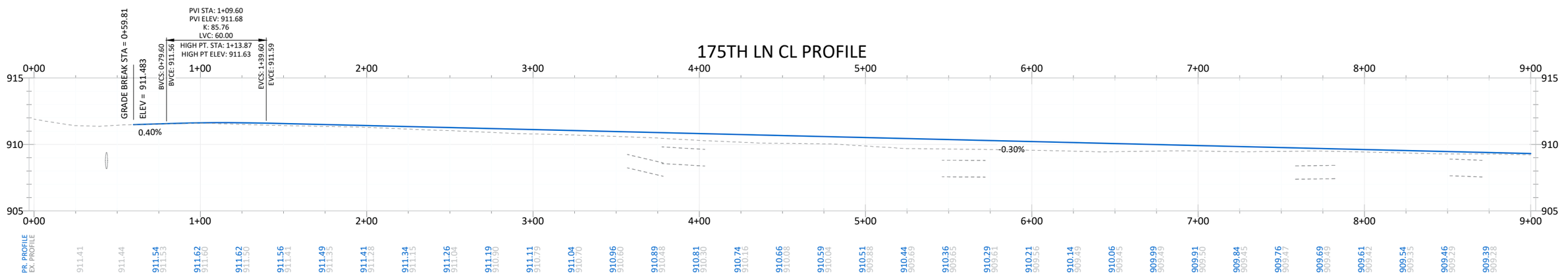
SHEET 049 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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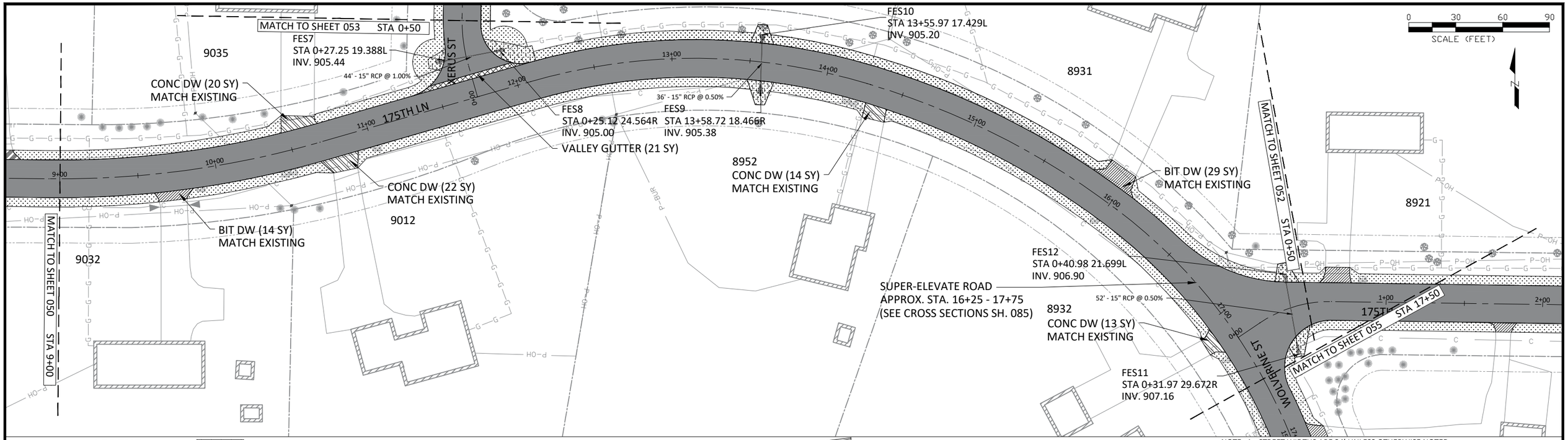
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

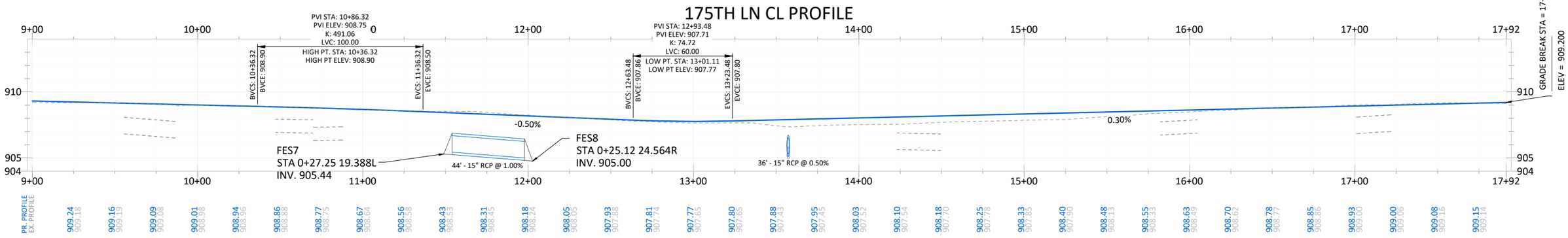
SHEET 050 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

NOTE:
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2. TYPICAL SECTION SEE SHEET 008.
3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT RESIDENTIAL TURFGRASS MIXTURE UNLESS OTHERWISE NOTED.
5. GRADE AROUND NEW CULVERT ENDS TO CREATE SMOOTH TRANSITION.
6. CULVERT LENGTHS INCLUDE FLARED END SECTIONS.



DATE	REVISION

Dec 22, 2025 - 4:33pm
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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

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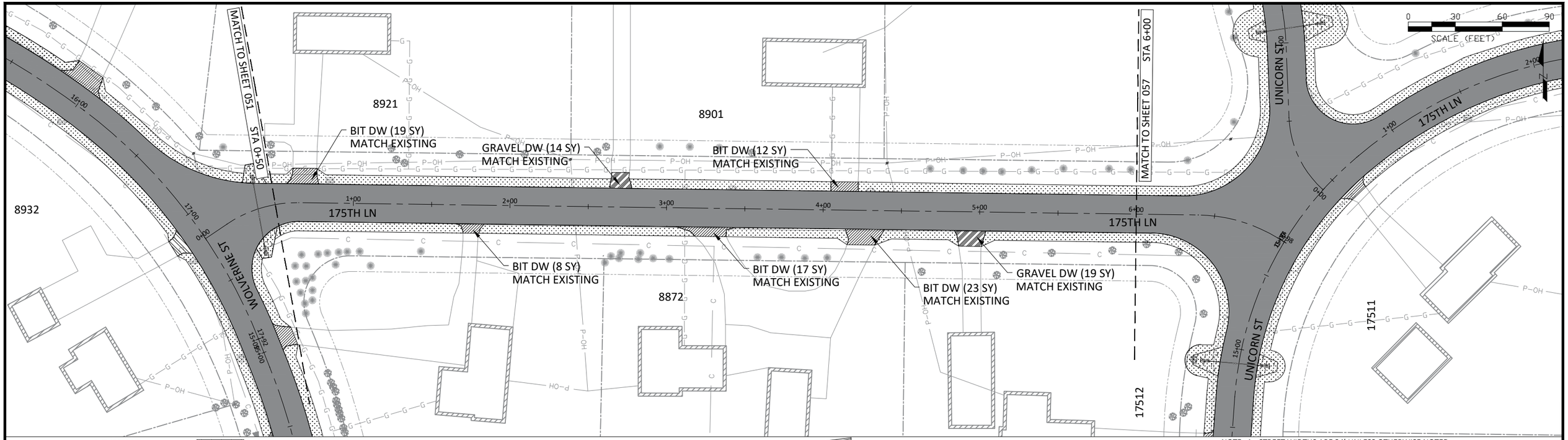
City of RAMSEY

CITY OF RAMSEY
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STREET CONSTRUCTION

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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

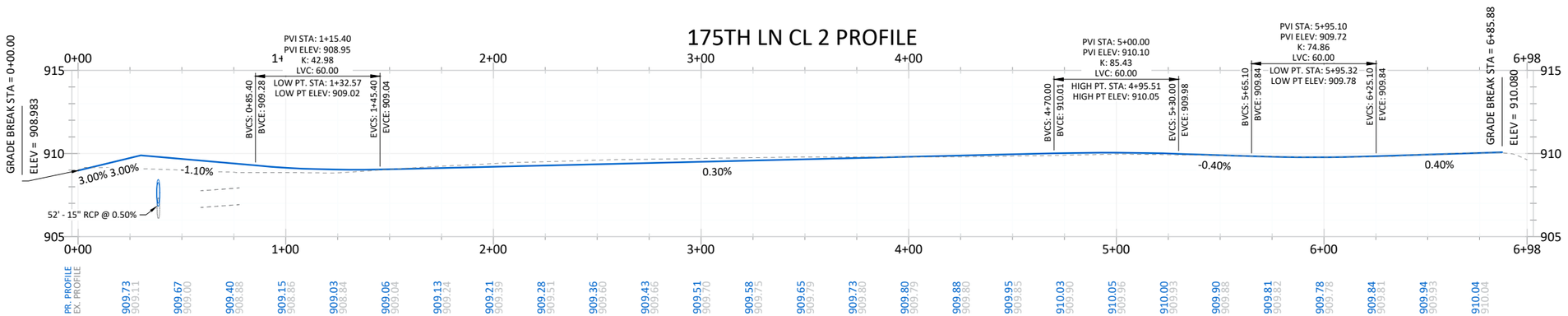
SHEET 051 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
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- COMMUNICATION LINE
- PR. FLARED END SECTION

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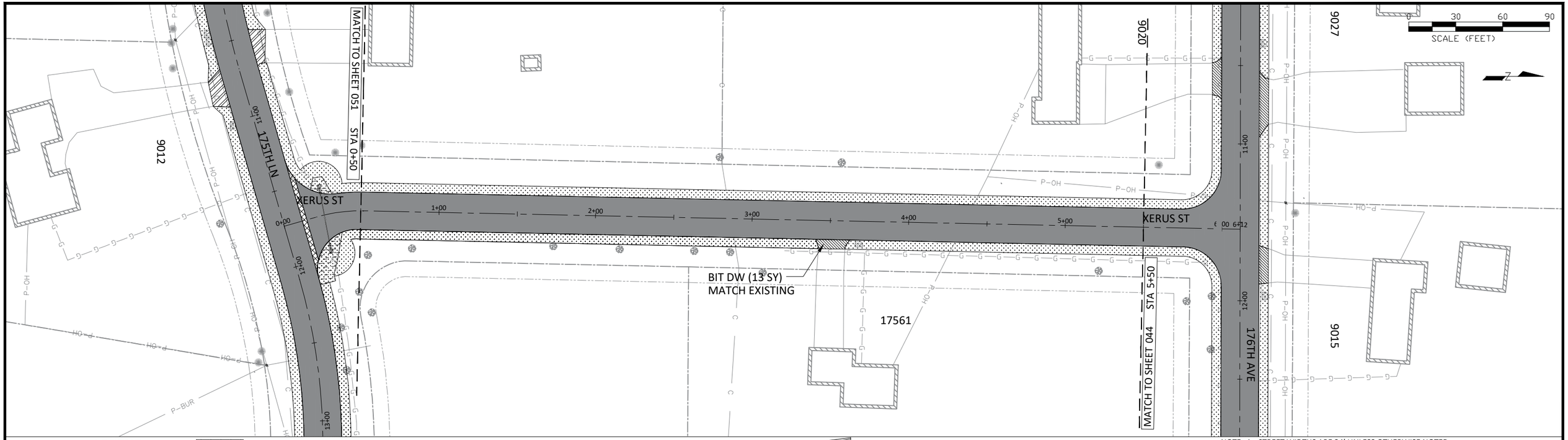
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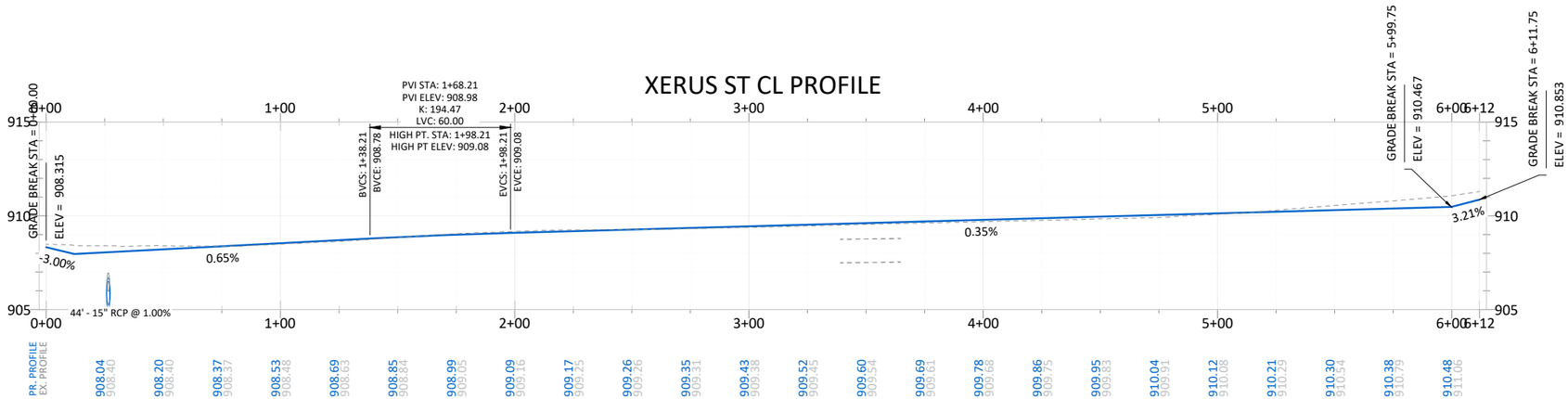
SHEET 052 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

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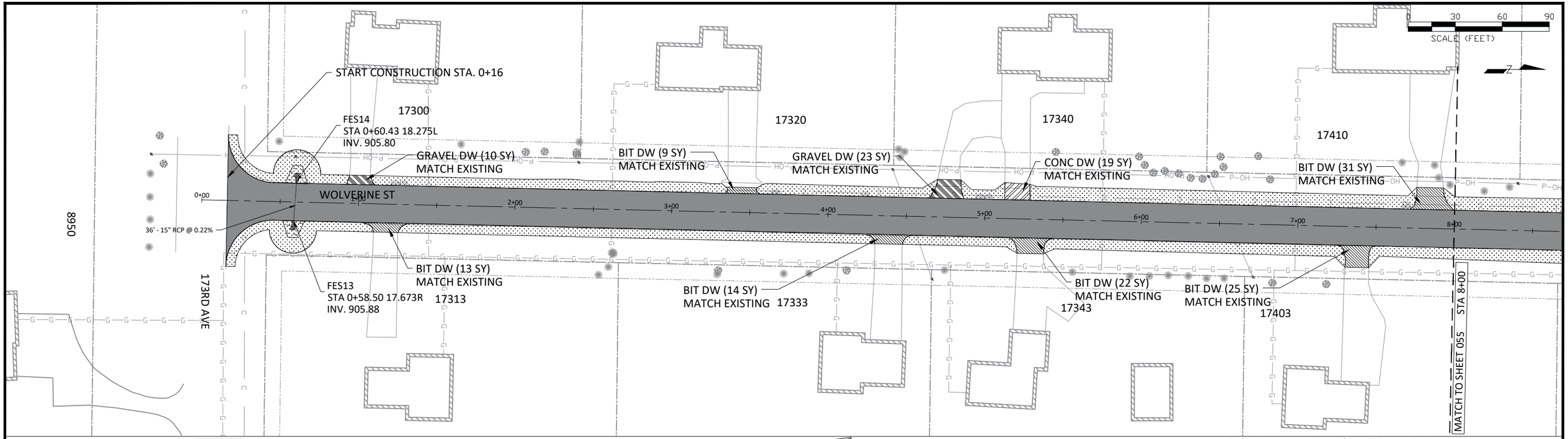
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STREET CONSTRUCTION

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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 053 OF 104 SHEETS

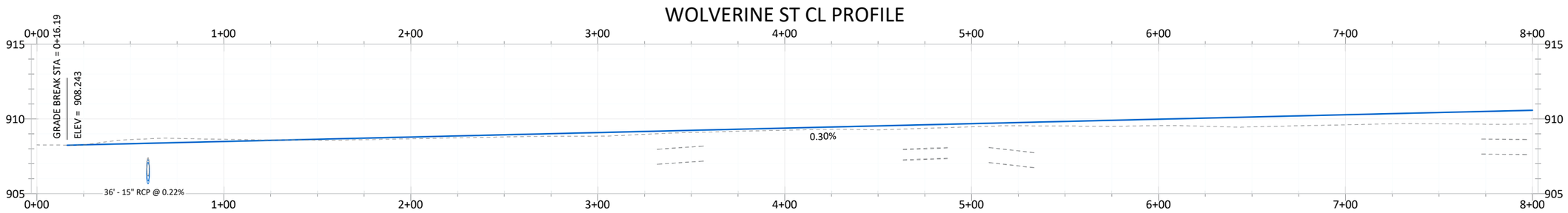


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
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WOLVERINE ST CL PROFILE



PR. PROFILE	908.27	908.34	908.42	908.49	908.57	908.64	908.72	908.79	908.87	908.94	909.02	909.09	909.16	909.24	909.31	909.39	909.46	909.54	909.61	909.69	909.76	909.84	909.91	909.98	910.06	910.13	910.21	910.28	910.36	910.43	910.51
EX. PROFILE	908.27	908.61	908.70	908.64	908.59	908.58	908.61	908.67	908.73	908.88	908.84	908.85	908.97	909.09	909.18	909.24	909.31	909.27	909.37	909.47	909.54	909.55	909.51	909.55	909.51	909.47	909.54	909.61	909.67	909.67	909.65

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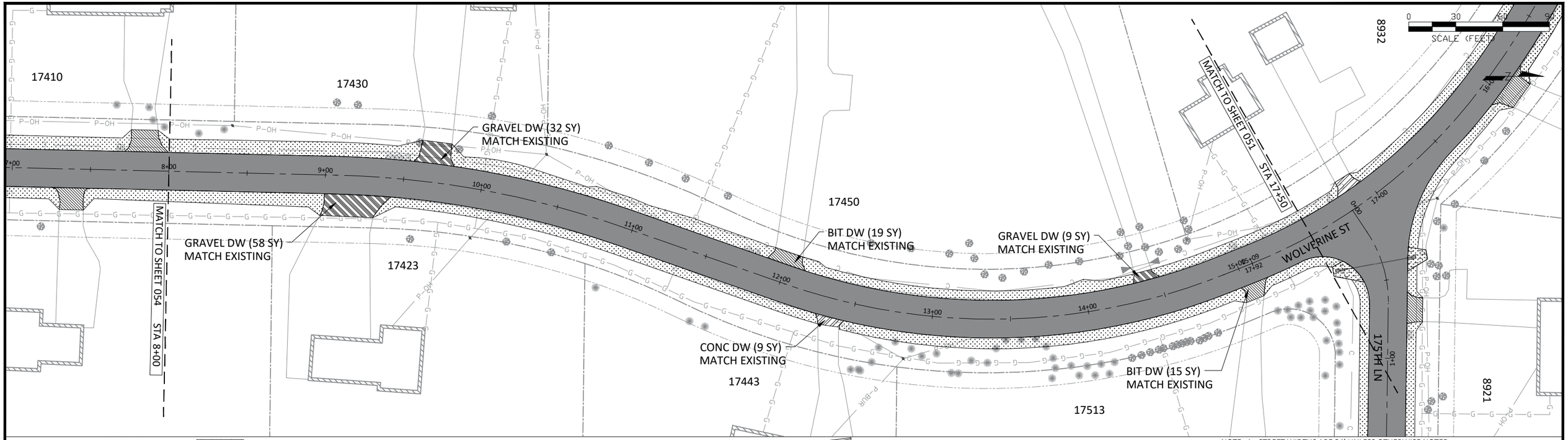
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 054 OF 104 SHEETS

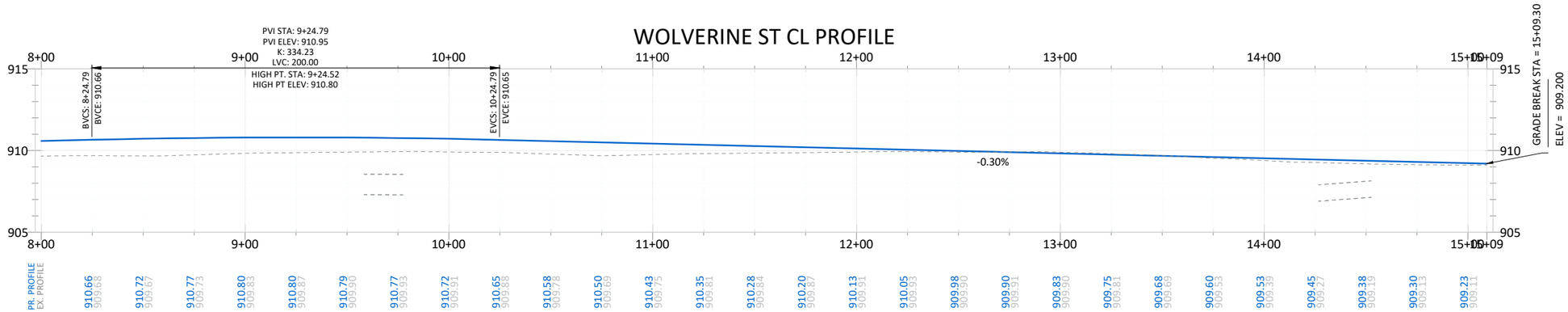


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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WOLVERINE ST CL PROFILE



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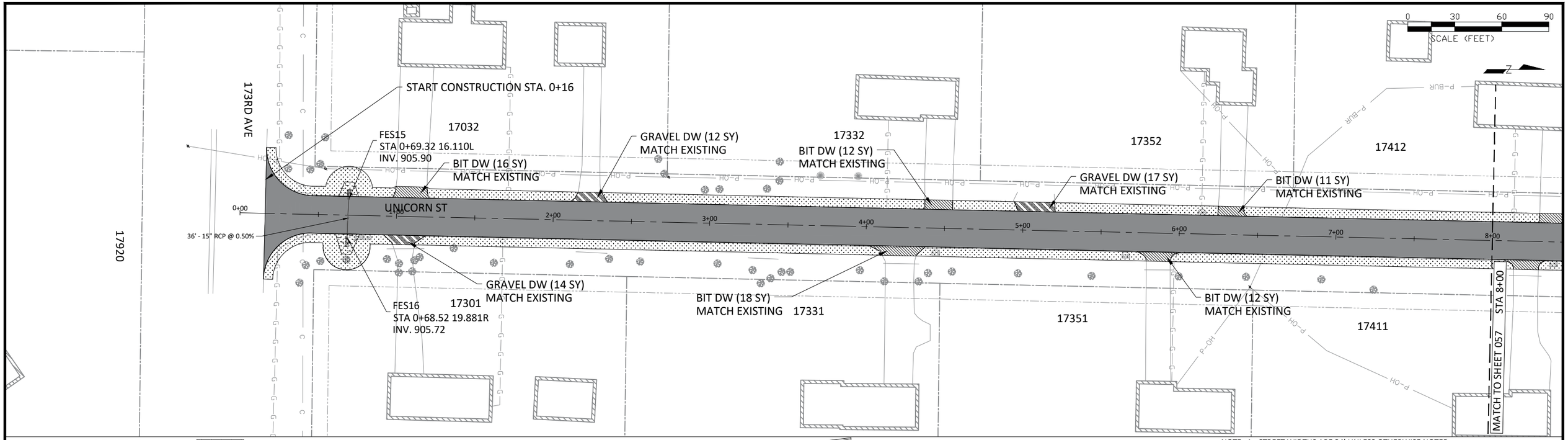
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STREET CONSTRUCTION

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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 055 OF 104 SHEETS

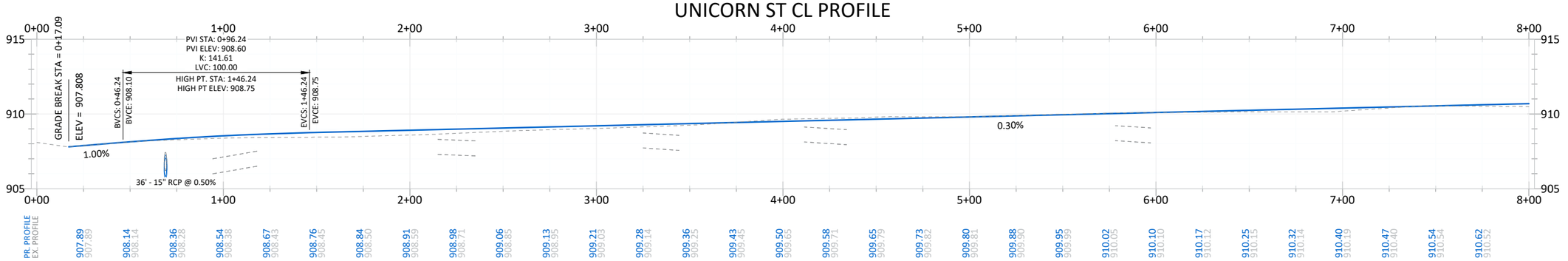


LEGEND

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- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
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UNICORN ST CL PROFILE



DATE	REVISION

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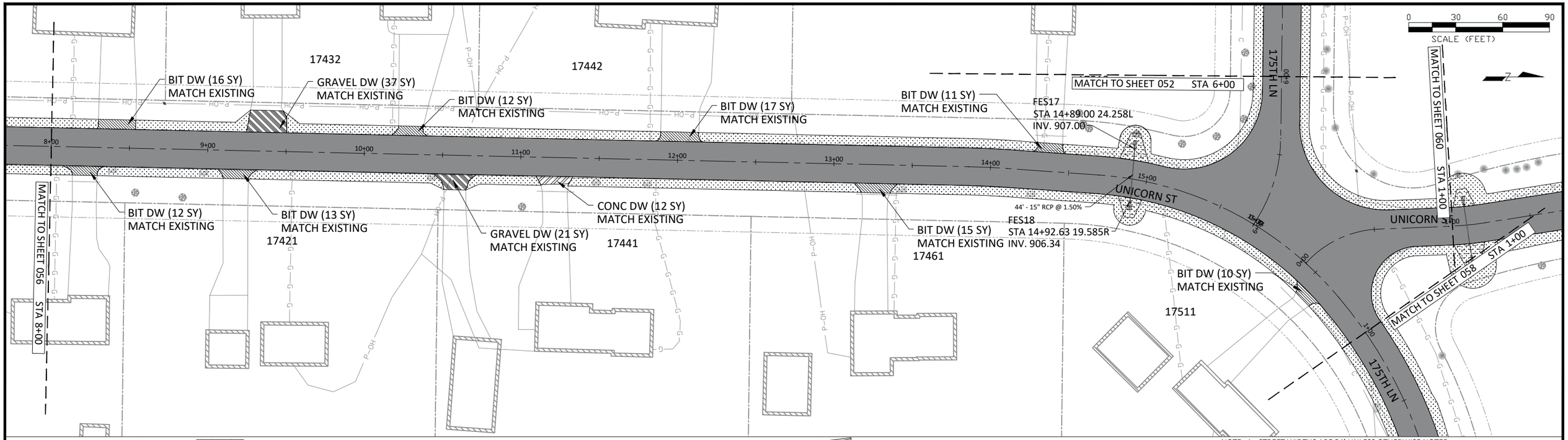
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CHECKED BY:	JJF	FILE: 26-04

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STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 056 OF 104 SHEETS

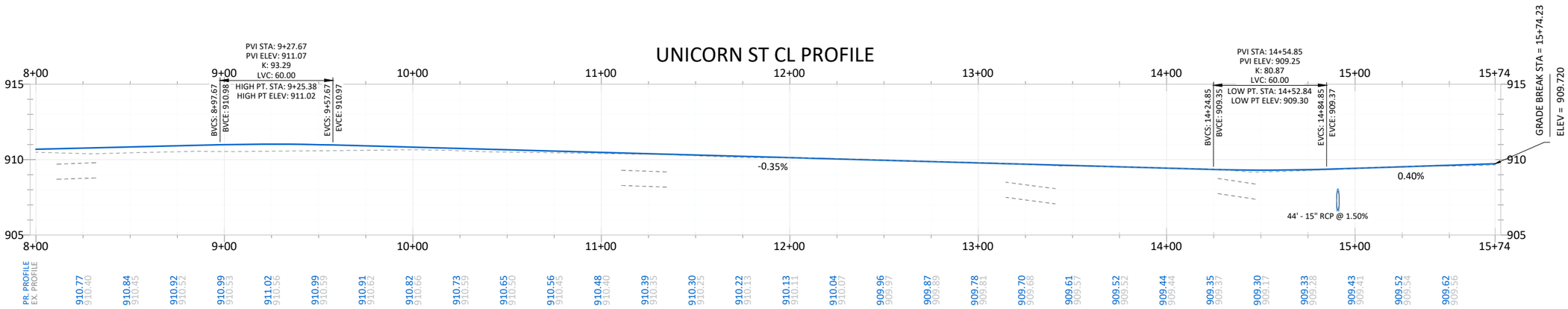


LEGEND

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- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
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UNICORN ST CL PROFILE



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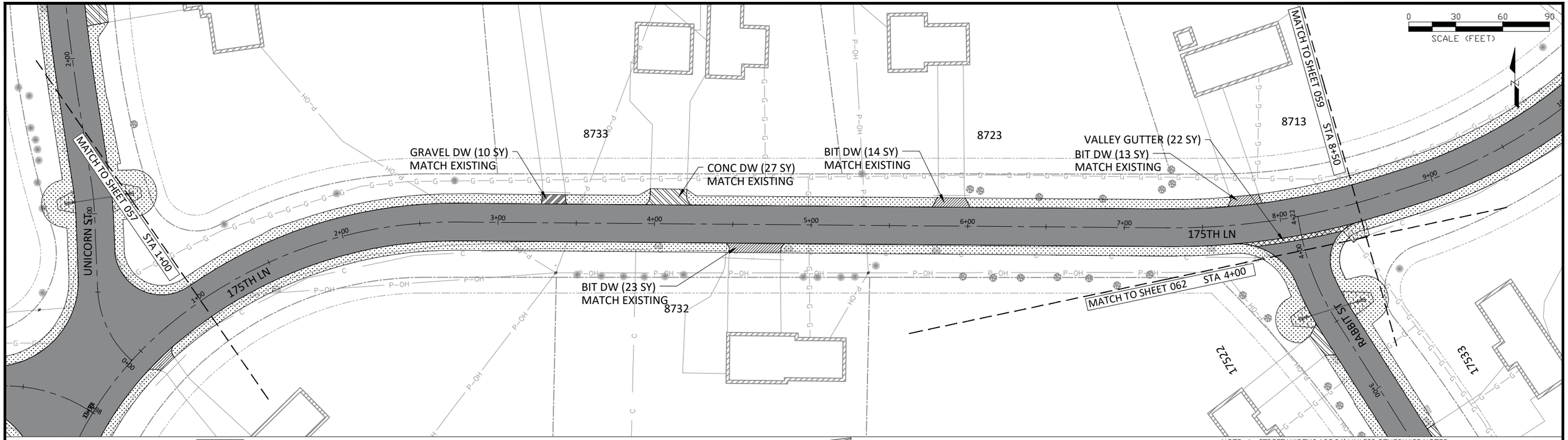
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CHECKED BY:	JJF	FILE: 26-04

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CITY OF RAMSEY, MINNESOTA

SHEET 057 OF 104 SHEETS

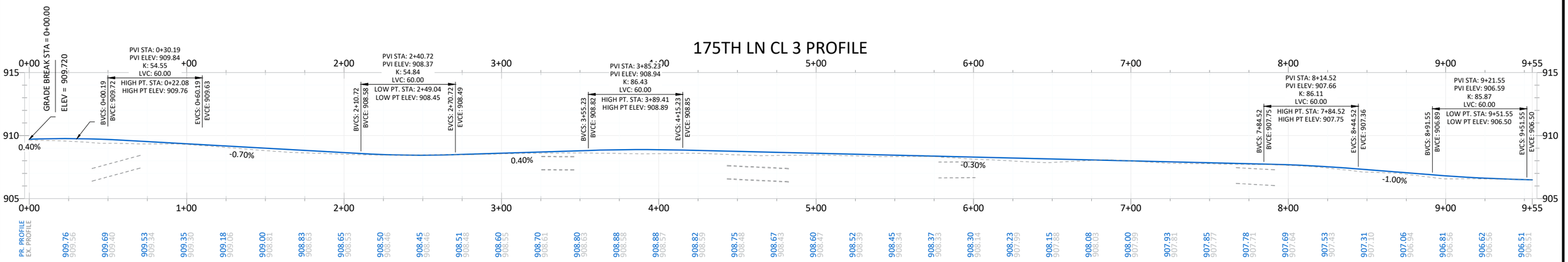


LEGEND

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- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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175TH LN CL 3 PROFILE



PR. PROFILE	EX. PROFILE
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909.53	909.34
909.35	909.30
909.18	909.06
909.00	908.81
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908.50	908.46
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908.51	908.48
908.60	908.55
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908.45	908.34
908.37	908.33
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908.23	907.89
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908.08	908.03
908.00	907.99
907.93	907.81
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907.69	907.64
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907.31	907.10
907.06	906.94
906.81	906.56
906.62	906.56
906.51	906.51

DATE	REVISION

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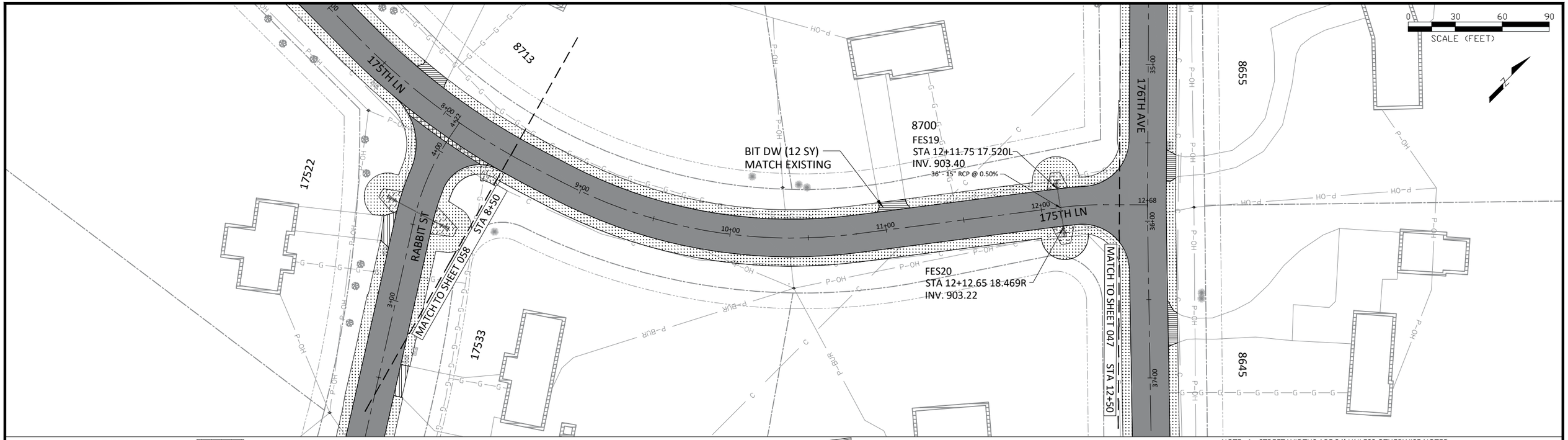
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
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STREET CONSTRUCTION

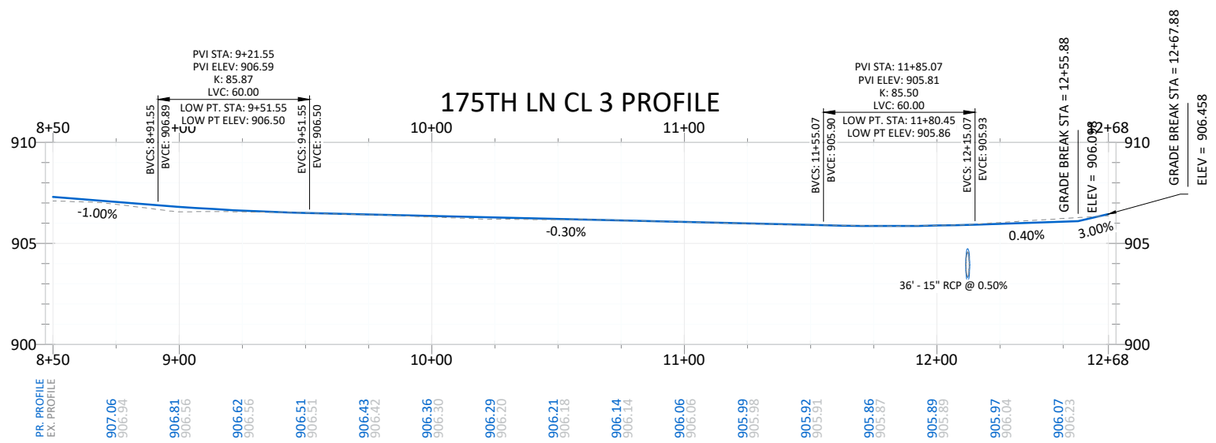
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA



LEGEND

BIT PAVEMENT - 3.5"	SEEDING AREA	EX. STORM SEWER	GAS LINE	PR. FLARED END SECTION
BIT PAVEMENT - 2.5"	DRIVEWAY - CONCRETE	PR. STORM SEWER	UNDERGROUND POWER	
VALLEY GUTTER	DRIVEWAY - BITUMINOUS	EASEMENT - DRAINAGE & UTILITY	OVERHEAD POWER	
	DRIVEWAY - GRAVEL	LOT LINE	COMMUNICATION LINE	

NOTE:
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3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT RESIDENTIAL TURFGRASS MIXTURE UNLESS OTHERWISE NOTED.
5. GRADE AROUND NEW CULVERT ENDS TO CREATE SMOOTH TRANSITION.
6. CULVERT LENGTHS INCLUDE FLARED END SECTIONS.



DATE	REVISION

Dec 22, 2025 - 4:30pm
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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

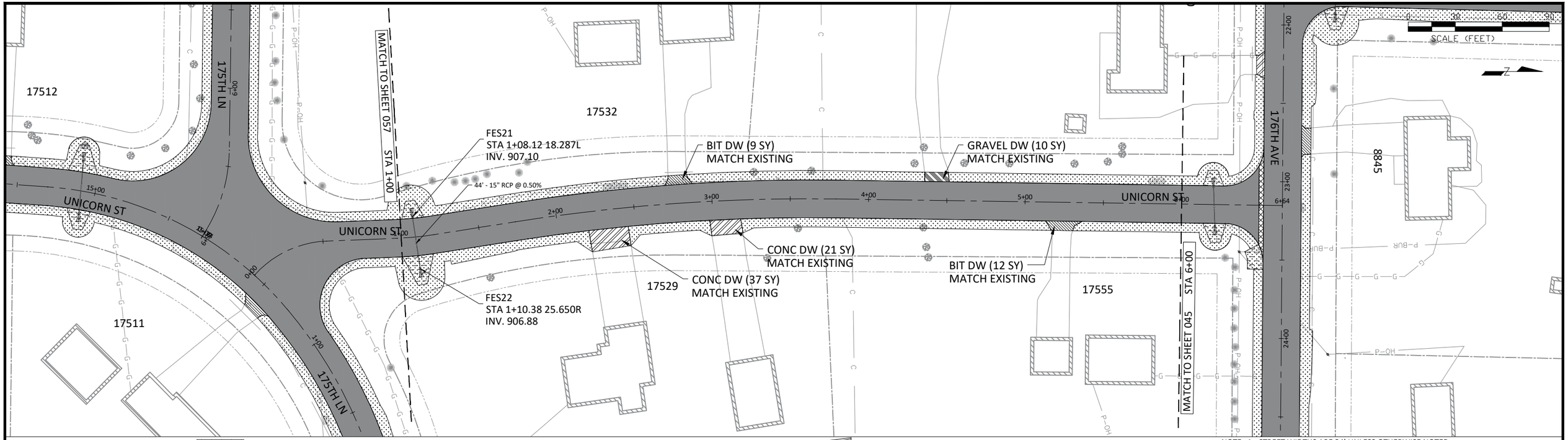
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

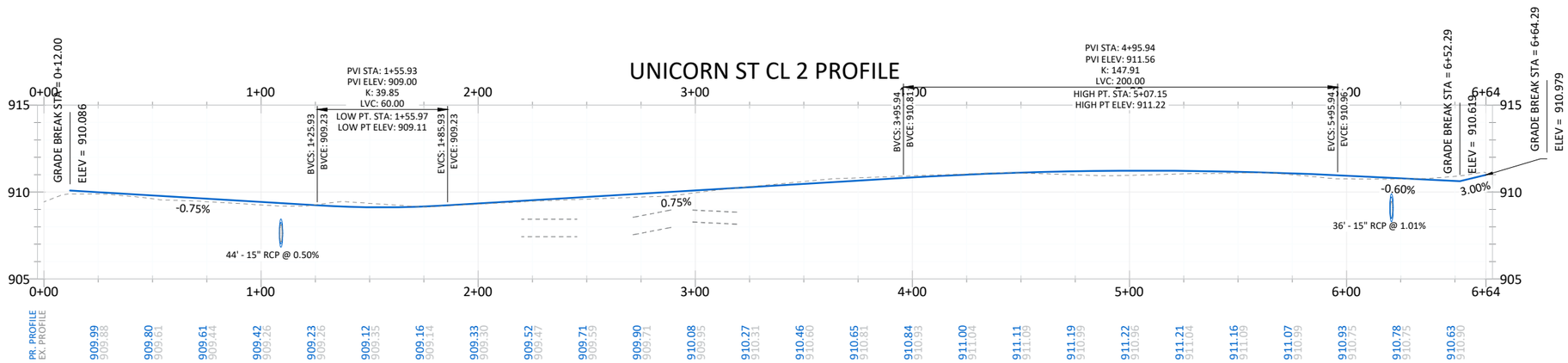
SHEET 059 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

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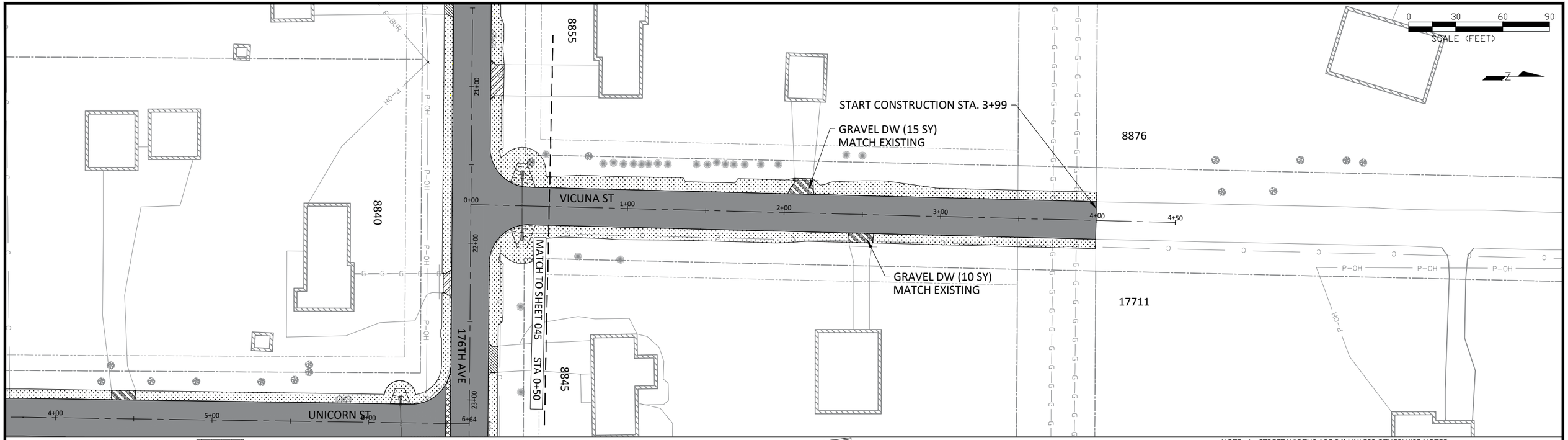
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CHECKED BY:	JJF	FILE: 26-04

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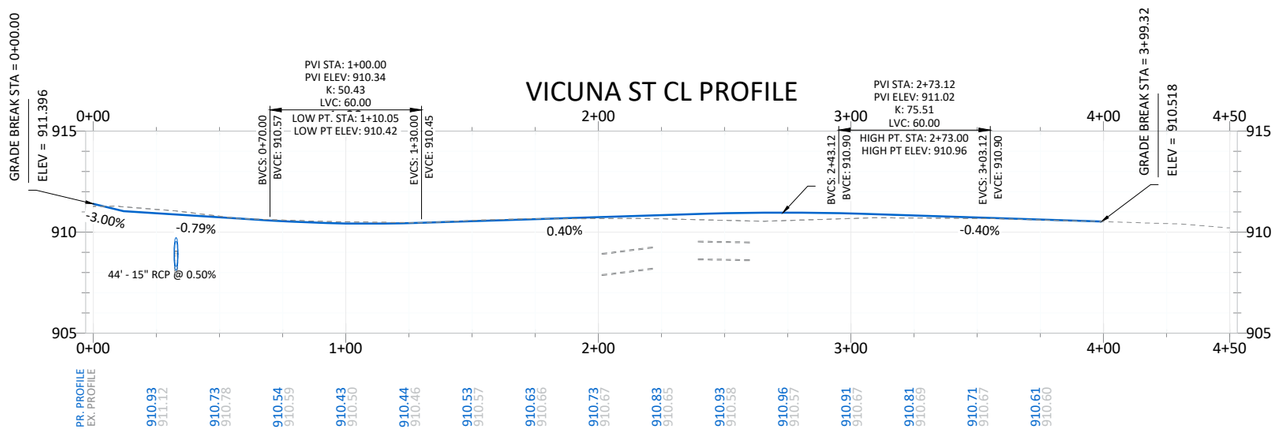
SHEET 060 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

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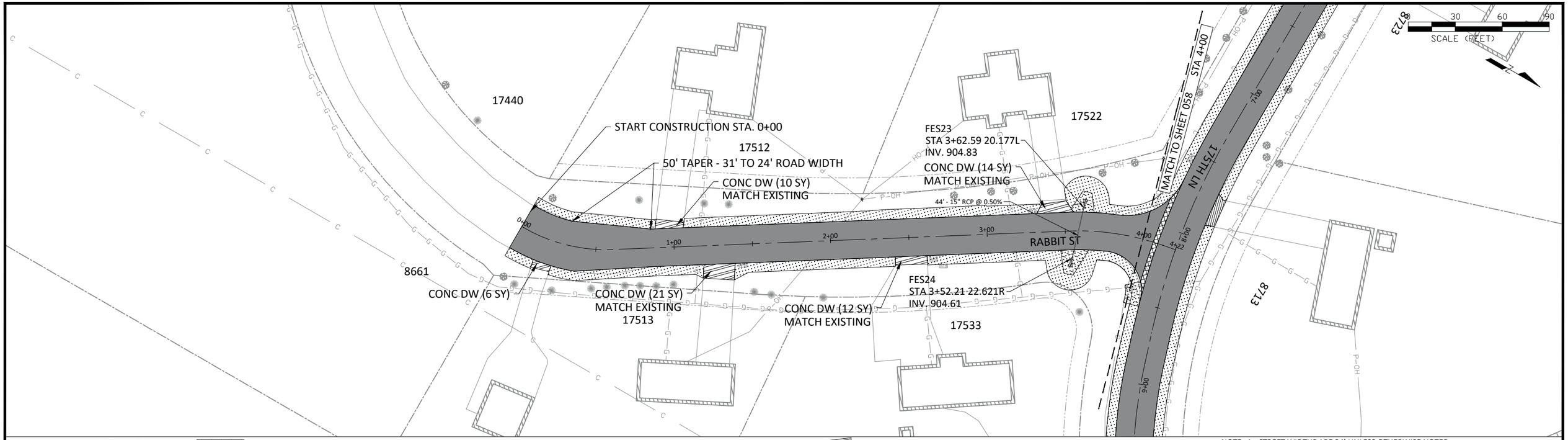
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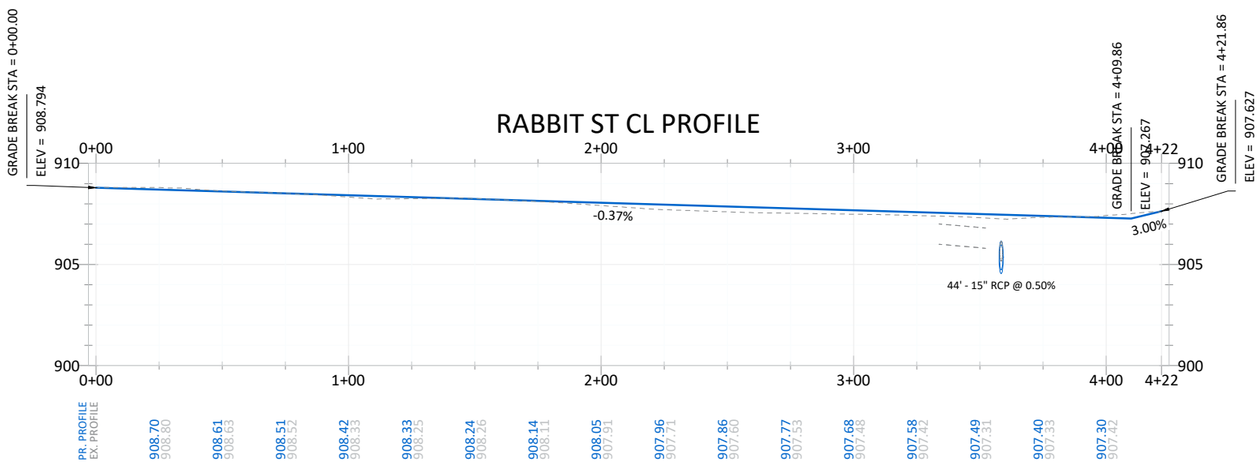
SHEET 061 OF 104 SHEETS



LEGEND

BIT PAVEMENT - 3.5"	SEEDING AREA	EX. STORM SEWER	GAS LINE	PR. FLARED END SECTION
BIT PAVEMENT - 2.5"	DRIVEWAY - CONCRETE	PR. STORM SEWER	UNDERGROUND POWER	
VALLEY GUTTER	DRIVEWAY - BITUMINOUS	EASEMENT - DRAINAGE & UTILITY	OVERHEAD POWER	
	DRIVEWAY - GRAVEL	LOT LINE	COMMUNICATION LINE	

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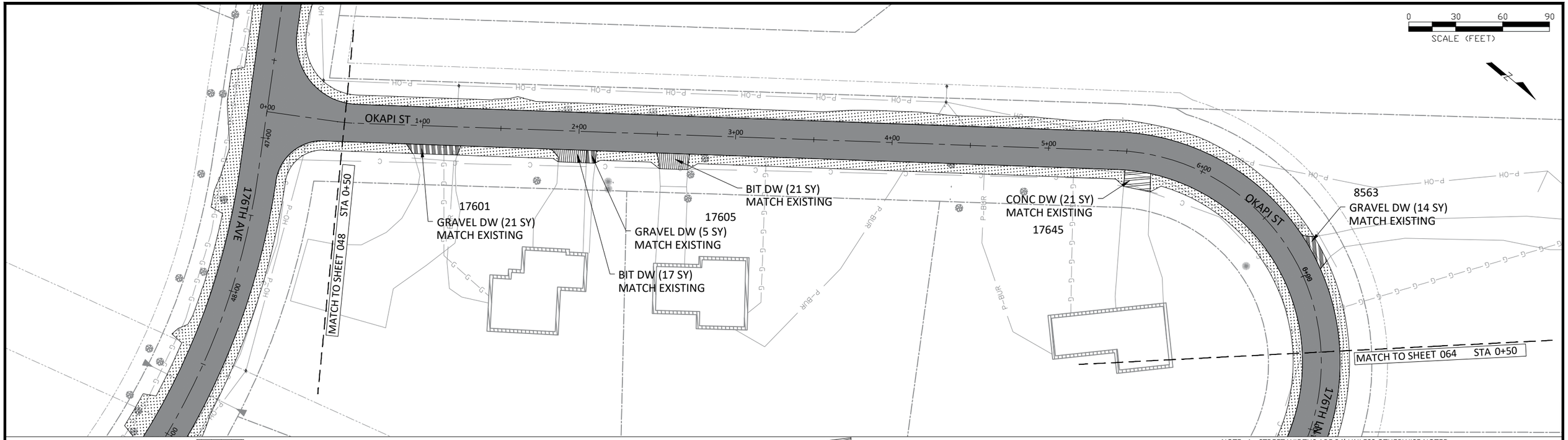
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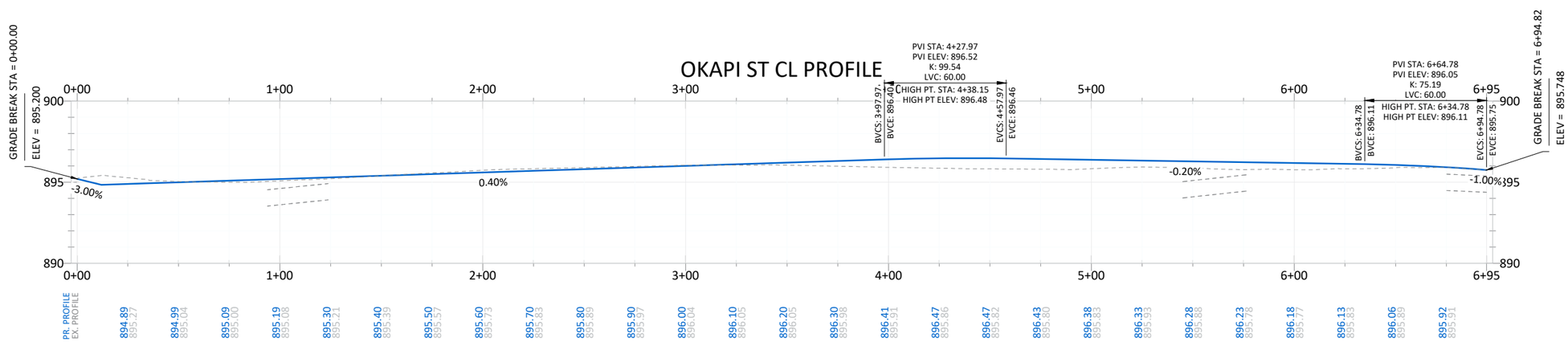
SHEET 062 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

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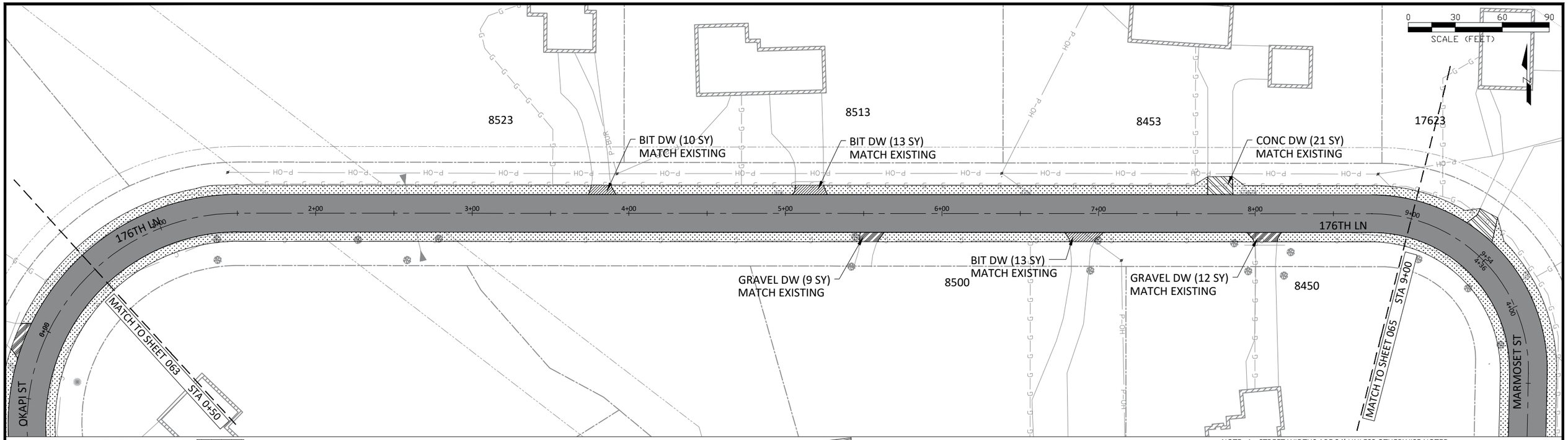
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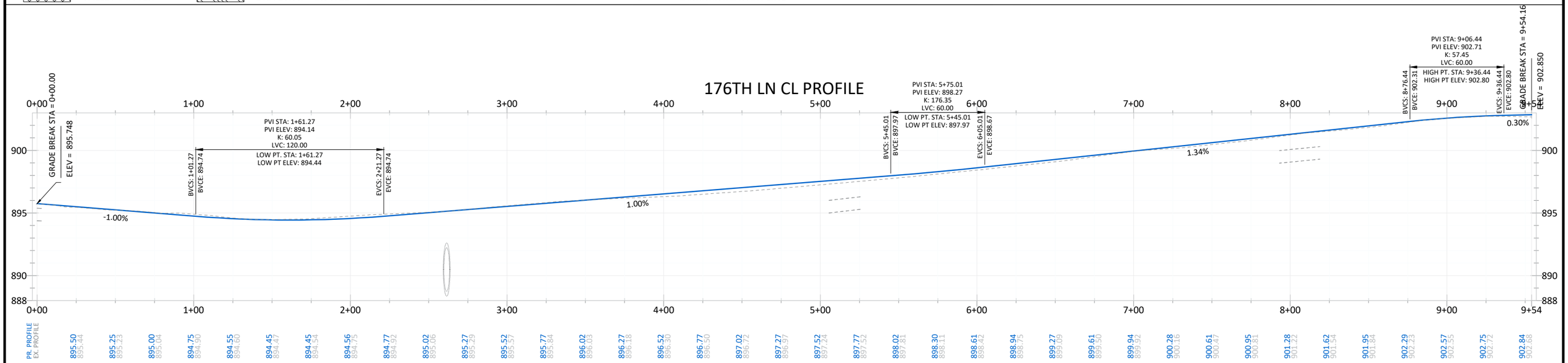
SHEET 063 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
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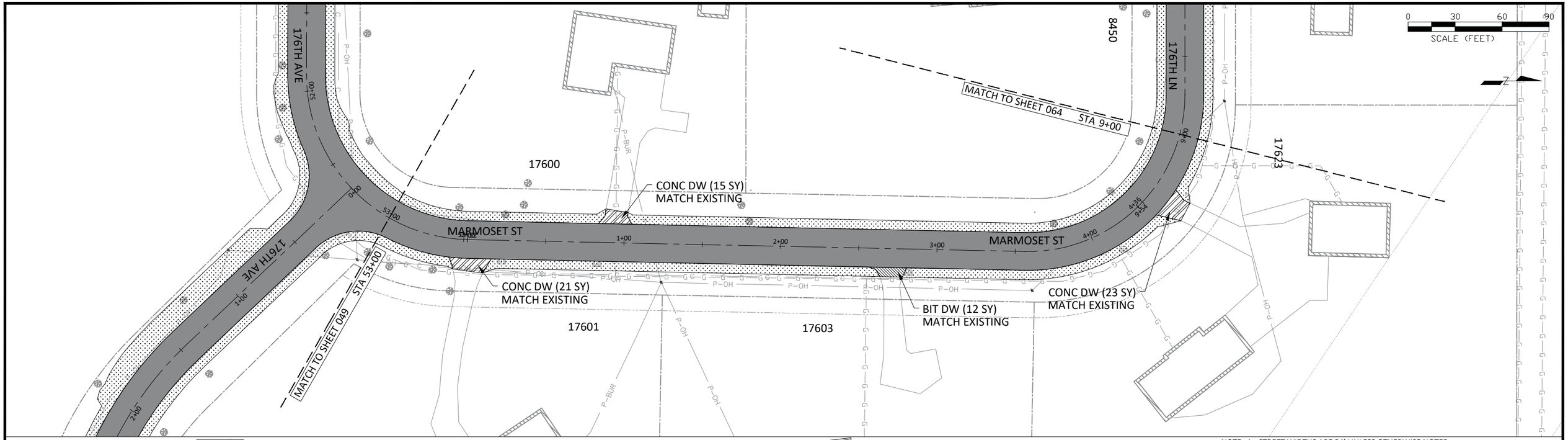
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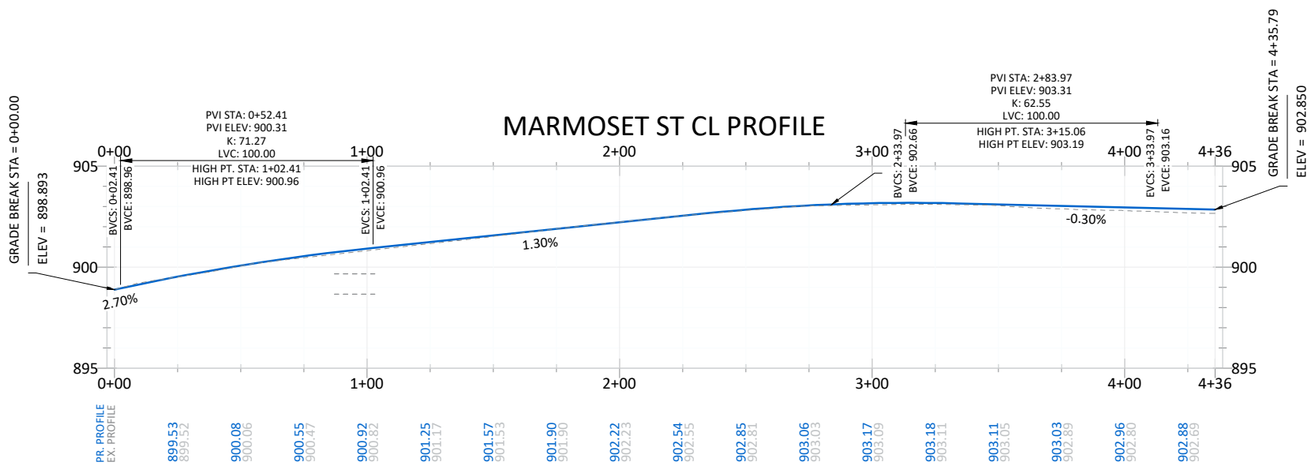
SHEET 064 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
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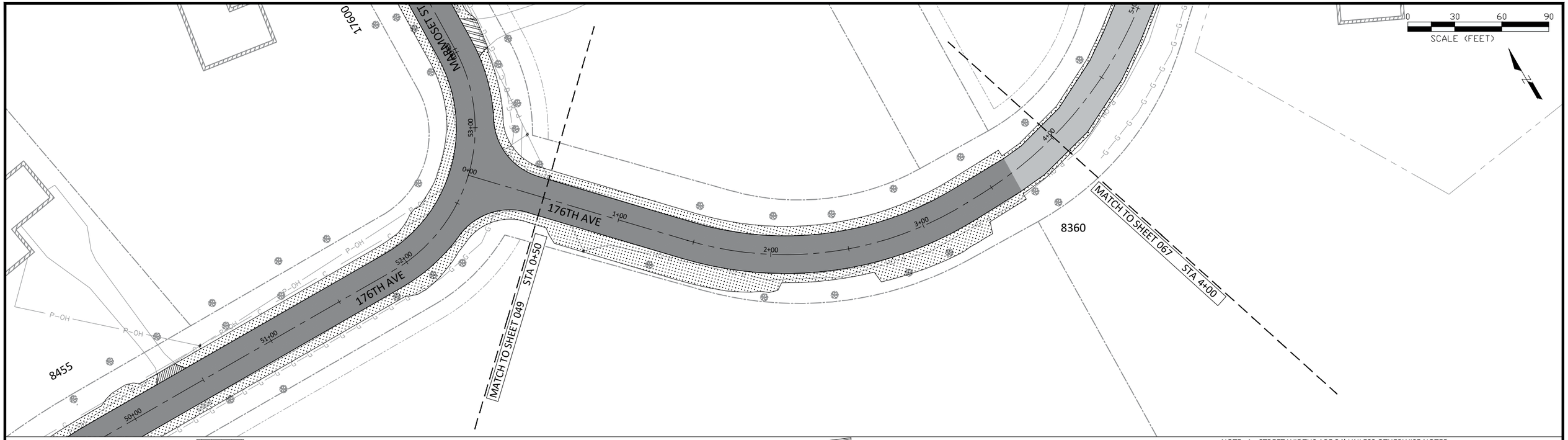
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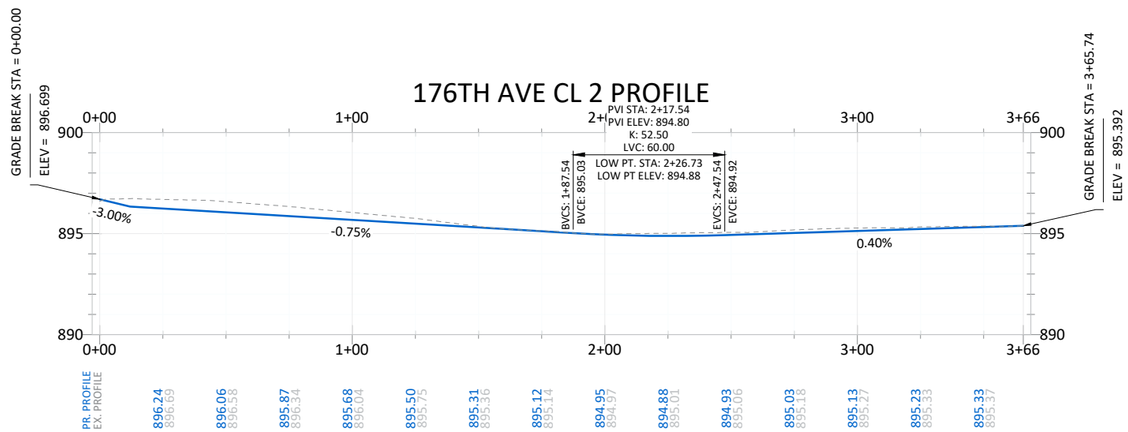
SHEET 065 OF 104 SHEETS



LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
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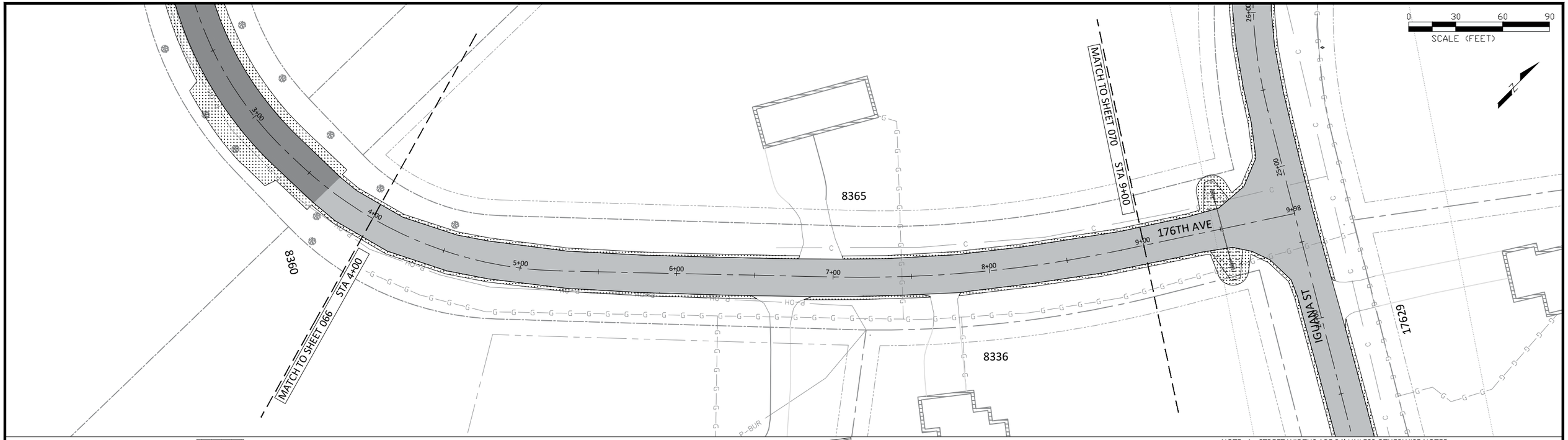
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SHEET 066 OF 104 SHEETS

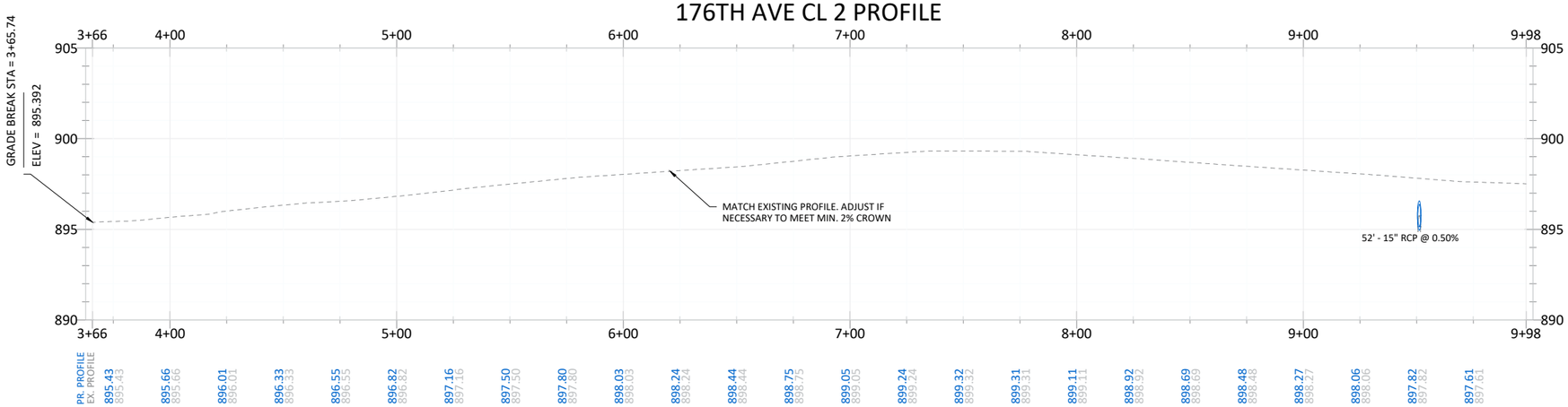


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
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176TH AVE CL 2 PROFILE



	3+66	4+00	5+00	6+00	7+00	8+00	9+00	9+98
PR. PROFILE	895.43	895.66	896.01	896.33	896.55	896.82	897.16	897.50
EX. PROFILE	895.43	895.66	896.01	896.33	896.55	896.82	897.16	897.50

	7+00	8+00	9+00	9+98
PR. PROFILE	897.80	898.03	898.24	898.44
EX. PROFILE	897.80	898.03	898.24	898.44

	8+00	9+00	9+98
PR. PROFILE	898.75	899.05	899.24
EX. PROFILE	898.75	899.05	899.24

	8+00	9+00	9+98
PR. PROFILE	899.32	899.31	899.11
EX. PROFILE	899.32	899.31	899.11

	9+00	9+98
PR. PROFILE	898.92	898.69
EX. PROFILE	898.92	898.69

	9+00	9+98
PR. PROFILE	898.48	898.27
EX. PROFILE	898.48	898.27

	9+00	9+98
PR. PROFILE	898.06	897.82
EX. PROFILE	898.06	897.82

	9+98
PR. PROFILE	897.61
EX. PROFILE	897.61

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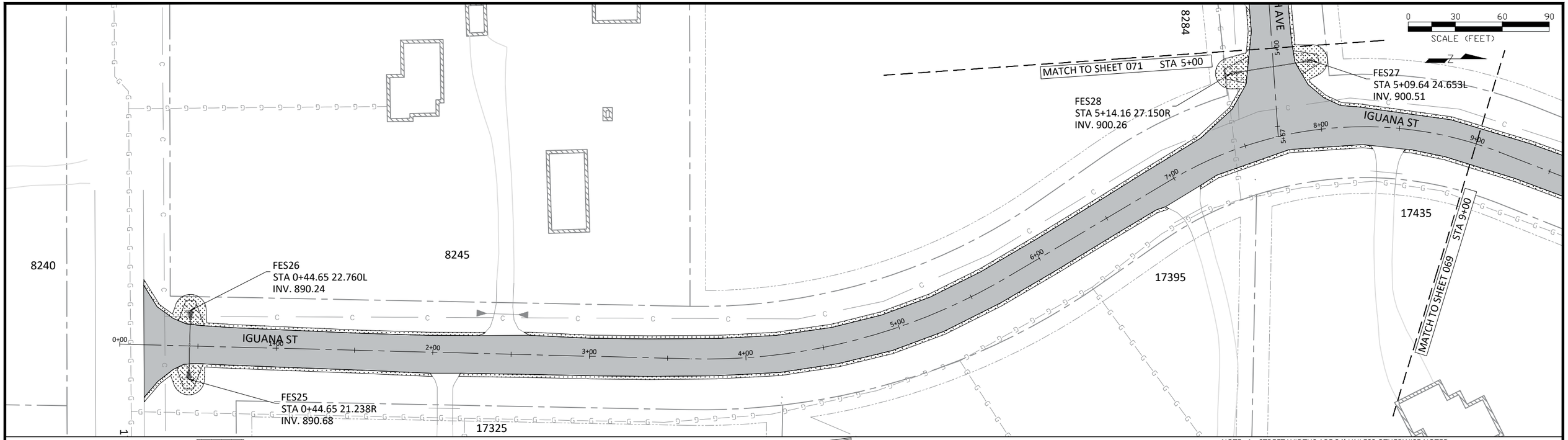
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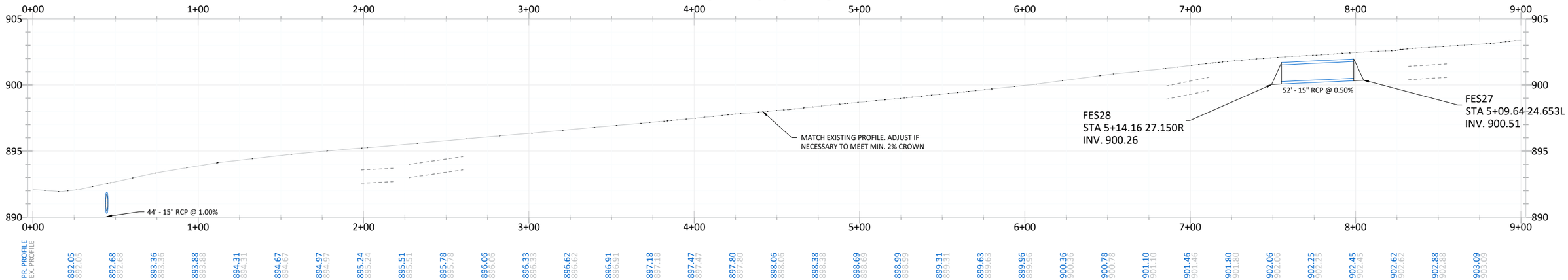


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- EX. STORM SEWER
- PR. STORM SEWER
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER
- COMMUNICATION LINE
- PR. FLARED END SECTION

NOTE:
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5. GRADE AROUND NEW CULVERT ENDS TO CREATE SMOOTH TRANSITION.
6. CULVERT LENGTHS INCLUDE FLARED END SECTIONS.

IGUANA ST CL PROFILE



	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00
PR. PROFILE	892.05	892.68	893.36	893.88	894.31	894.67	894.97	895.24	895.51	895.78
EX. PROFILE	892.05	892.68	893.36	893.88	894.31	894.67	894.97	895.24	895.51	895.78

	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00
PR. PROFILE	896.06	896.33	896.62	896.91	897.18	897.47	897.80	898.06	898.38	898.69
EX. PROFILE	896.06	896.33	896.62	896.91	897.18	897.47	897.80	898.06	898.38	898.69

	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00
PR. PROFILE	898.99	899.31	899.63	899.96	900.36	900.78	901.10	901.46	901.80	902.06
EX. PROFILE	898.99	899.31	899.63	899.96	900.36	900.78	901.10	901.46	901.80	902.06

	0+00	1+00	2+00	3+00	4+00	5+00	6+00	7+00	8+00	9+00
PR. PROFILE	902.25	902.45	902.62	902.88	903.09					
EX. PROFILE	902.25	902.45	902.62	902.88	903.09					

DATE	REVISION

Dec 22, 2025 - 4:37pm
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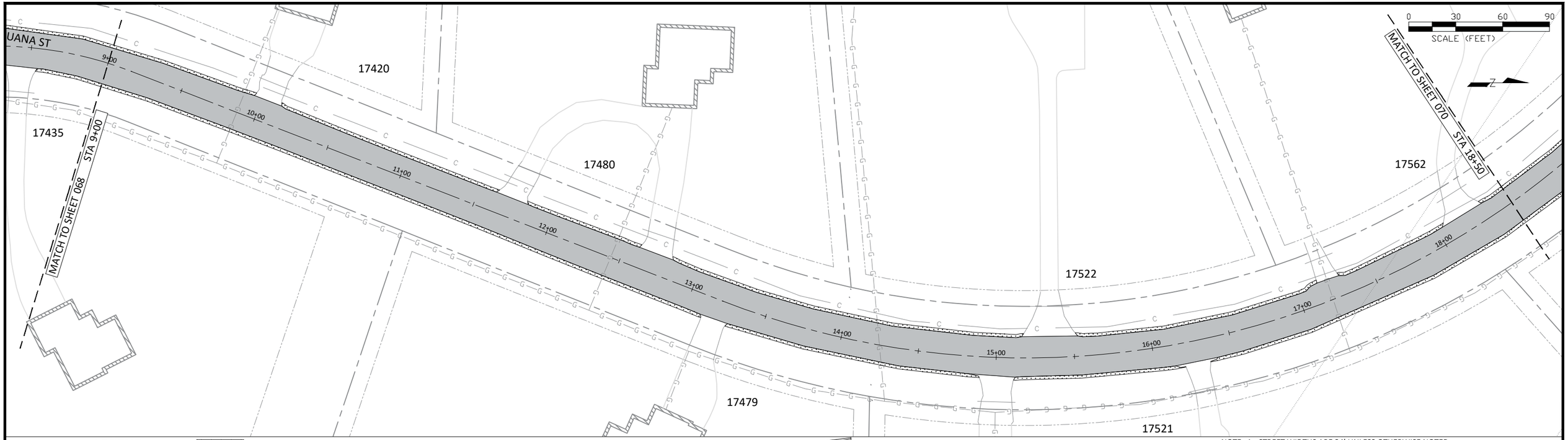
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

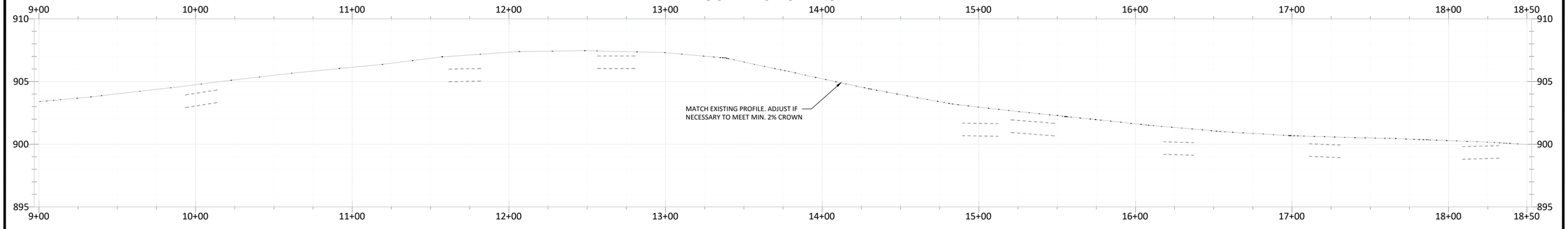


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
- VALLEY GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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IGUANA ST CL PROFILE



	9+00	10+00	11+00	12+00	13+00	14+00	15+00	16+00	17+00	18+00	18+50
PR. PROFILE	903.68	904.02	904.37	904.74	905.13	905.49	905.83	906.13	906.45	906.85	907.11
EX. PROFILE	905.68	904.02	904.37	904.74	905.13	905.49	905.83	906.13	906.45	906.85	907.11
PR. PROFILE	907.33	907.41	907.45	907.38	907.30	907.02	906.55	905.89	905.21	904.55	903.95
EX. PROFILE	907.33	907.41	907.45	907.38	907.30	907.02	906.55	905.89	905.21	904.55	903.95
PR. PROFILE	903.38	902.96	902.61	902.28	901.96	901.63	901.33	901.06	900.86	900.67	900.58
EX. PROFILE	903.38	902.96	902.61	902.28	901.96	901.63	901.33	901.06	900.86	900.67	900.58
PR. PROFILE	900.49	900.40	900.28	900.16							
EX. PROFILE	900.49	900.40	900.28	900.16							

DATE	REVISION

Dec 22, 2025 - 4:38pm
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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

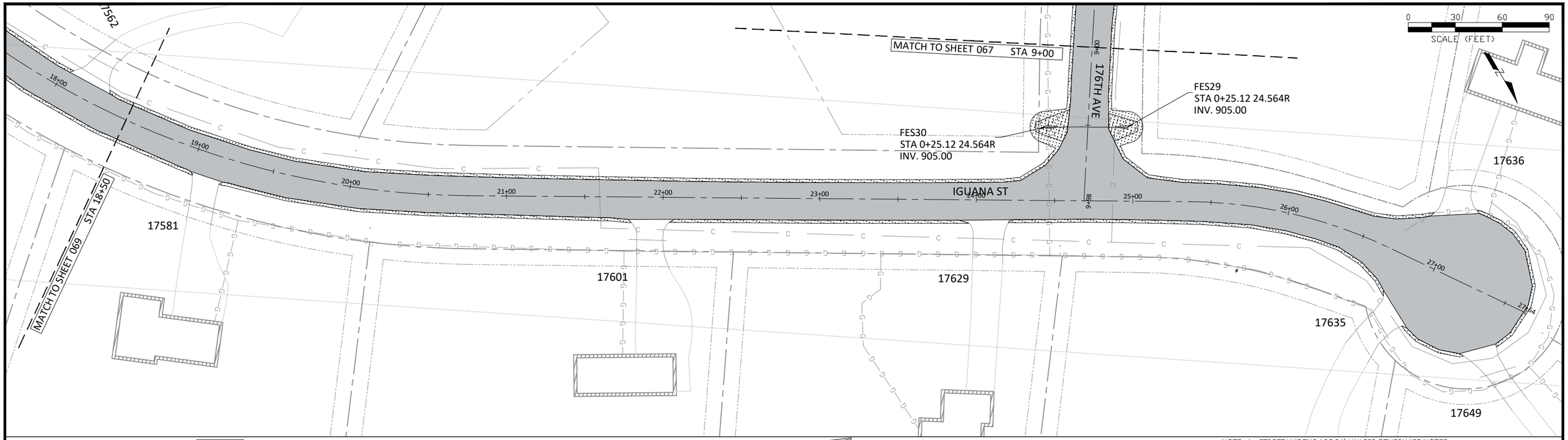
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 069 OF 104 SHEETS

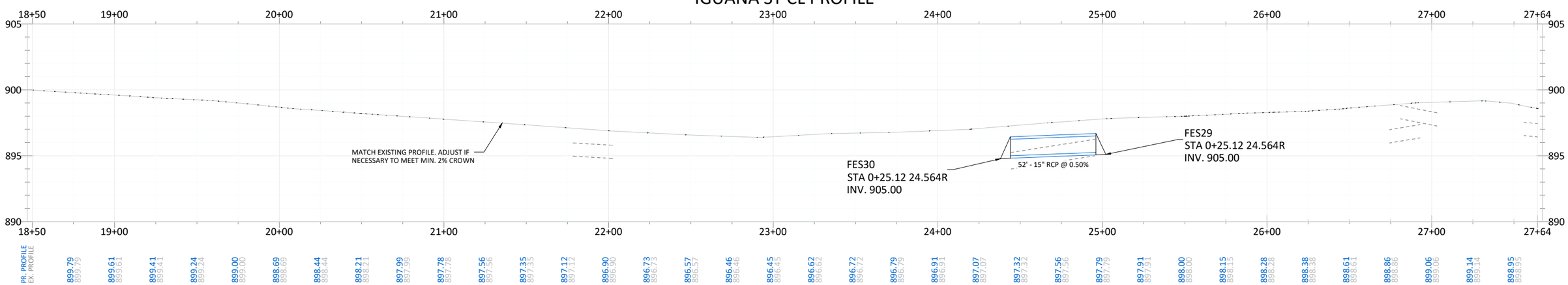


LEGEND

- BIT PAVEMENT - 3.5"
- BIT PAVEMENT - 2.5"
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- DRIVEWAY - CONCRETE
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IGUANA ST CL PROFILE



	PR. PROFILE	EX. PROFILE
18+50	899.79	899.79
19+00	899.61	899.61
	899.41	899.41
	899.24	899.24
20+00	899.00	899.00
	898.69	898.69
	898.44	898.44
21+00	898.21	898.21
	897.99	897.99
	897.78	897.78
22+00	897.56	897.56
	897.35	897.35
	897.12	897.12
23+00	896.90	896.90
	896.73	896.73
	896.57	896.57
	896.46	896.46
24+00	896.45	896.45
	896.62	896.62
	896.72	896.72
	896.79	896.79
	896.91	896.91
25+00	897.07	897.07
	897.32	897.32
	897.56	897.56
	897.79	897.79
	897.91	897.91
26+00	898.00	898.00
	898.15	898.15
	898.28	898.28
	898.38	898.38
	898.61	898.61
	898.86	898.86
27+00	899.06	899.06
	899.14	899.14
27+64	898.95	898.95

DATE	REVISION

Dec 22, 2025 - 4:38pm
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JOE FERIANCEK
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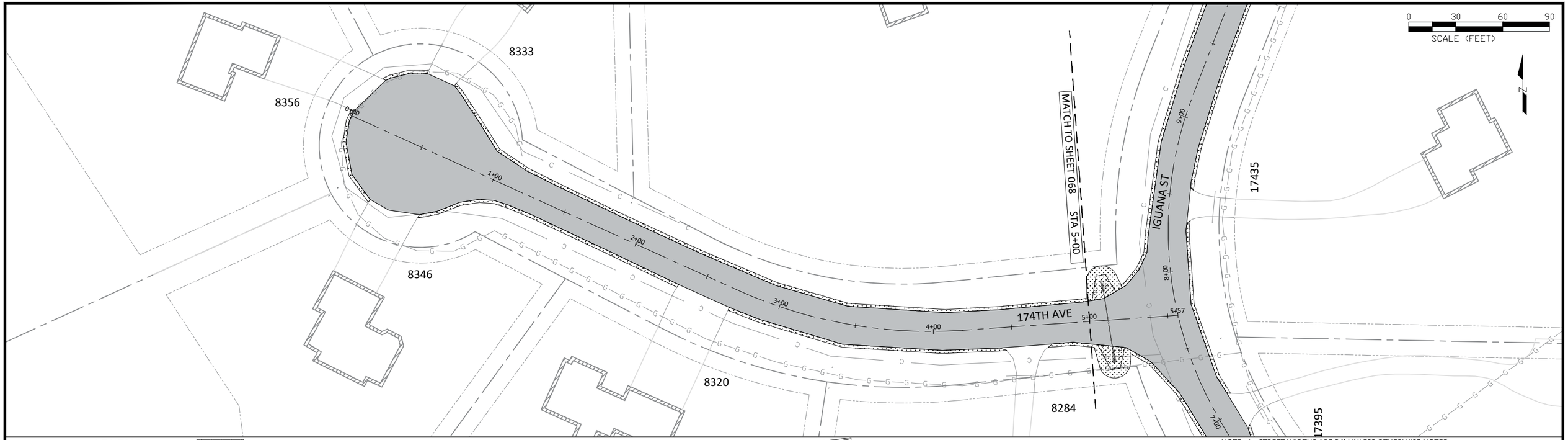
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 070 OF 104 SHEETS

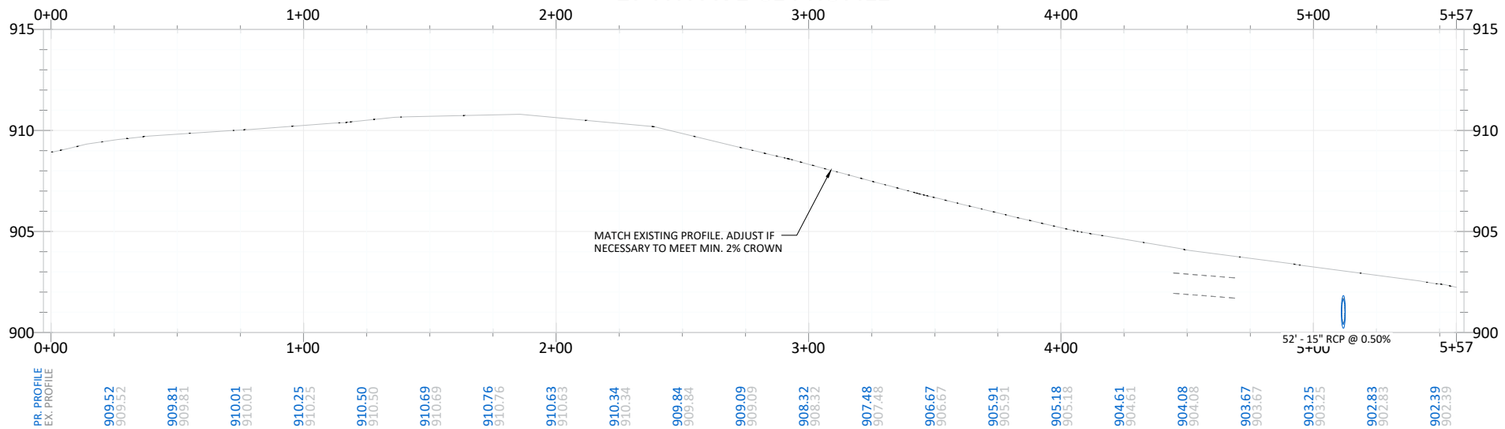


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174TH AVE CL PROFILE



	0+00	1+00	2+00	3+00	4+00	5+00	5+57
PR. PROFILE	909.52	909.81	910.01	910.25	910.50	910.69	910.76
EX. PROFILE	905.52	905.81	910.01	910.25	910.50	910.69	910.76

	5+57						
PR. PROFILE	910.63	910.34	909.84	909.09	908.32	907.48	906.67
EX. PROFILE	910.63	910.34	909.84	909.09	908.32	907.48	906.67

	5+57						
PR. PROFILE	905.91	905.18	904.61	904.08	903.67	903.25	902.83	902.39
EX. PROFILE	905.91	905.18	904.61	904.08	903.67	903.25	902.83	902.39

DATE	REVISION

Dec 22, 2025 - 4:38pm
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Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
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CHECKED BY:	JJF	FILE: 26-04

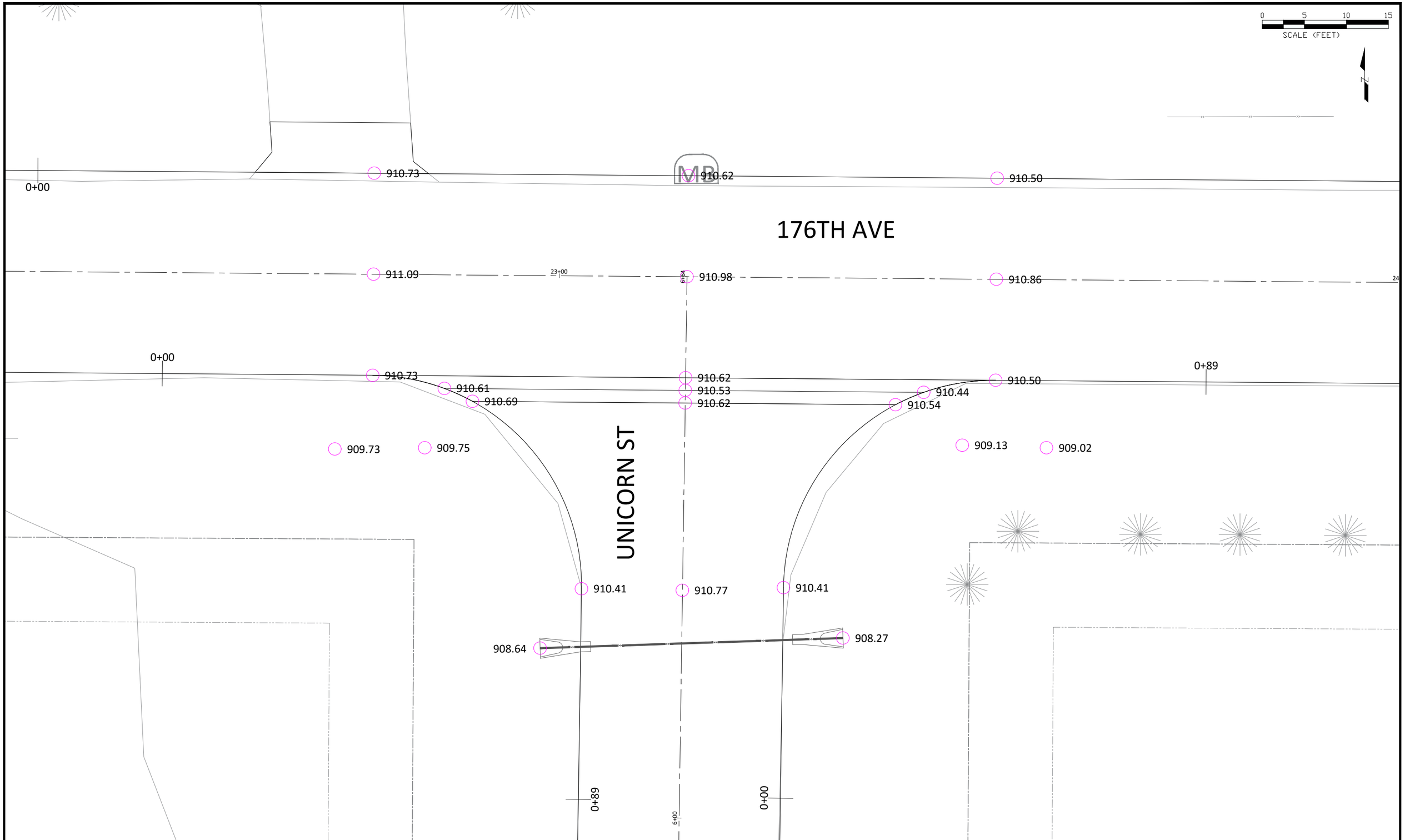
City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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STREET CONSTRUCTION

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 071 OF 104 SHEETS



DATE	REVISION

Dec 22, 2025 - 1:54pm
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JOE FERIANCEK

Date 12/23/25 Lic. No. 57095

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DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

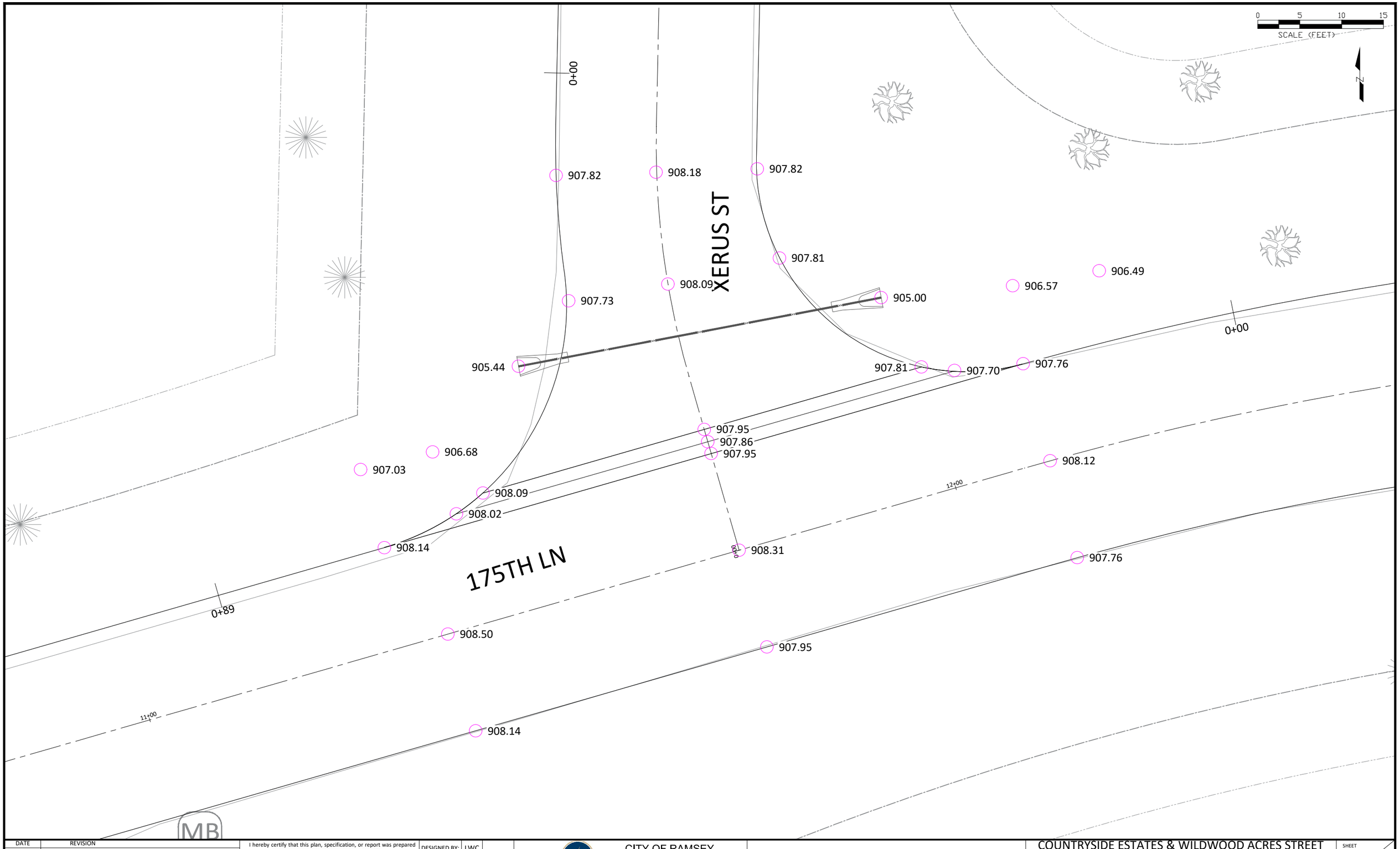
City of RAMSEY

CITY OF RAMSEY
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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

INTERSECTION DETAILS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 072 OF 104 SHEETS



DATE	REVISION

Dec 22, 2025 - 1:53pm
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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

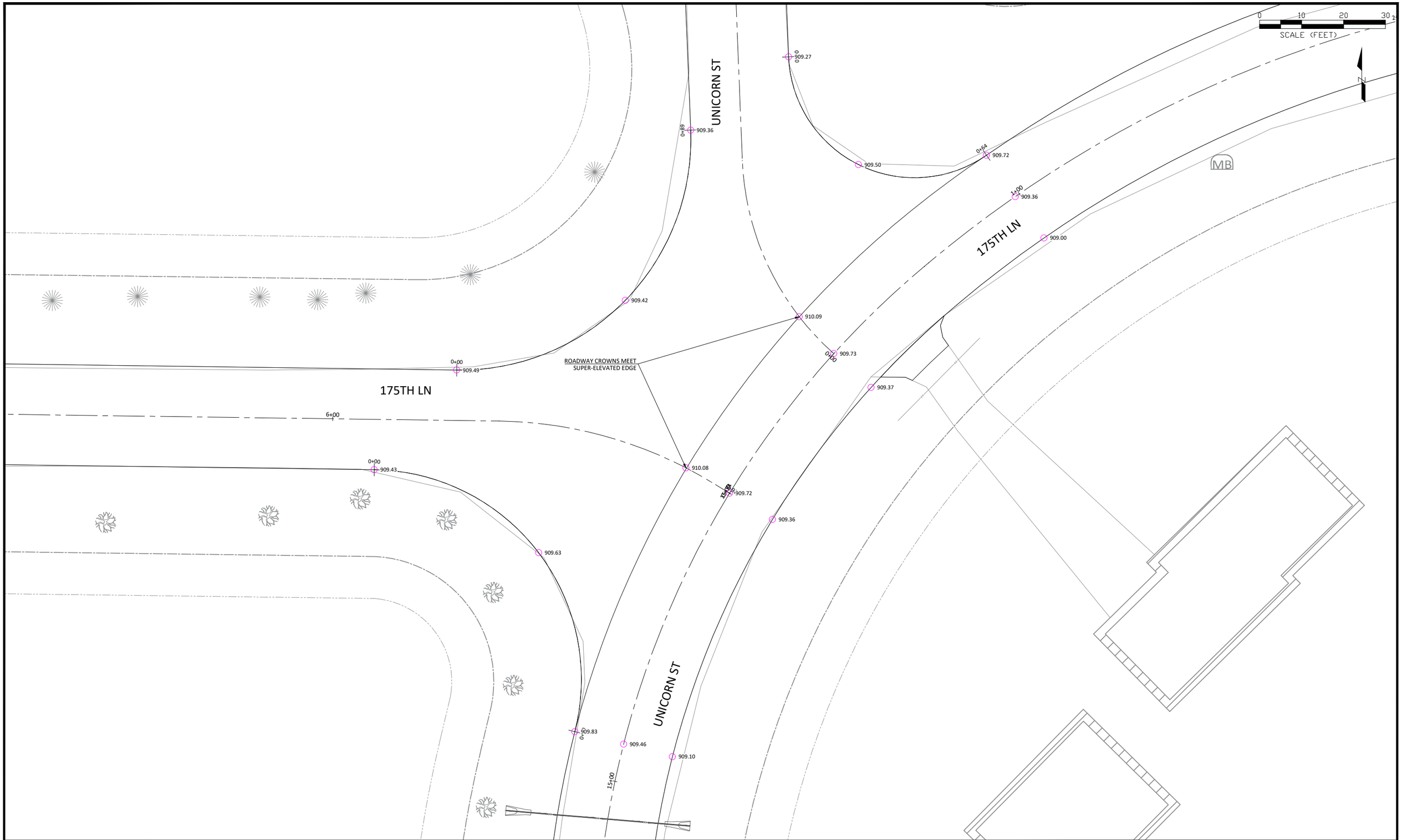
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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INTERSECTION DETAILS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 073 OF 104 SHEETS



DATE	REVISION

Dec 22, 2025 - 1:32pm
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DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

City of RAMSEY

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INTERSECTION DETAILS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 074 OF 104 SHEETS

0 5 10 15
SCALE (FEET)

N

175TH LN

RABBIT ST

906.96
907.27
907.44
907.32
907.63
907.80
906.96
906.93
907.05
906.16
906.47
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907.44
907.32
907.39
906.59
906.83
907.37
906.91
906.91
904.61
904.83

0+00
0+91
8+00
8+72
4+00
0+00
1+00
1+04

MB

DATE	REVISION

Dec 22, 2025 - 1:32pm
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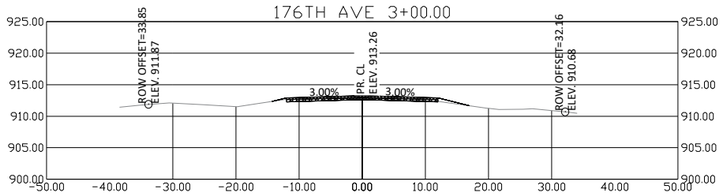
City of RAMSEY

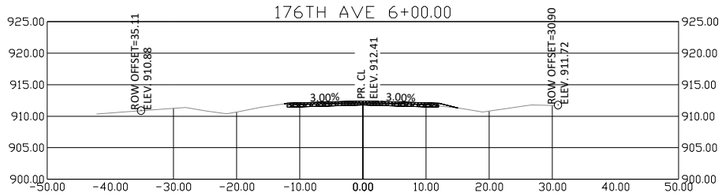
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RAMSEY, MN 55303
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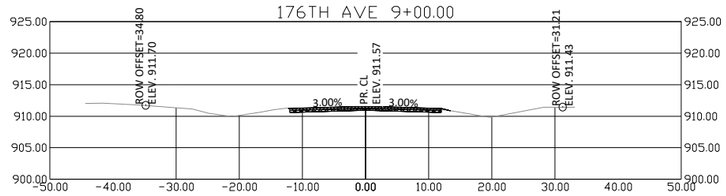
INTERSECTION DETAILS

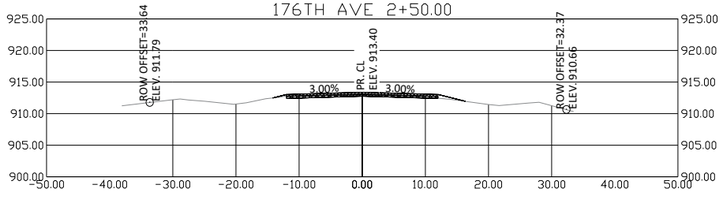
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

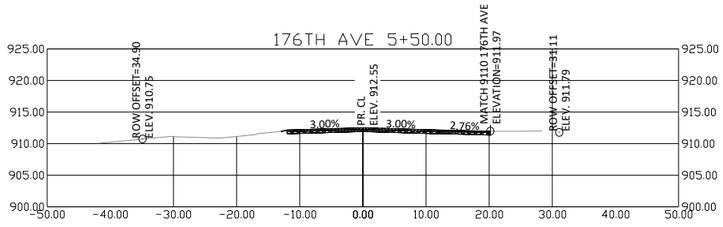
SHEET 075 OF 104 SHEETS

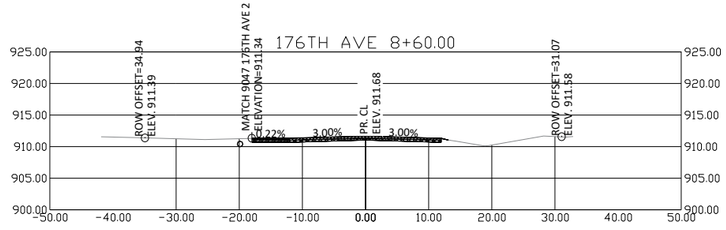


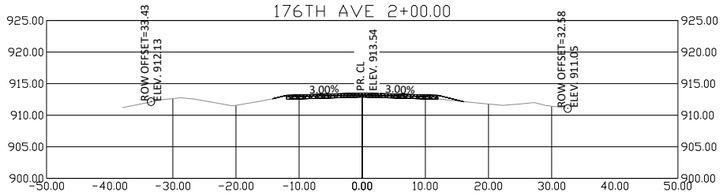


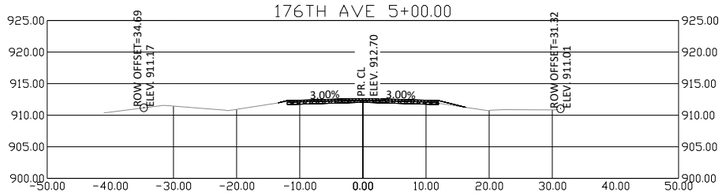


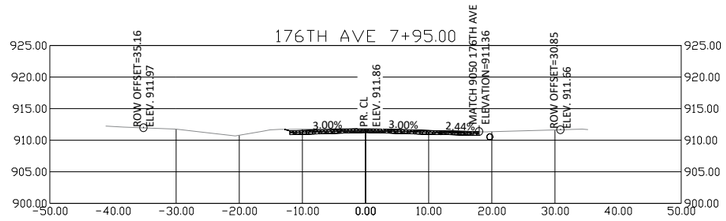


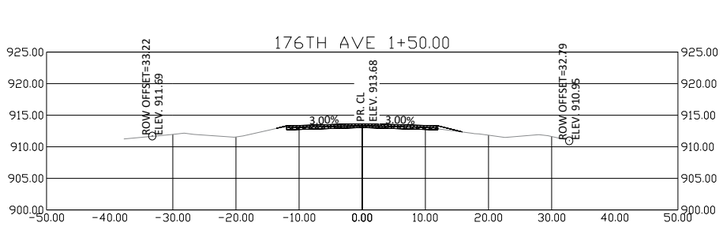


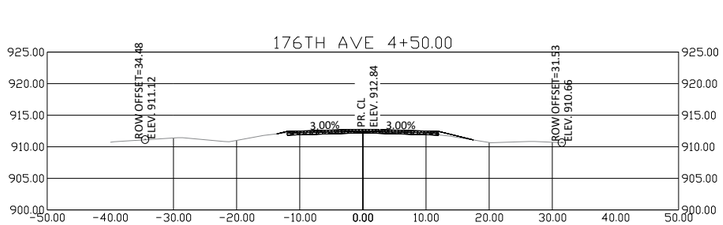


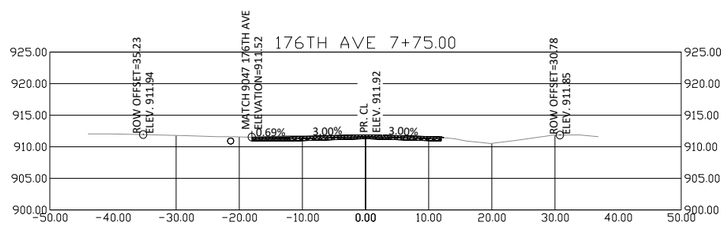


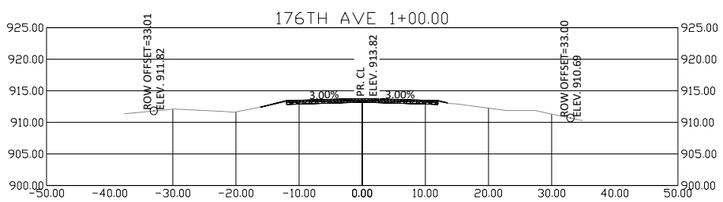


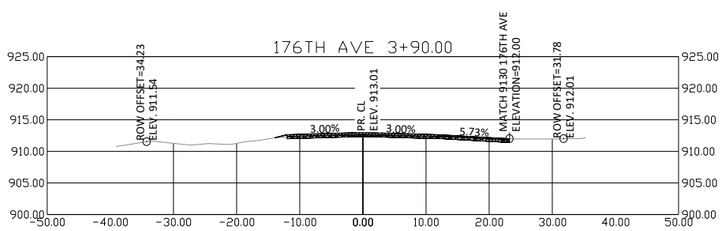


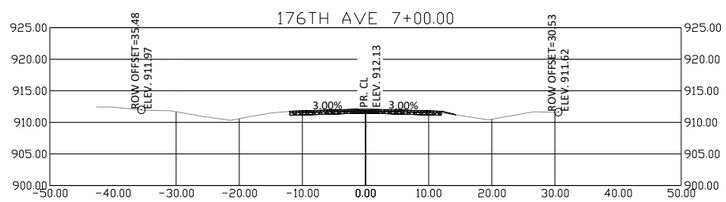


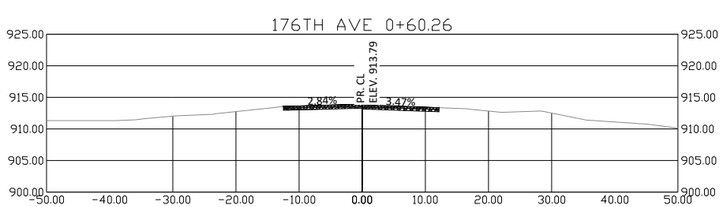


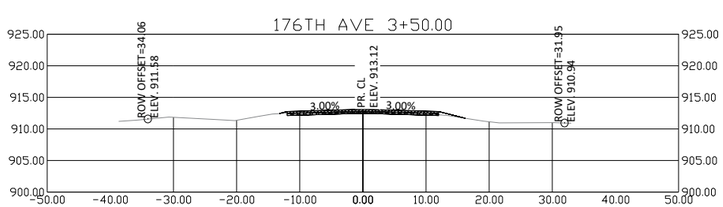


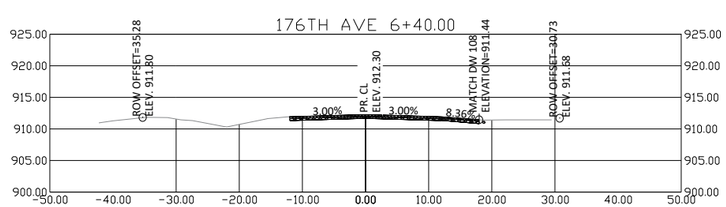












DATE	REVISION

Dec 22, 2025 - 4:08pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Cross Sections.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

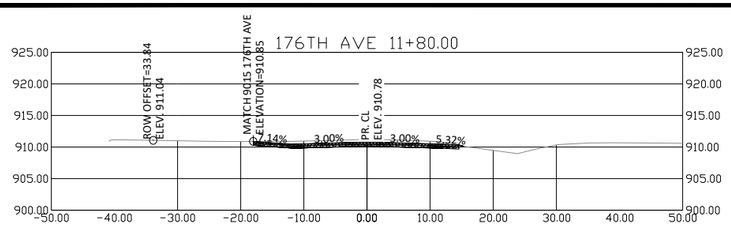
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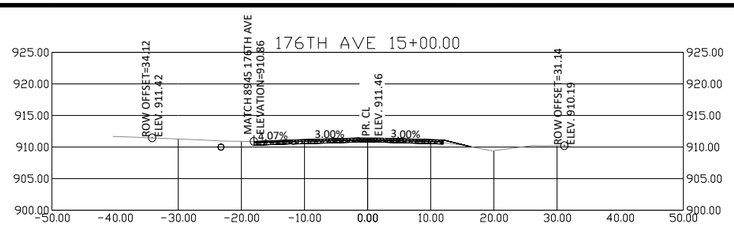
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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

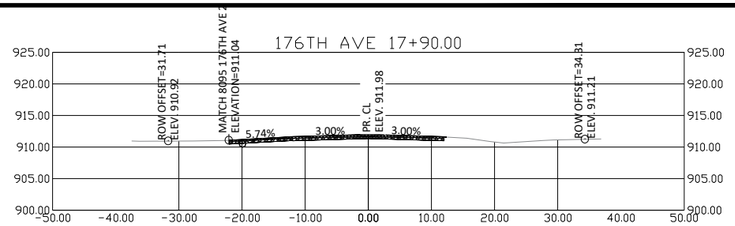
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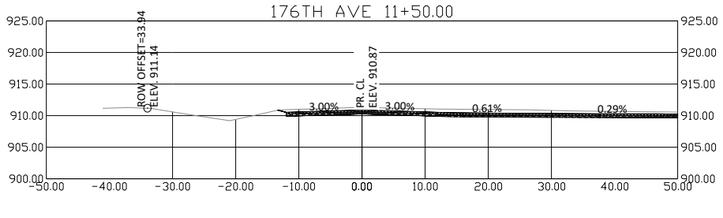
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

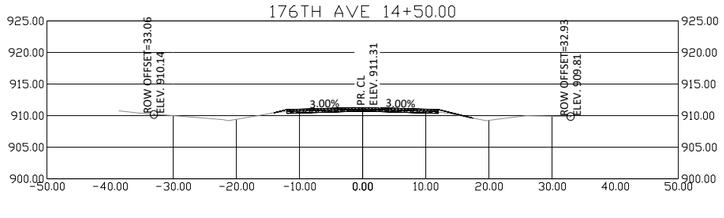
SHEET 076 OF 104 SHEETS

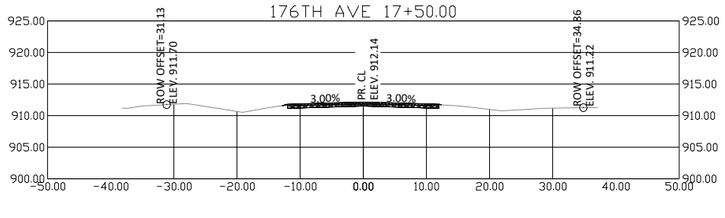


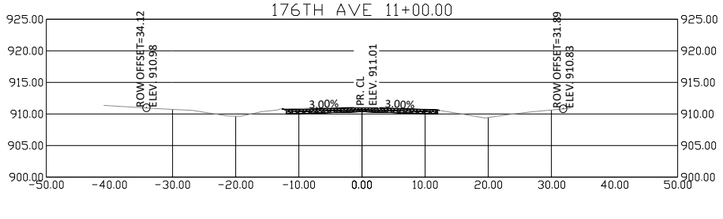


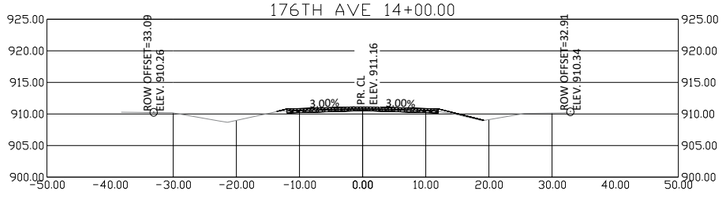


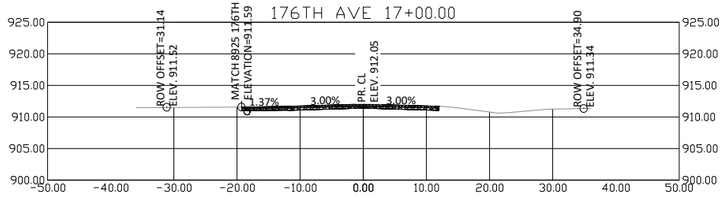


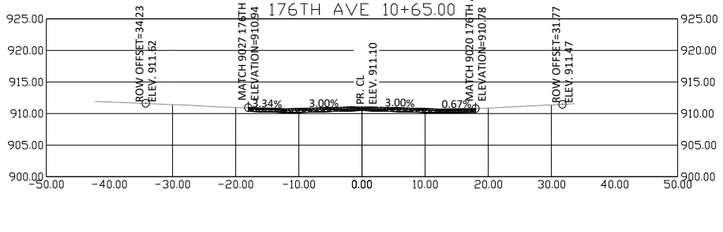


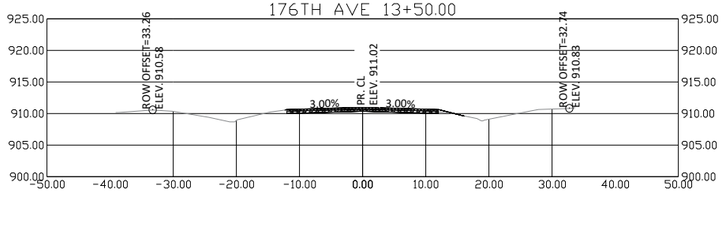


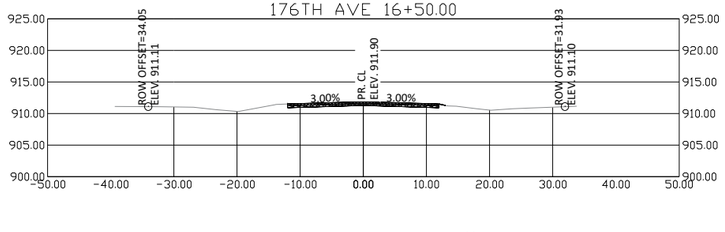


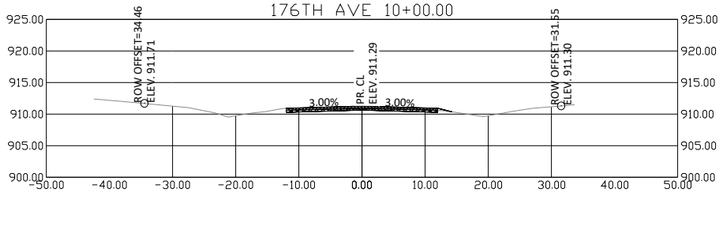


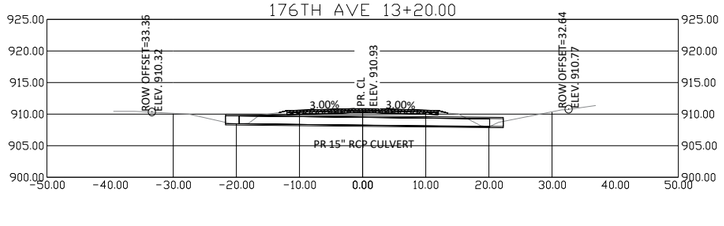


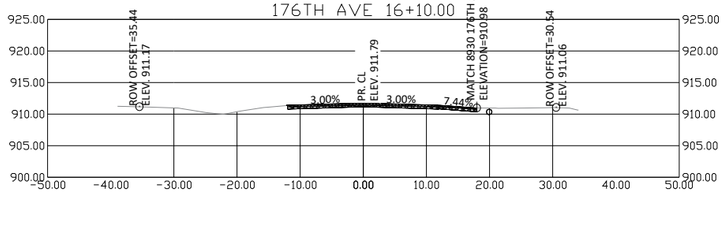


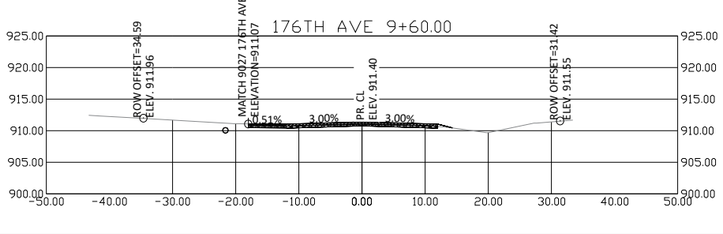


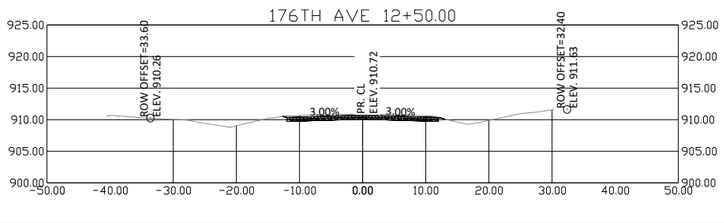


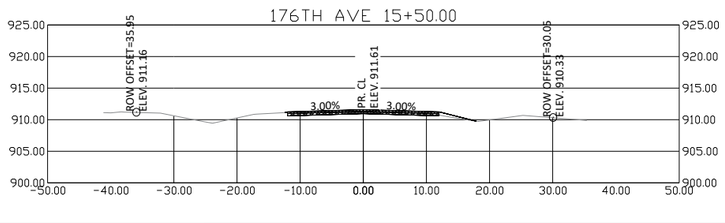












DATE	REVISION

Dec 22, 2025 - 4:00pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

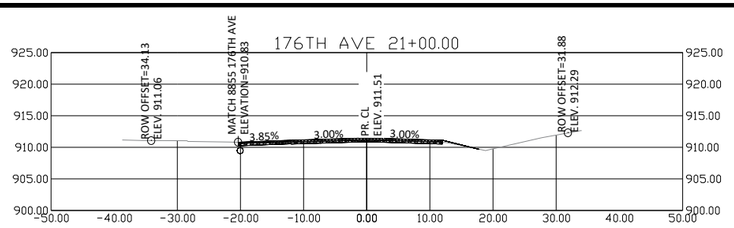
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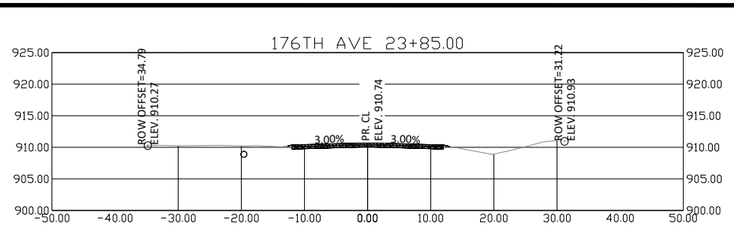
CITY OF RAMSEY
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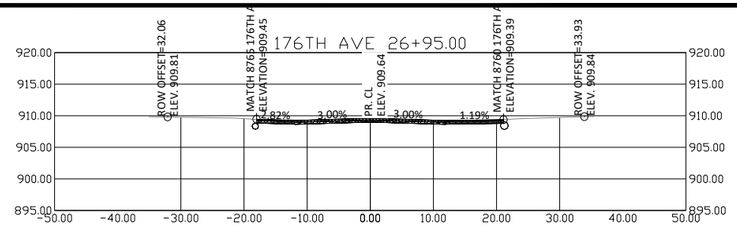
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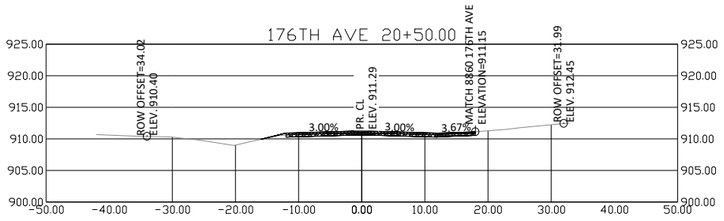
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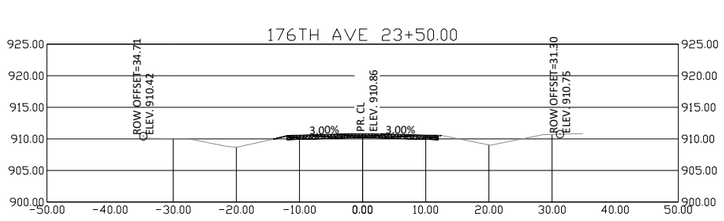
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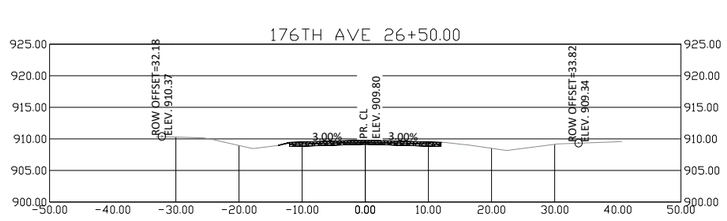


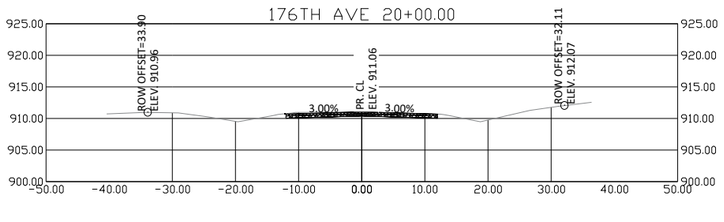


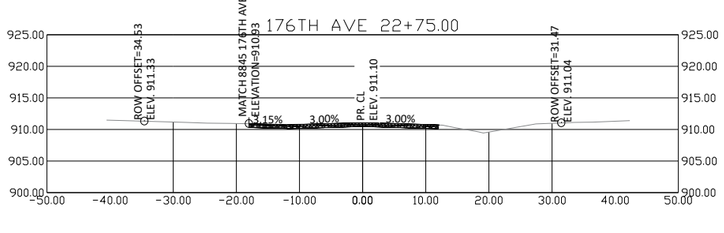


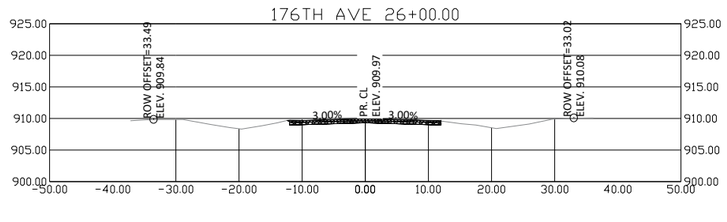


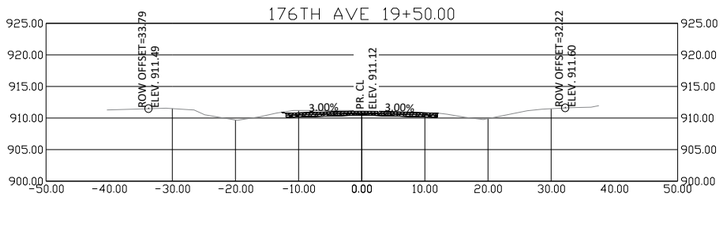


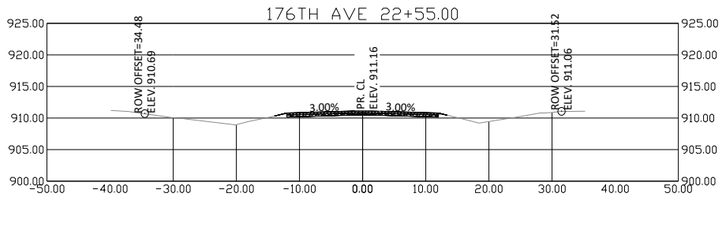


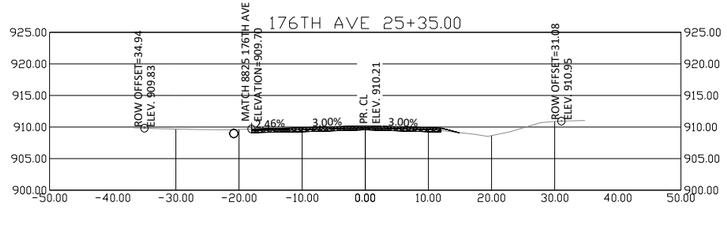


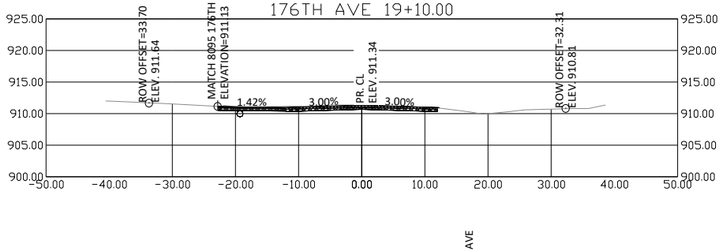


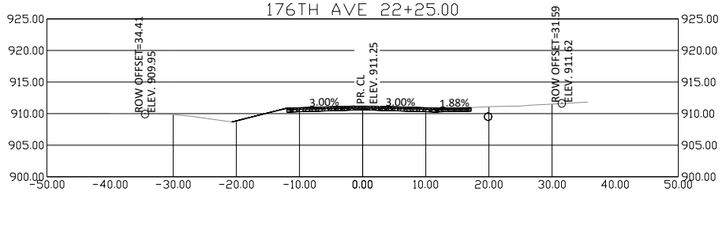


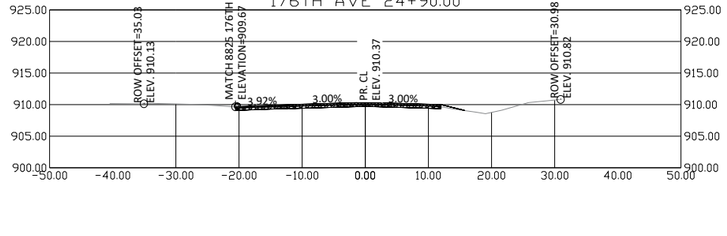


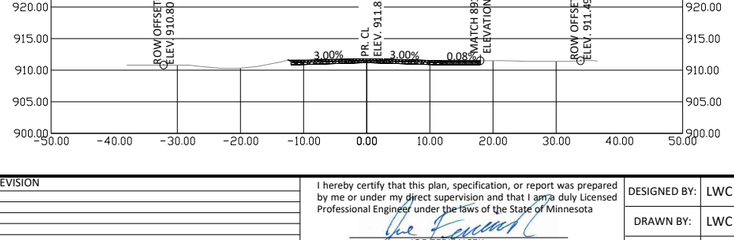


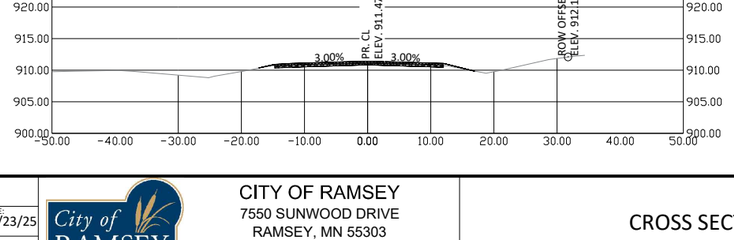


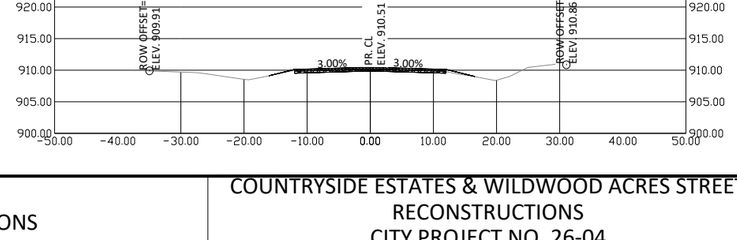












DATE	REVISION

Dec 22, 2025 - 4:03pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Cross Sections.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

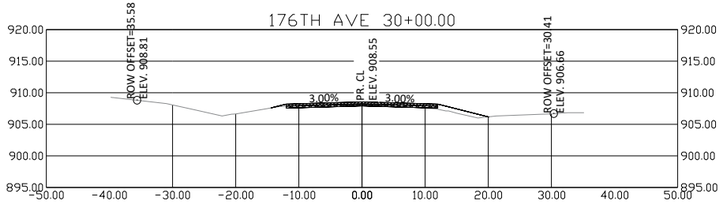
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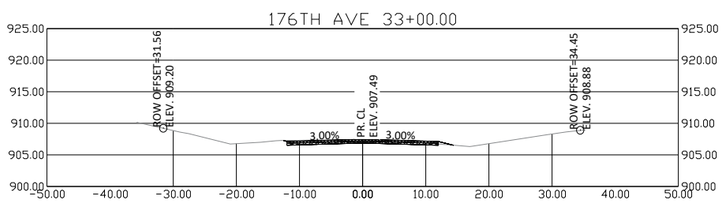
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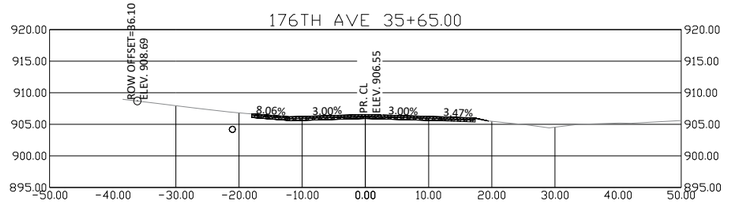
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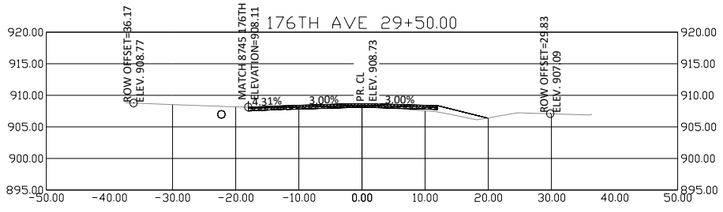
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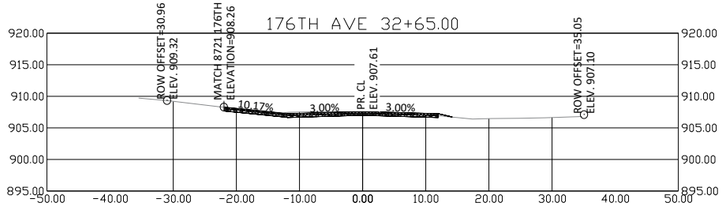
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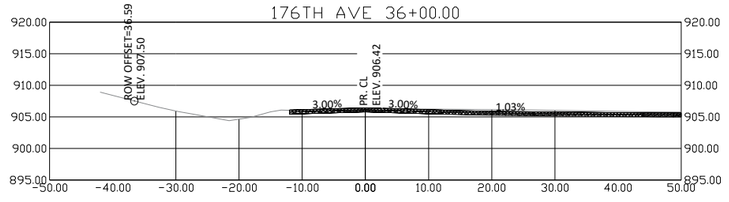


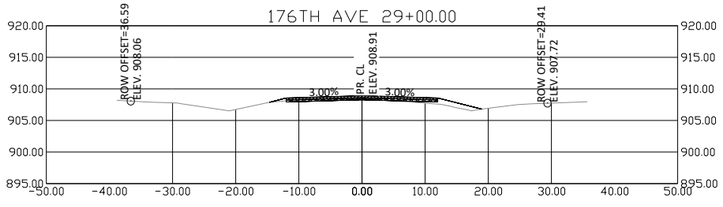


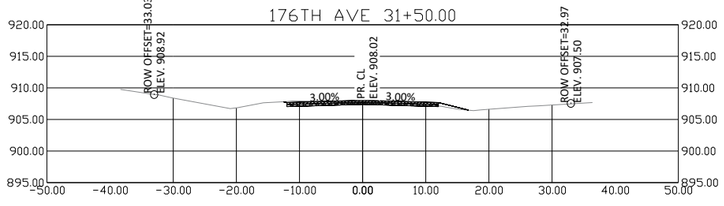


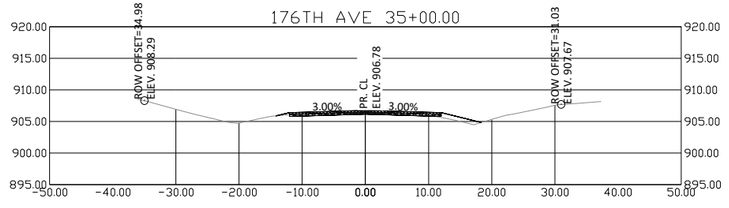


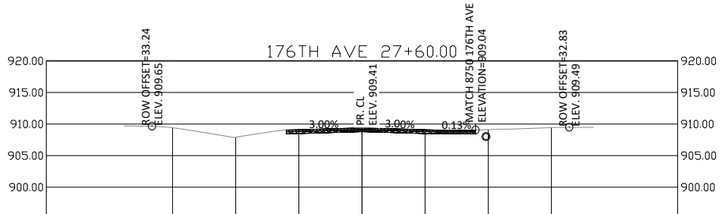


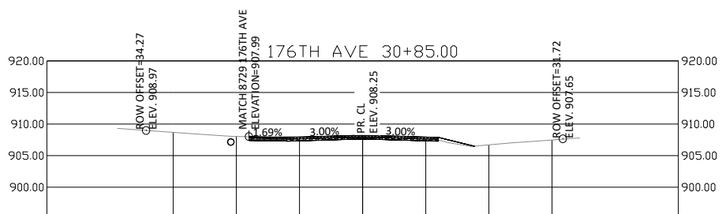


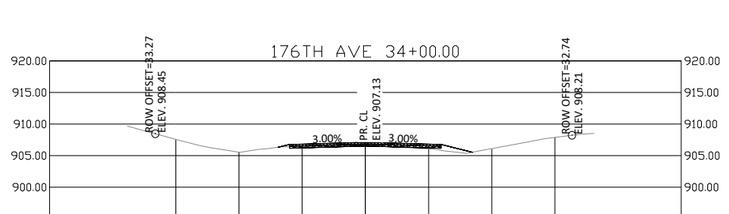


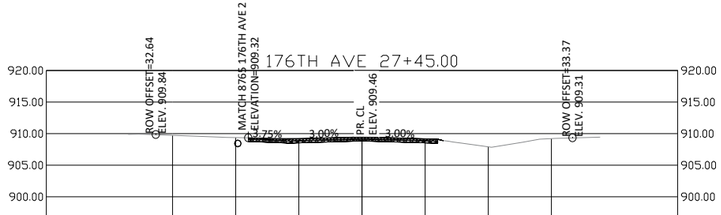


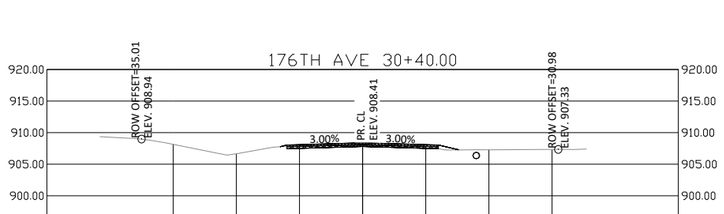


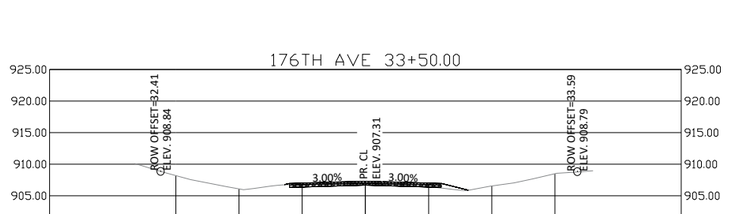












DATE	REVISION

Dec 22, 2025 - 4:02pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Cross Sections.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

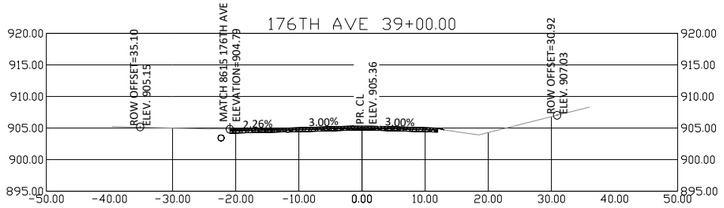
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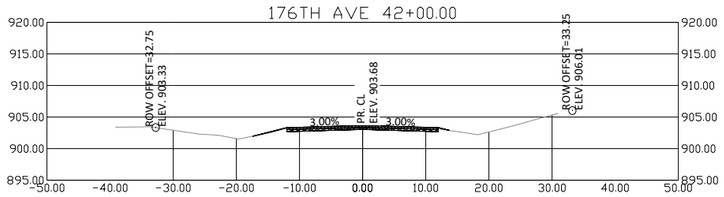
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

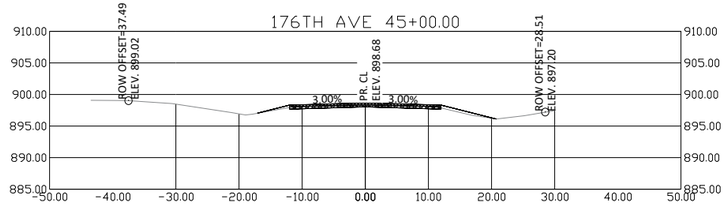
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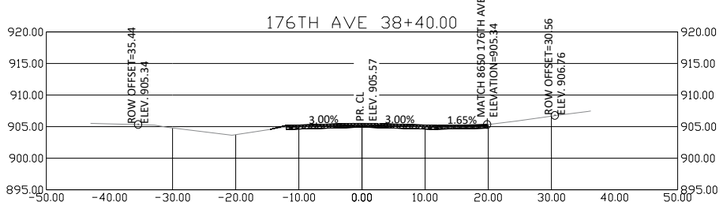
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

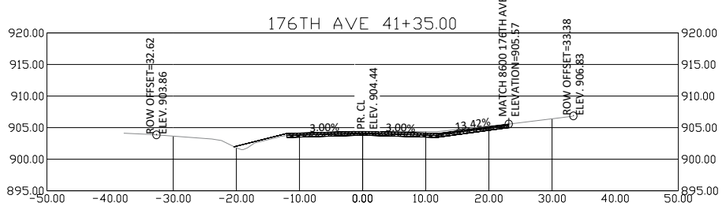
SHEET 079 OF 104 SHEETS

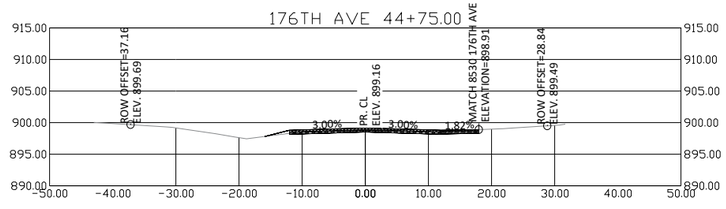


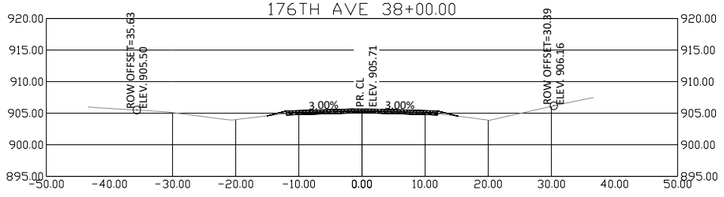


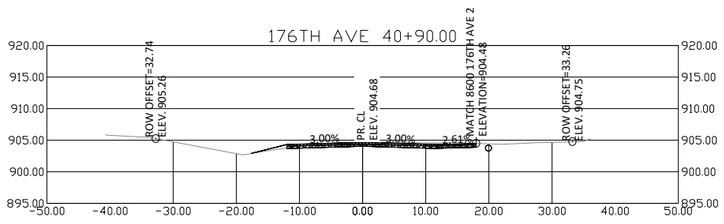


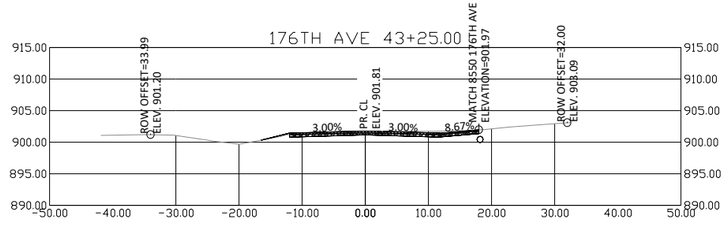


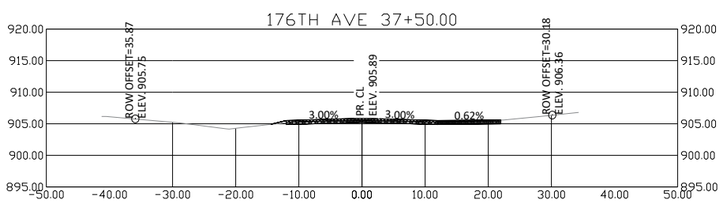


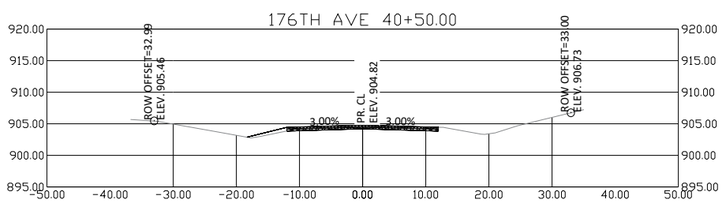


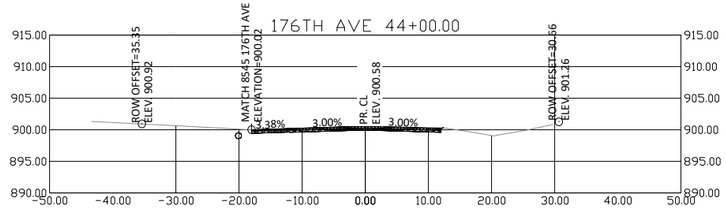


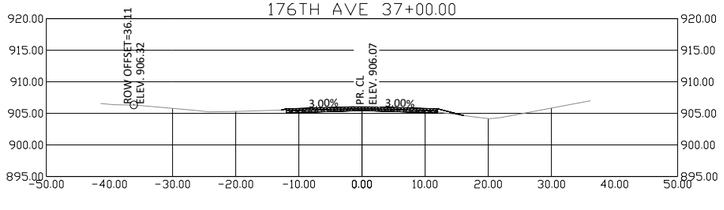


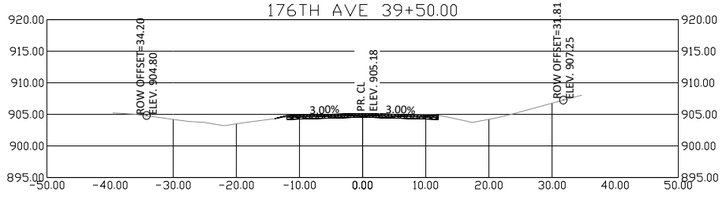


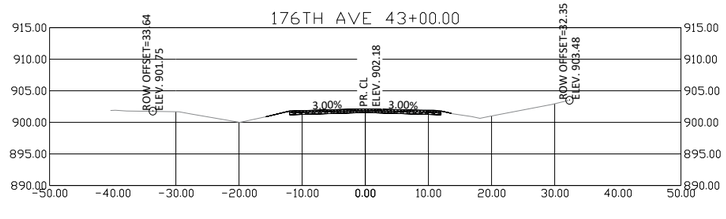


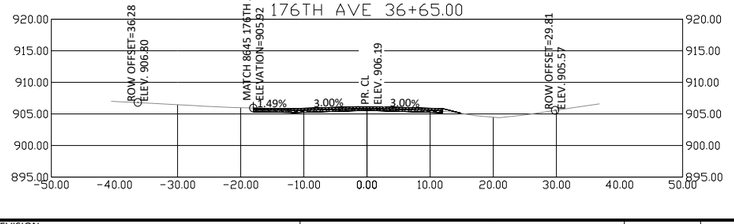


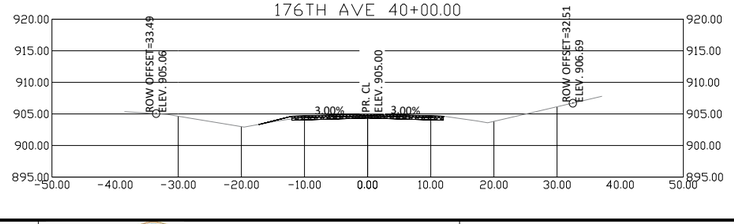


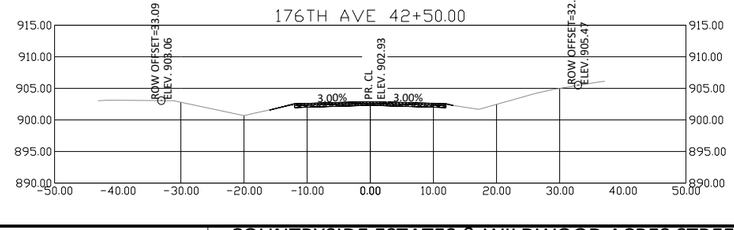












DATE	REVISION

Dec 22, 2025 - 4:08pm
D:\Engineering\Active\Civil Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Cross Sections.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

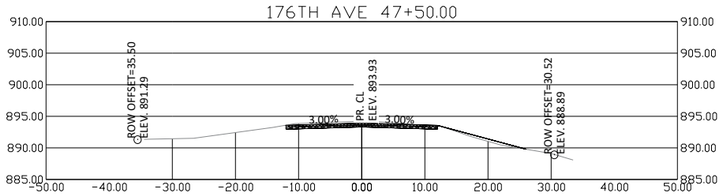
City of RAMSEY

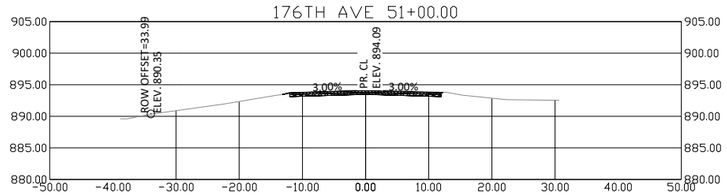
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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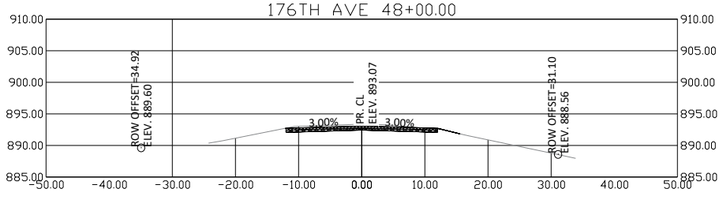
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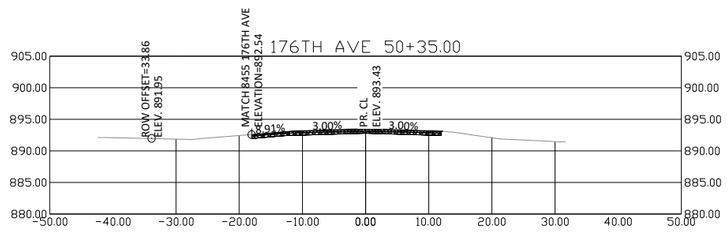
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

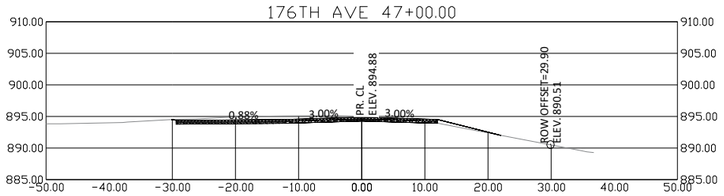
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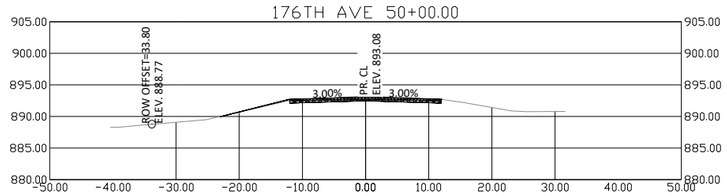


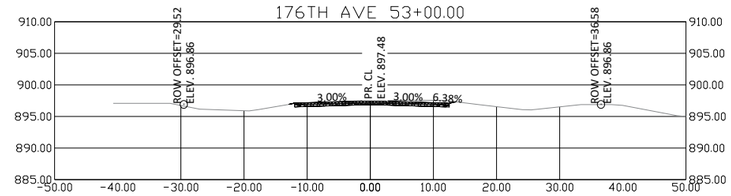


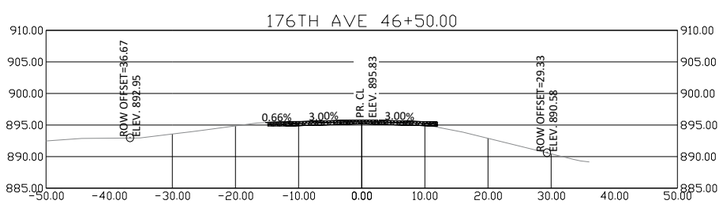


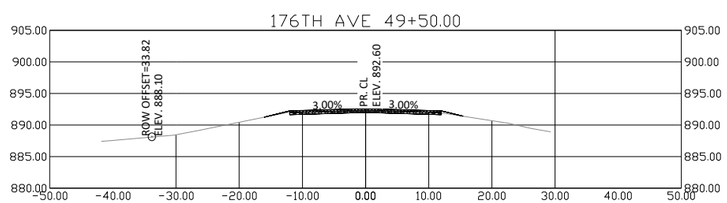


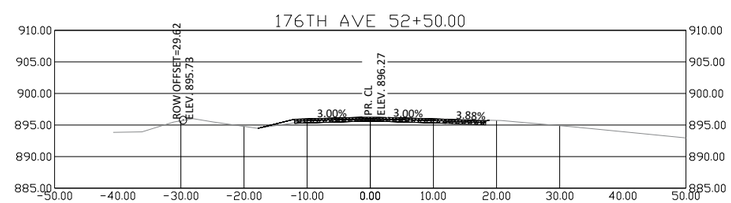


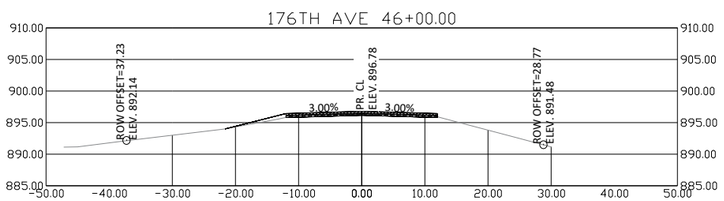


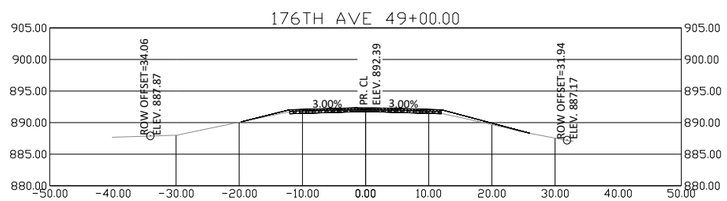


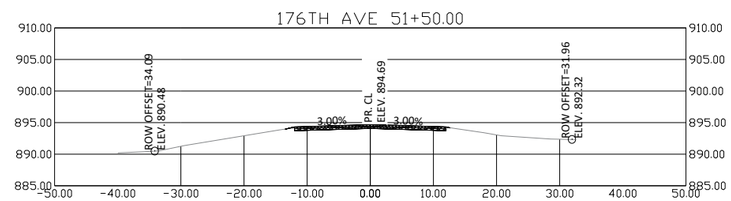


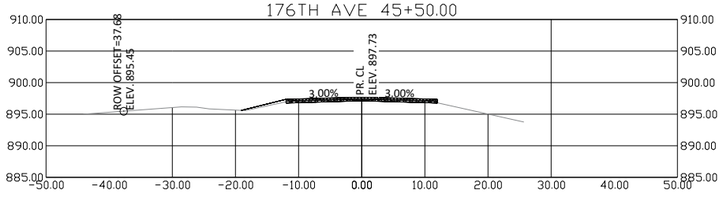


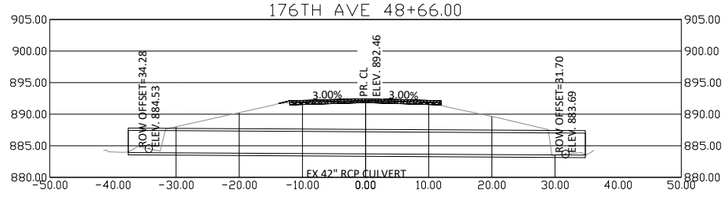


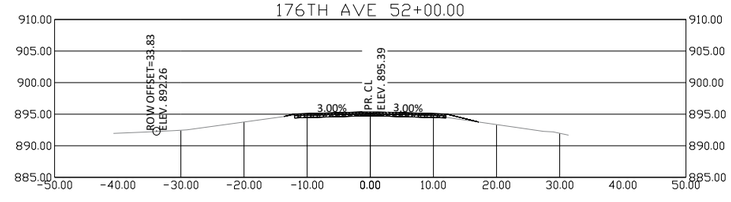












DATE	REVISION

Dec 22, 2025 - 4:03pm
G:\Engineering\AutoCad Dwgs\Projects A-M\Countryside Estates 26-04\Plan Drawings\26-04 Cross Sections.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek

JOE FERIANCEK

Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

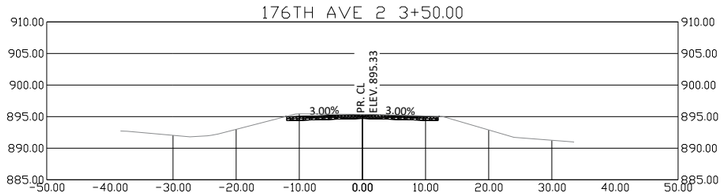
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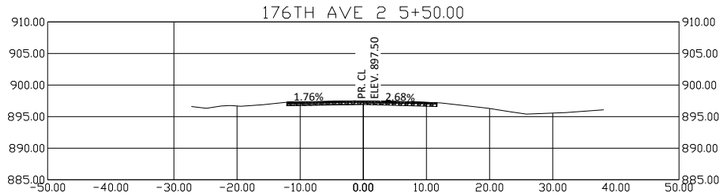
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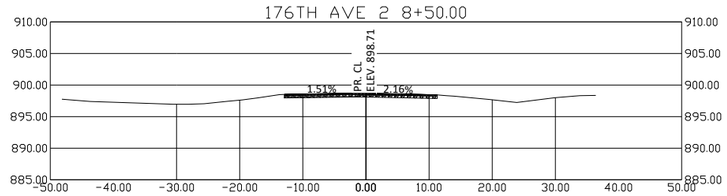
CROSS SECTIONS

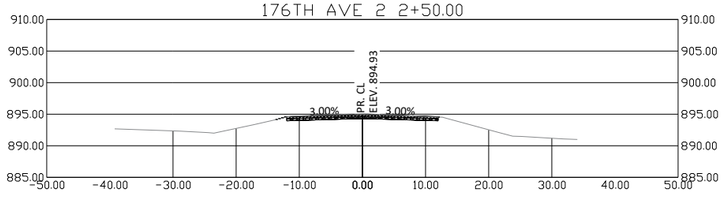
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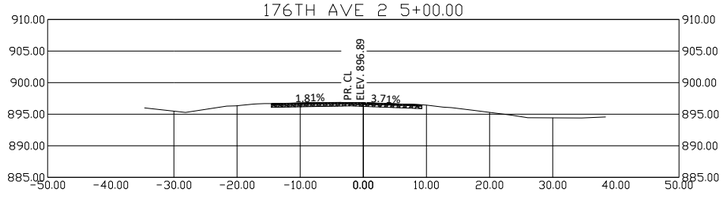
SHEET 081 OF 104 SHEETS

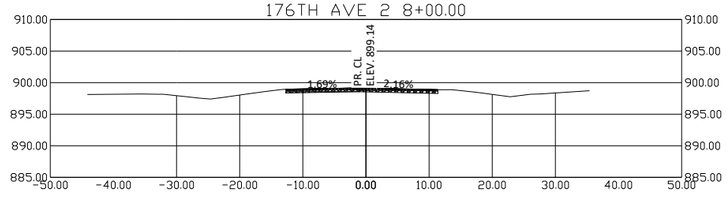


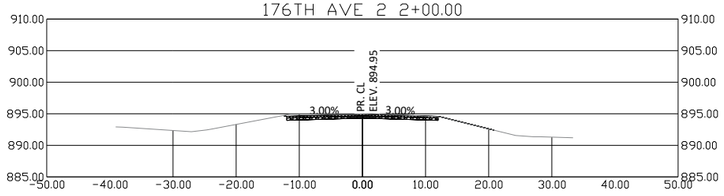


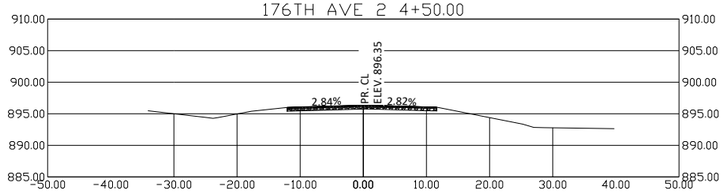


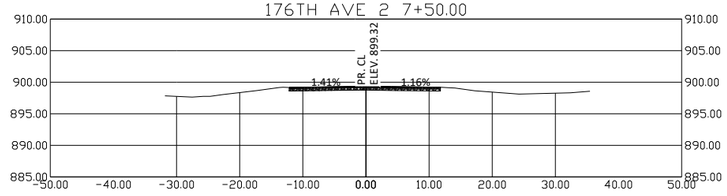


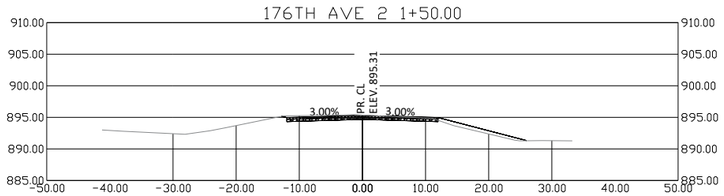


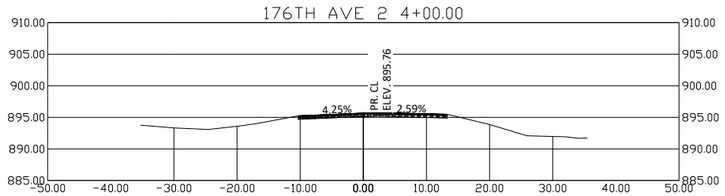


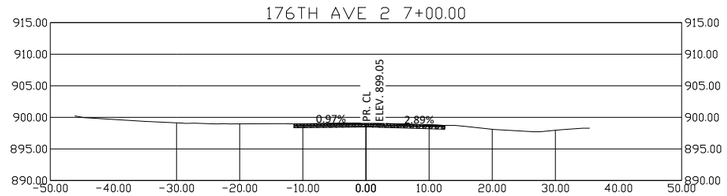


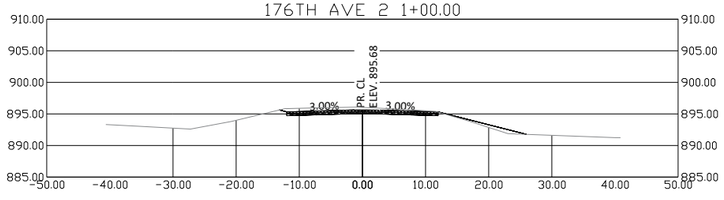


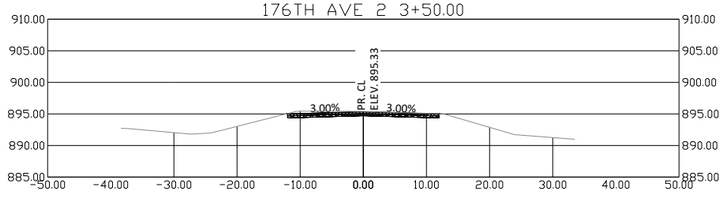


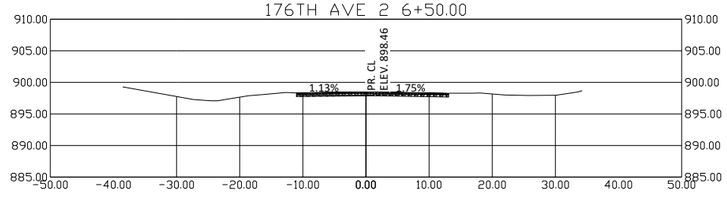


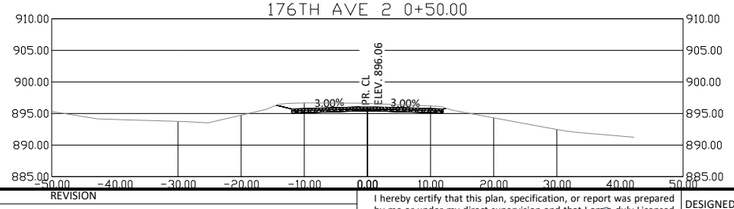


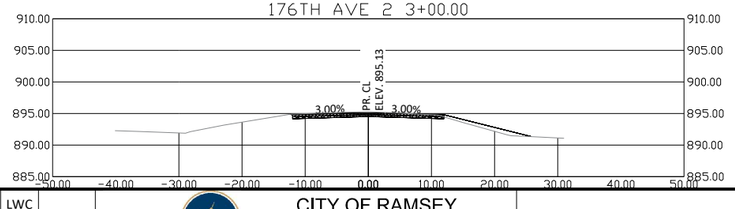


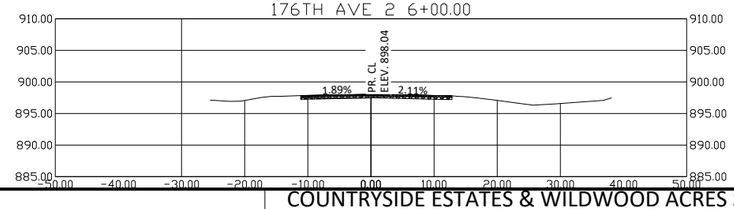












DATE	REVISION

Dec 22, 2025 - 4:09pm
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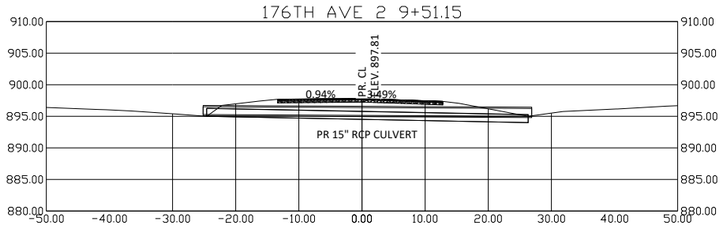
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

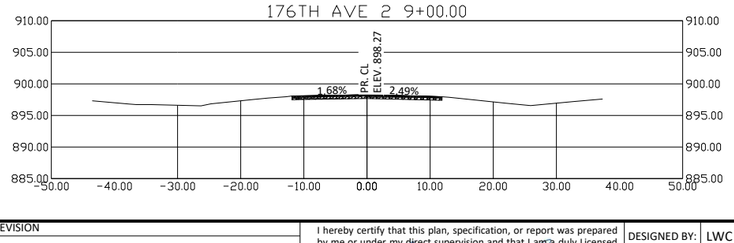
DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

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RAMSEY, MN 55303
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CROSS SECTIONS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA





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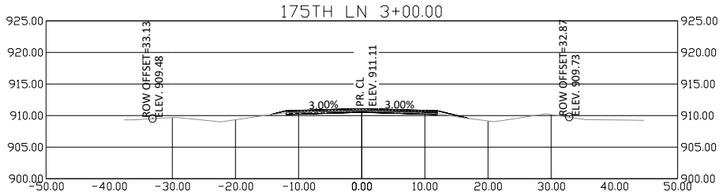
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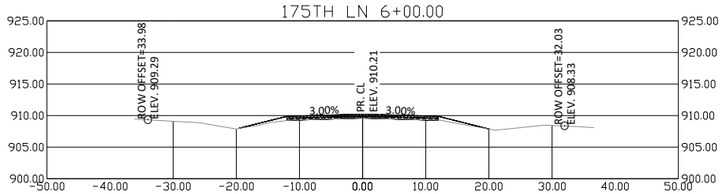
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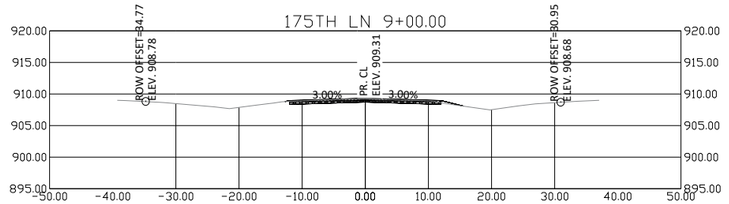
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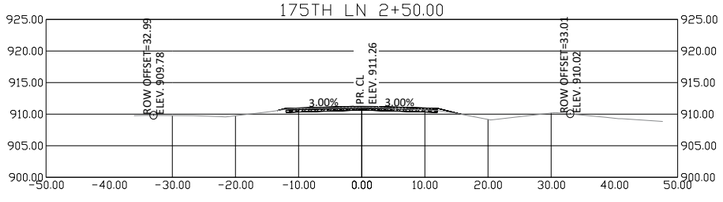
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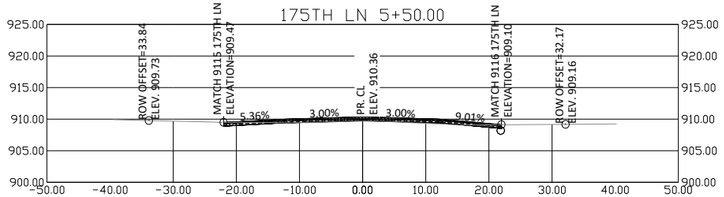
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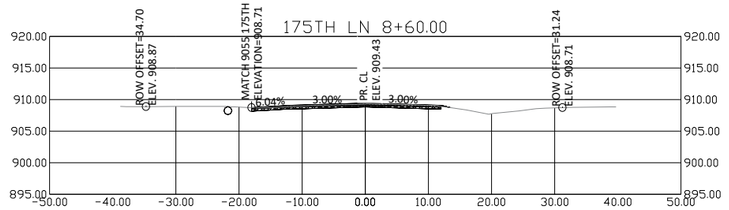


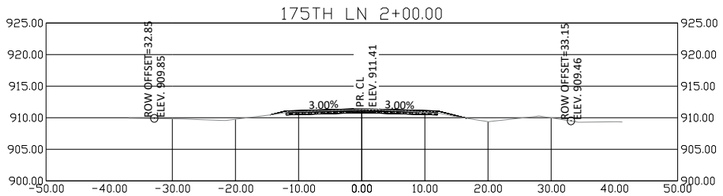


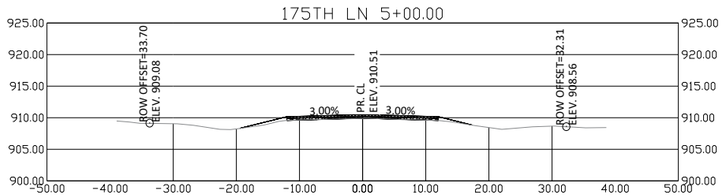


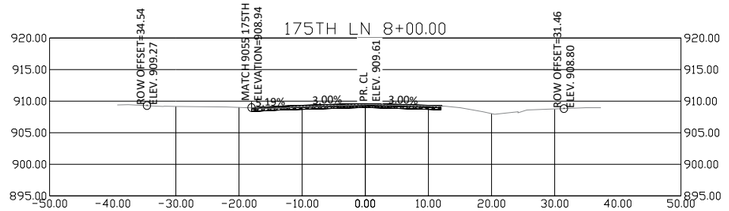


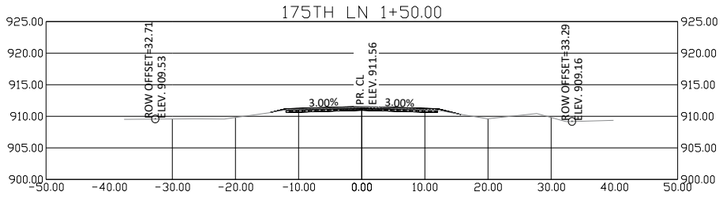


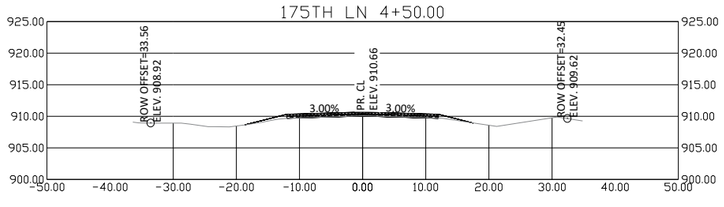


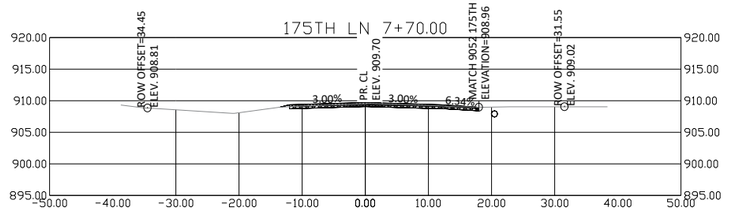


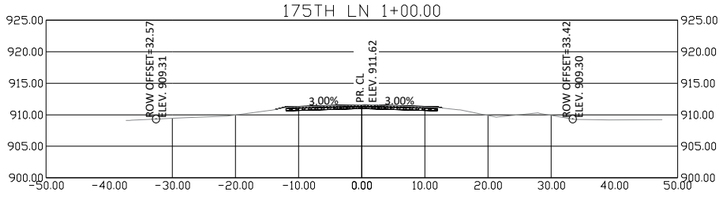


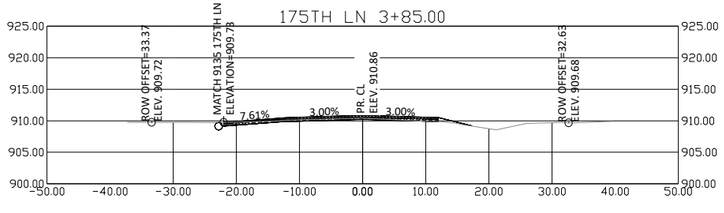


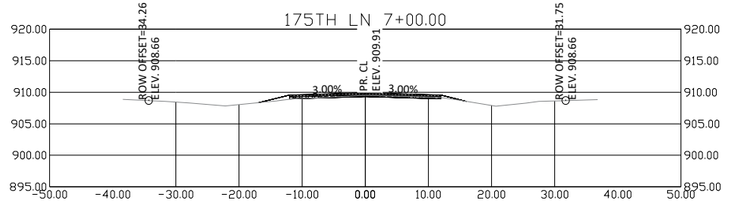


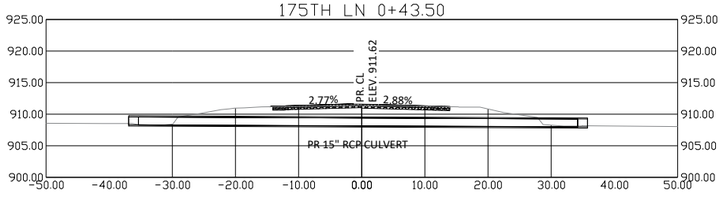


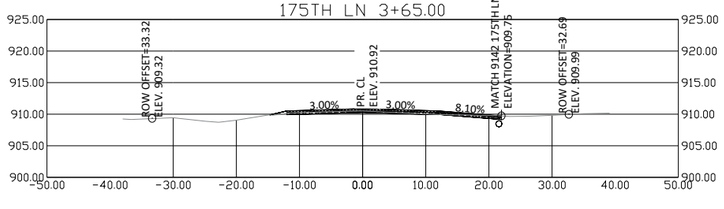


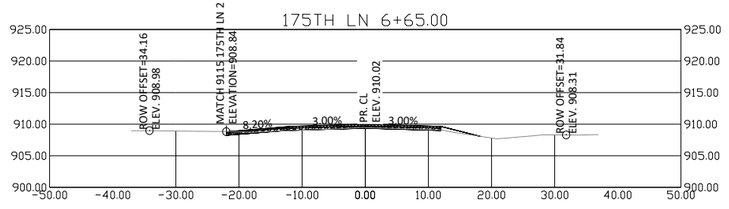












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Date 12/23/25 Lic. No. 57095

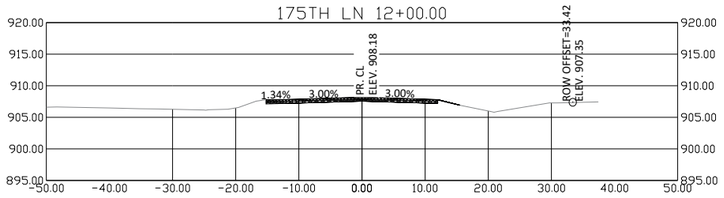
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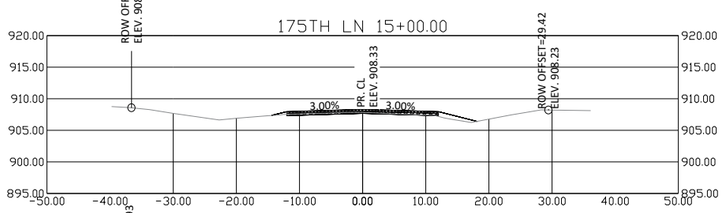
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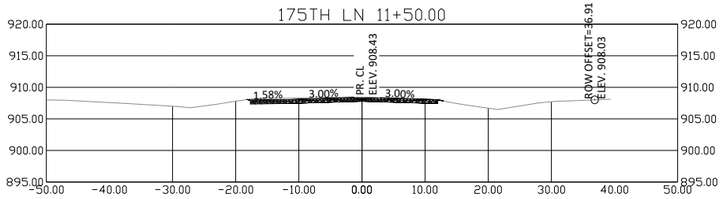
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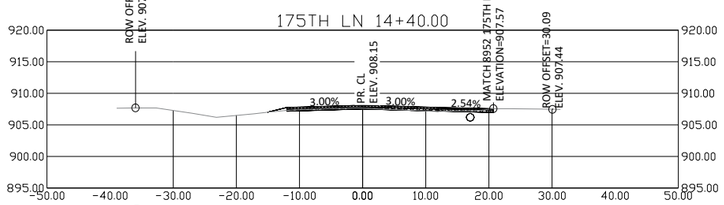
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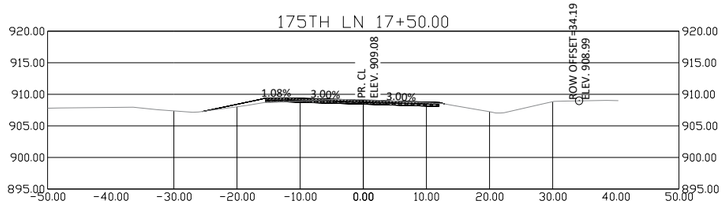
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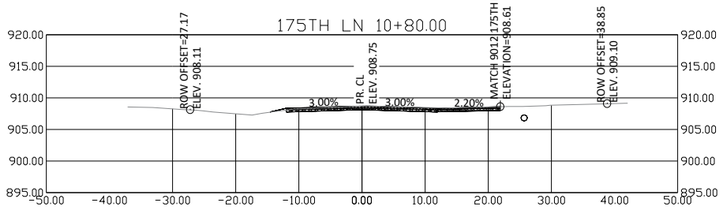


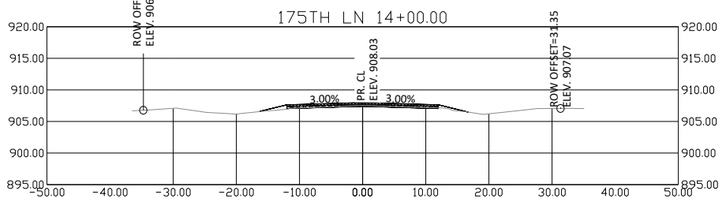


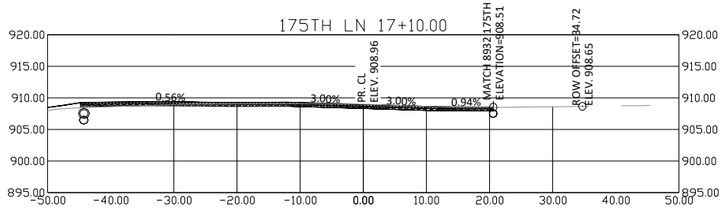


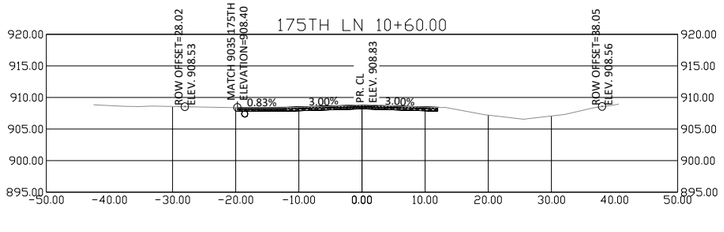


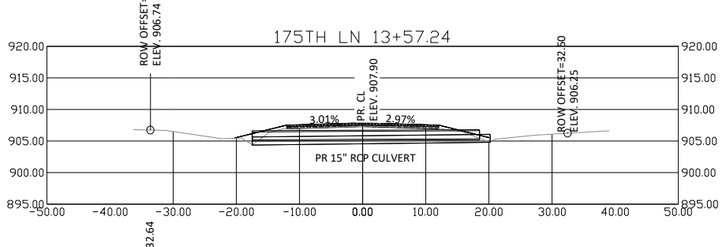


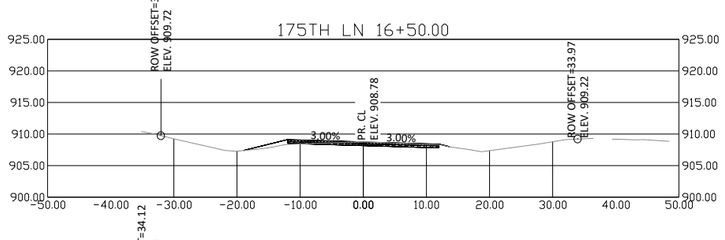


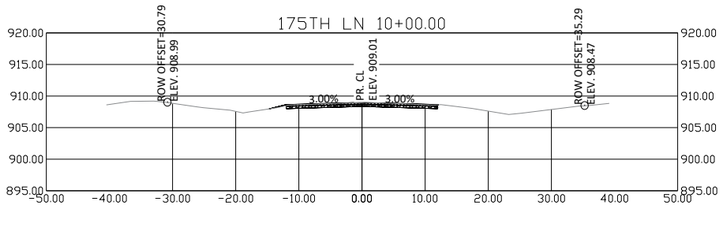


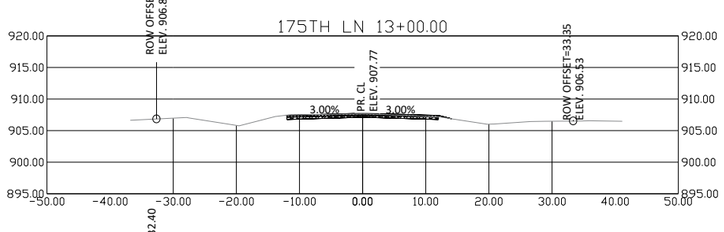


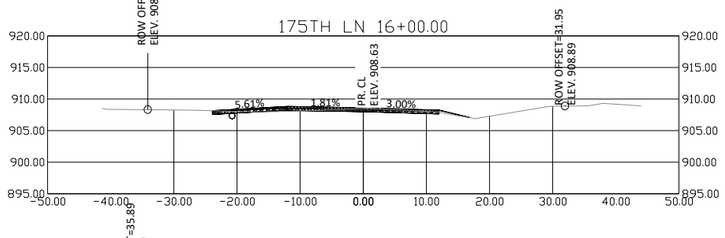


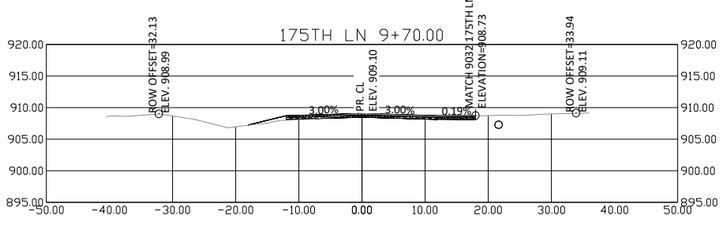


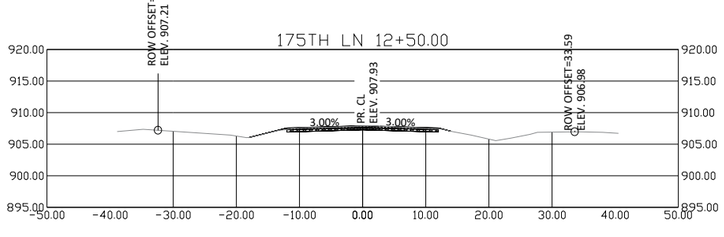


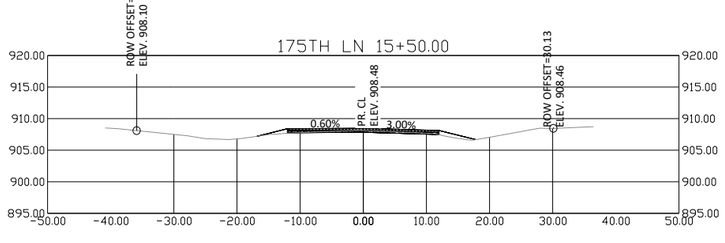












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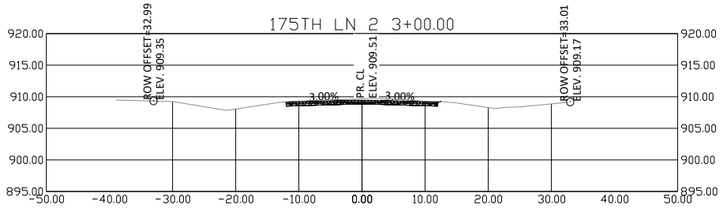
City of RAMSEY

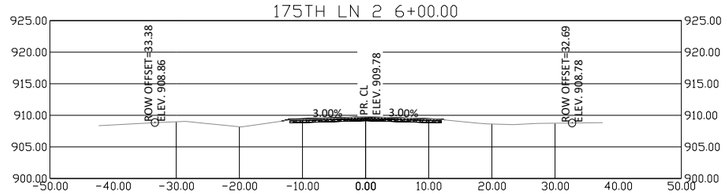
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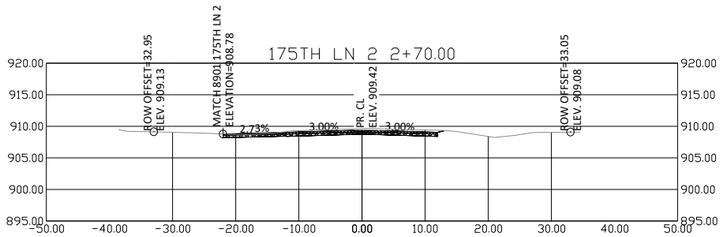
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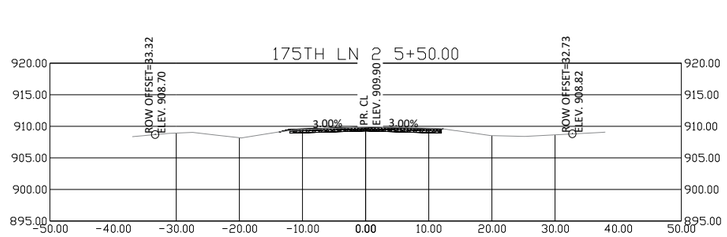
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

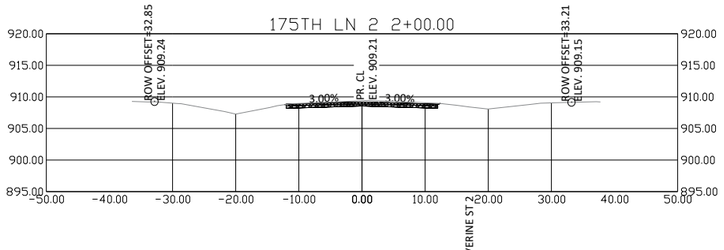
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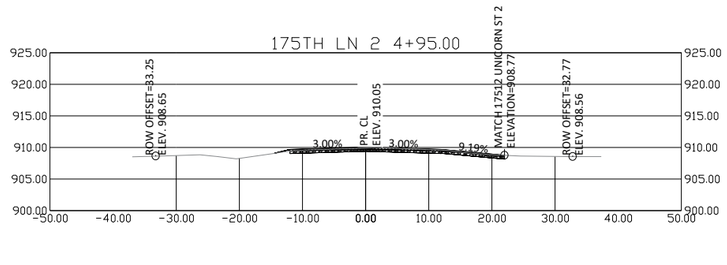


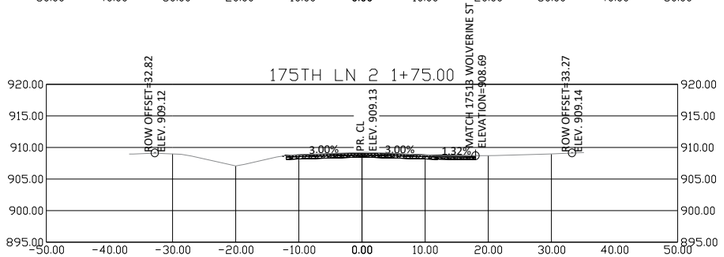


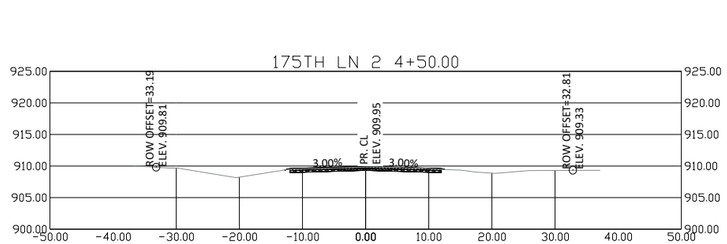


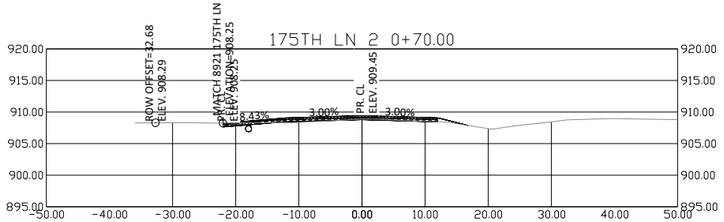


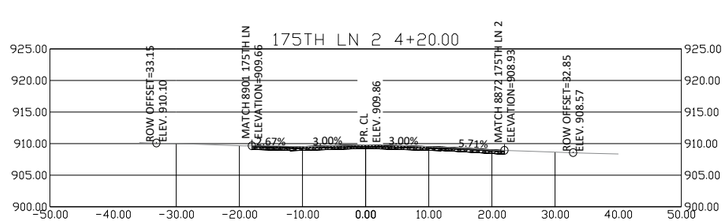


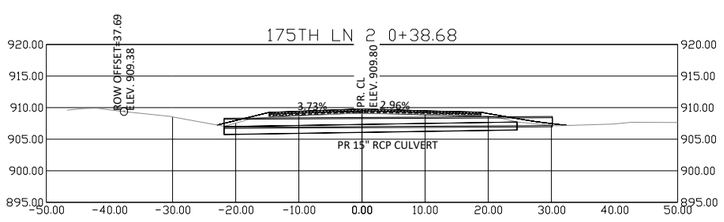


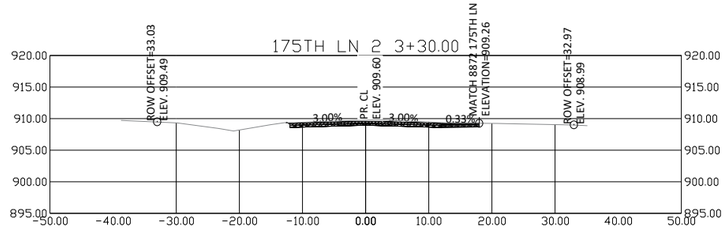












DATE	REVISION

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek

JOE FERIANCEK

Date 12/23/25 Lic. No. 57095

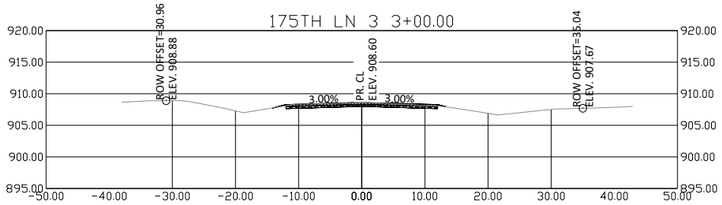
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CHECKED BY:	JJF	FILE:	26-04

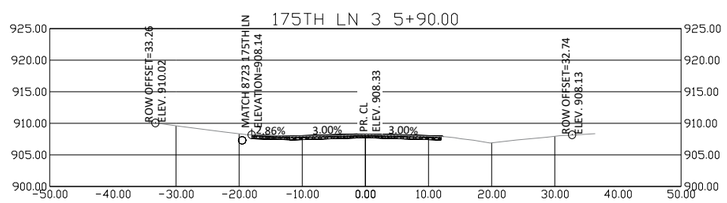
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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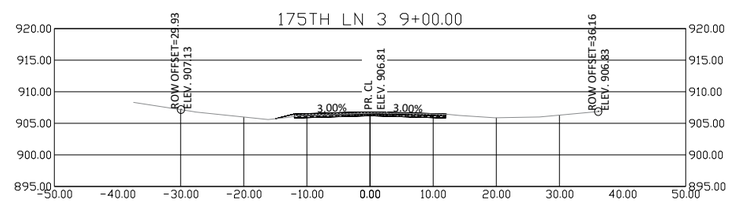
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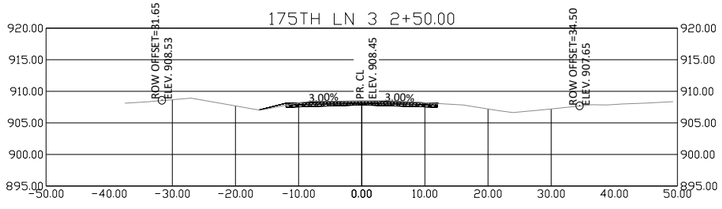
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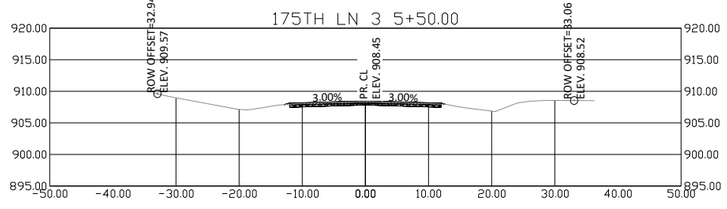
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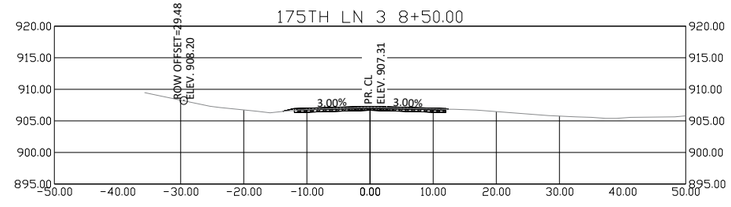


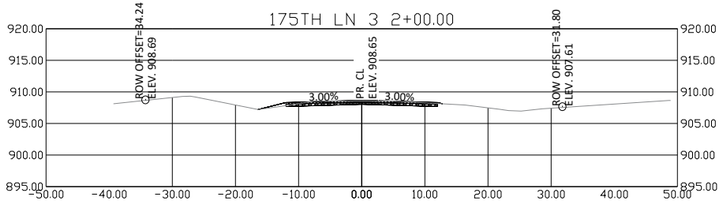


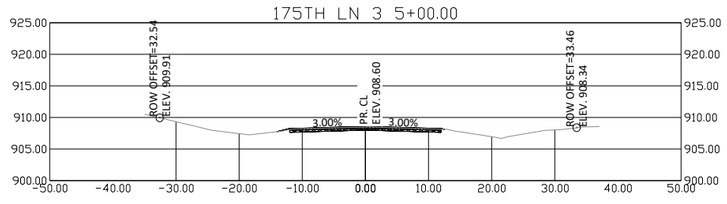


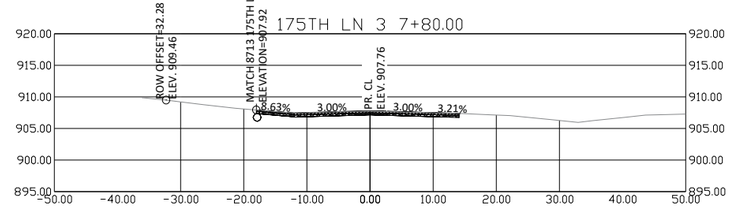


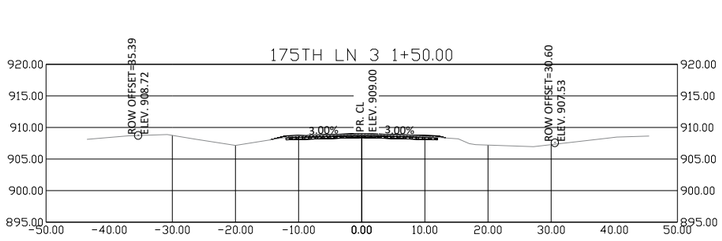


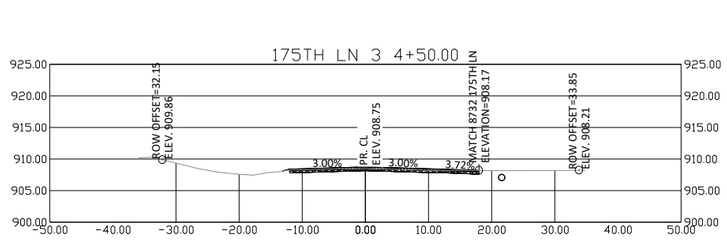


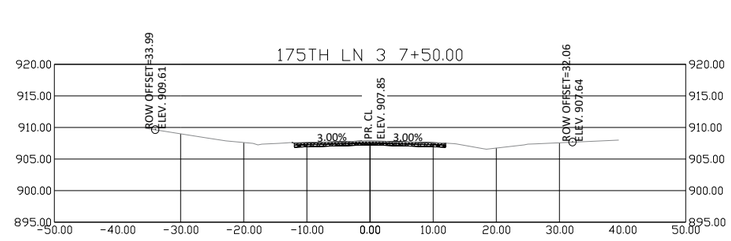


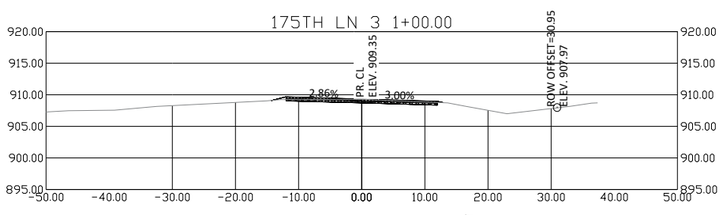


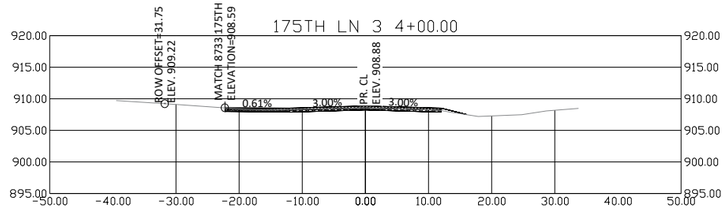


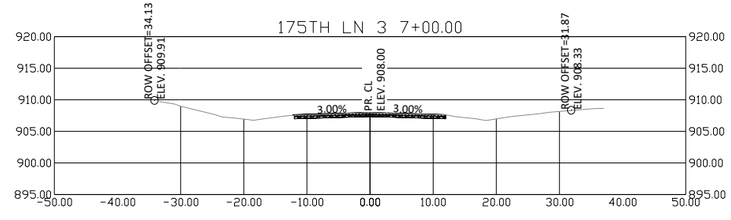


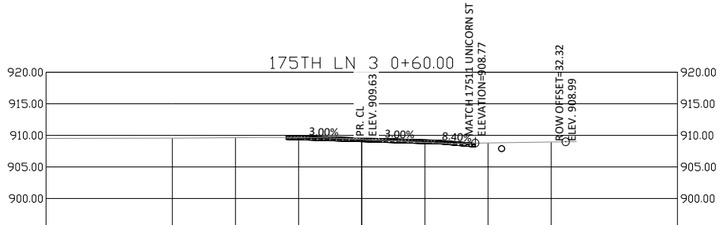


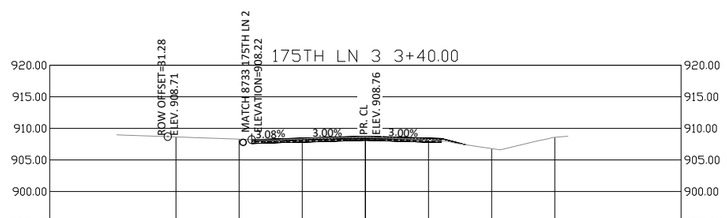


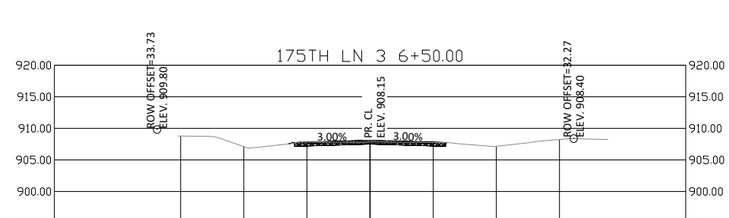












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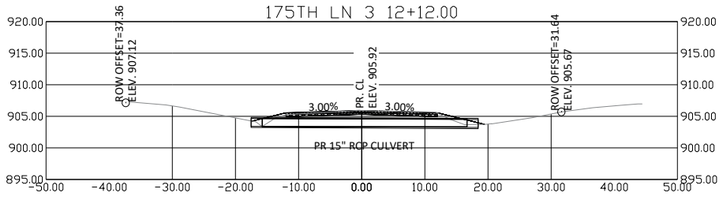
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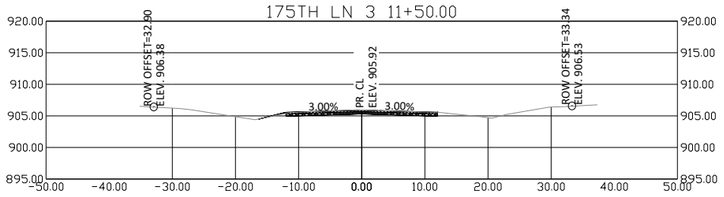
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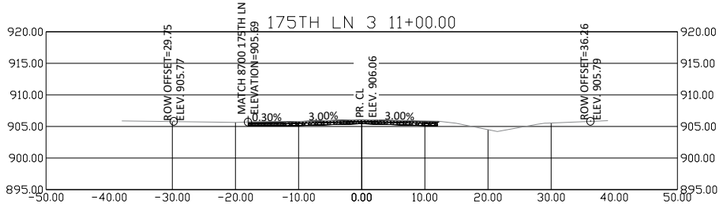
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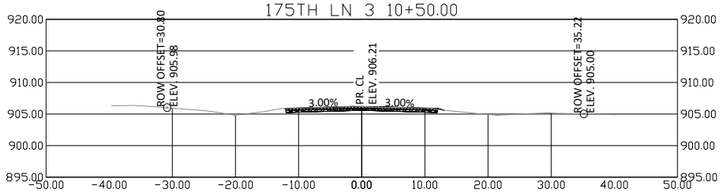
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CITY OF RAMSEY, MINNESOTA

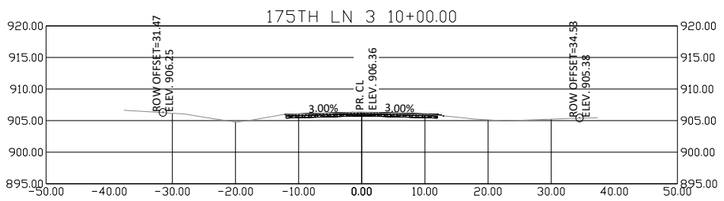
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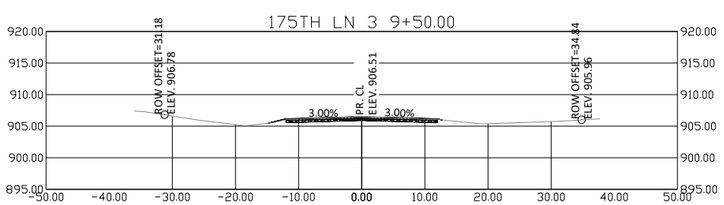


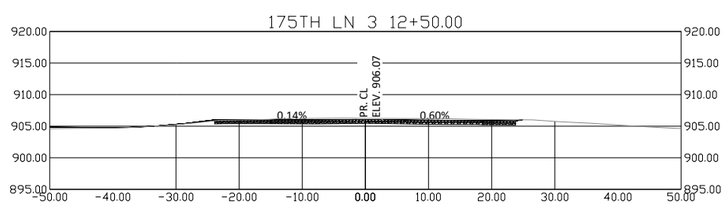












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Joe Feriancek

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Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

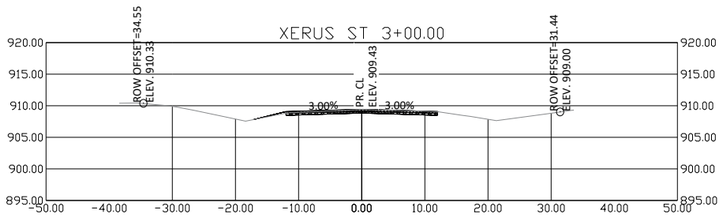
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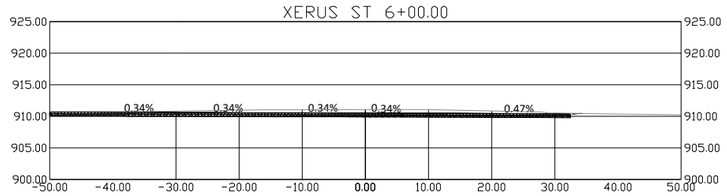
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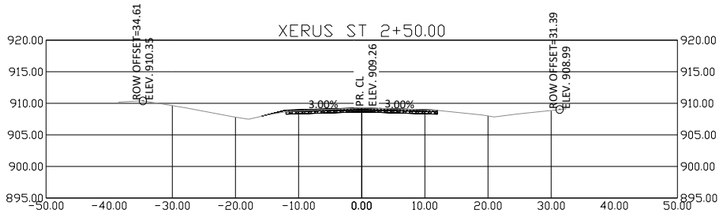
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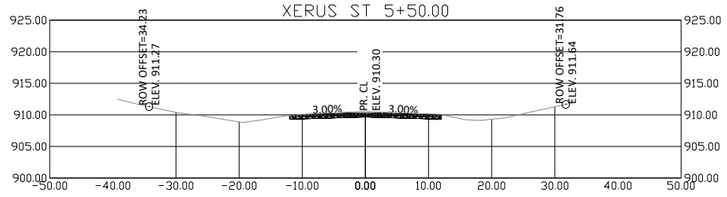
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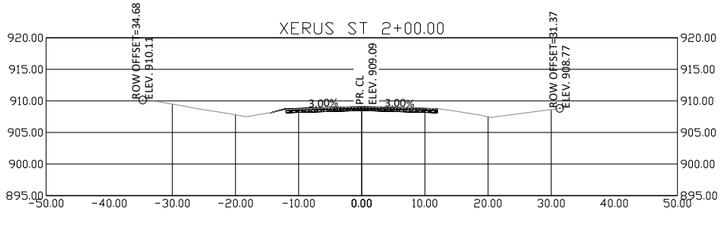
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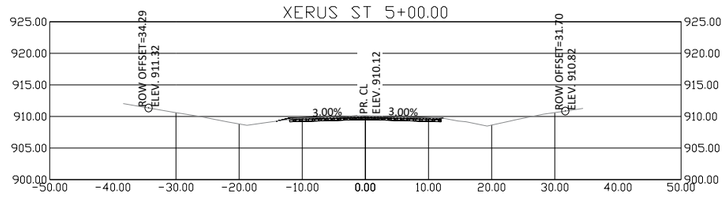


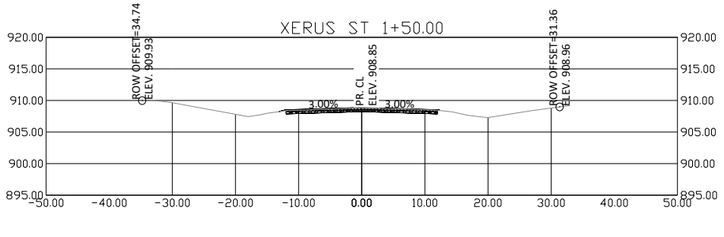


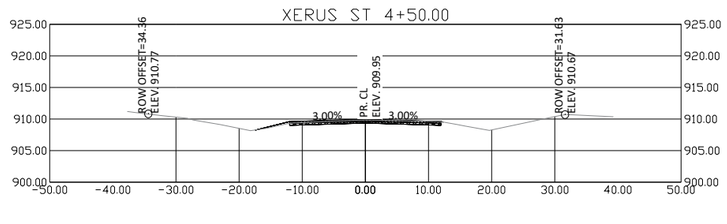


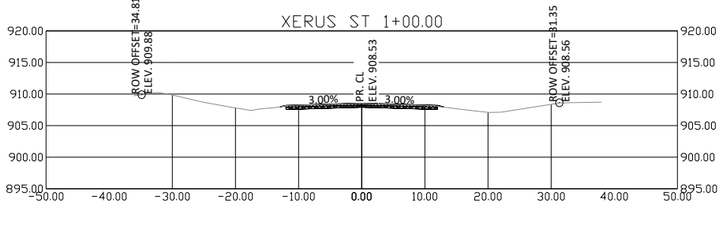


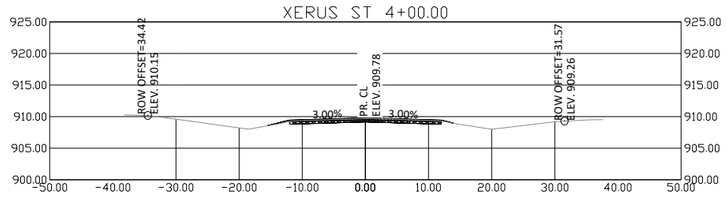


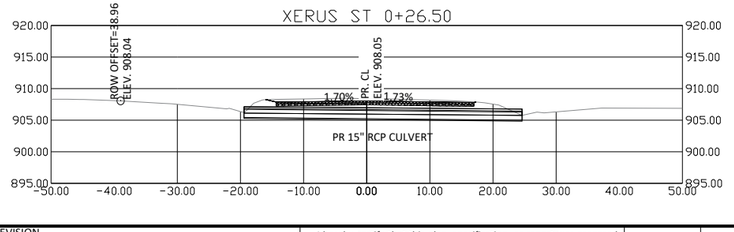


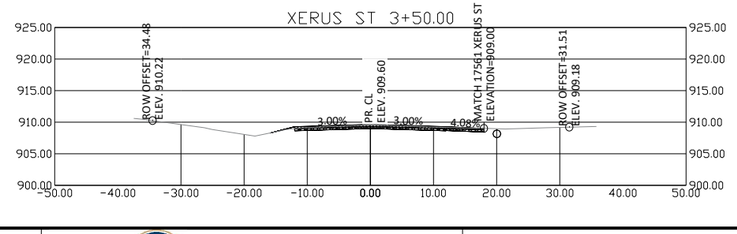












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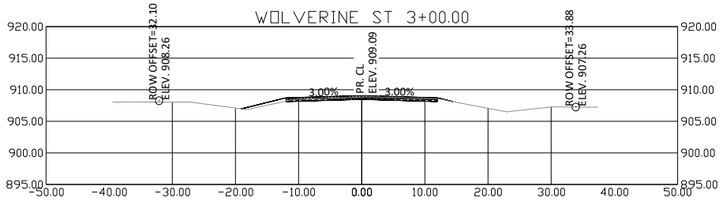
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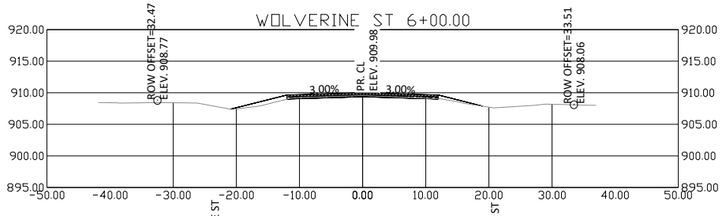
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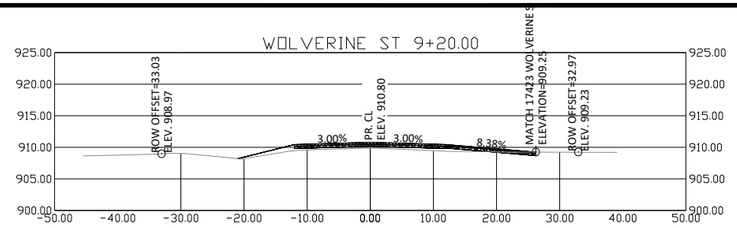
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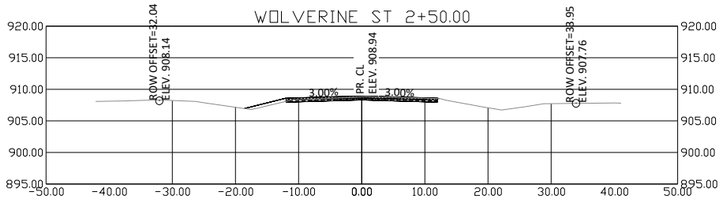
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

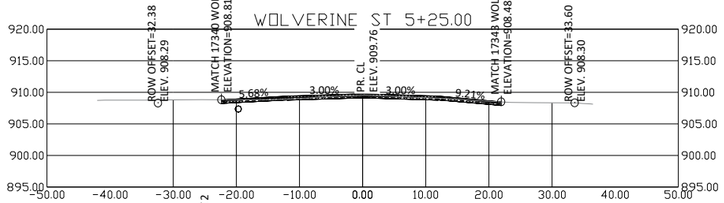
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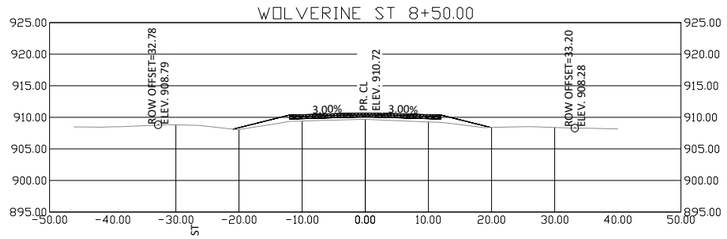


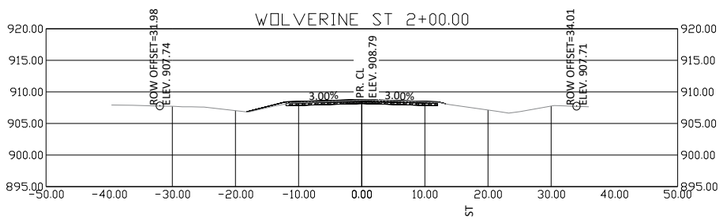


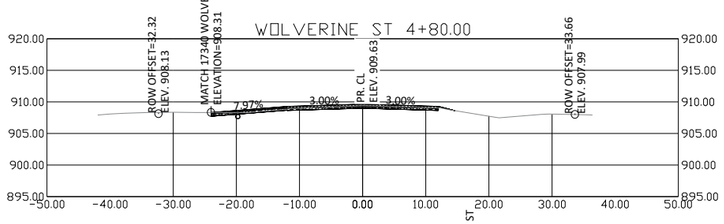


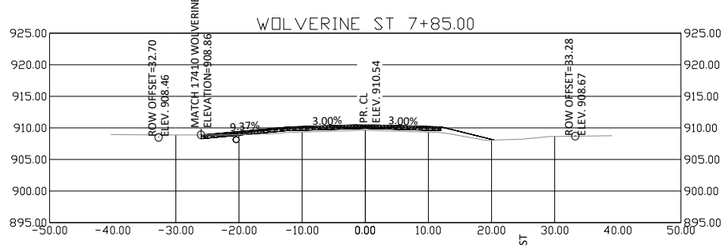


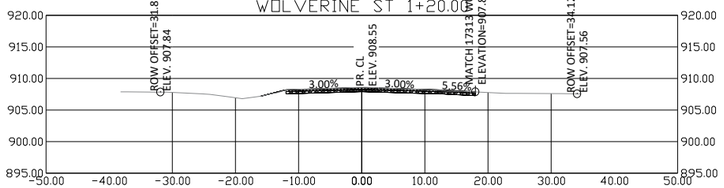


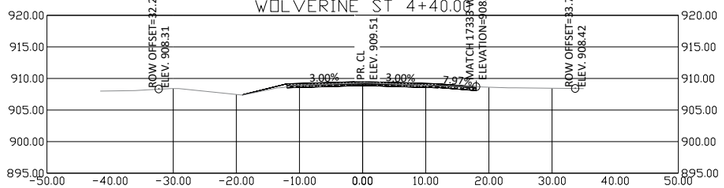


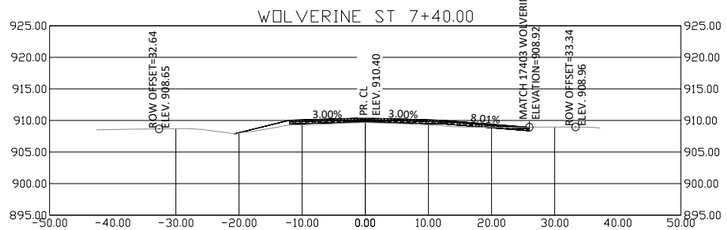


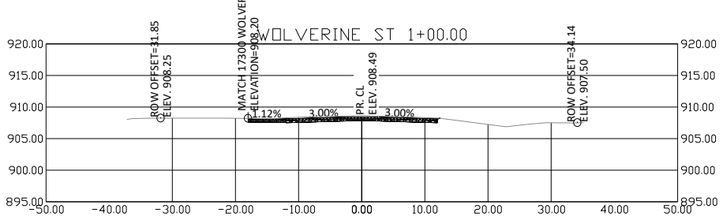


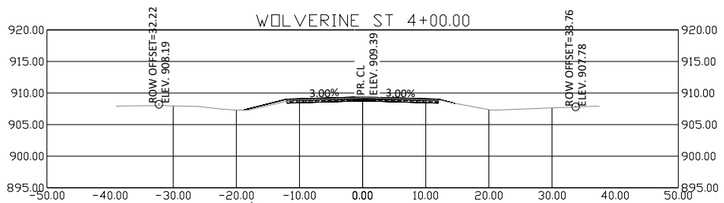


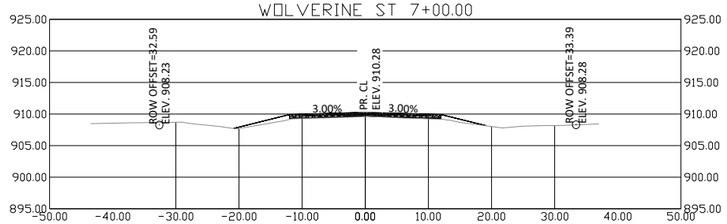


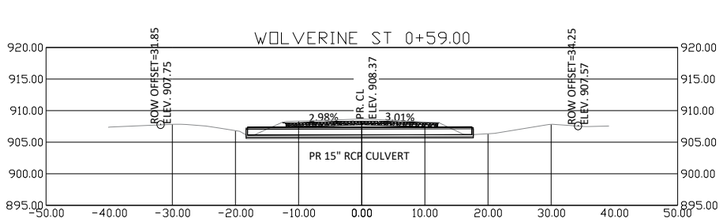


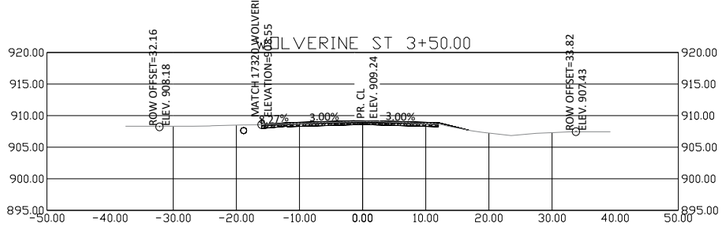


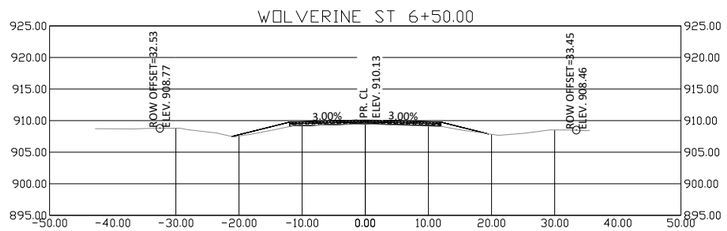












DATE	REVISION

Dec 22, 2025 - 4:10pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

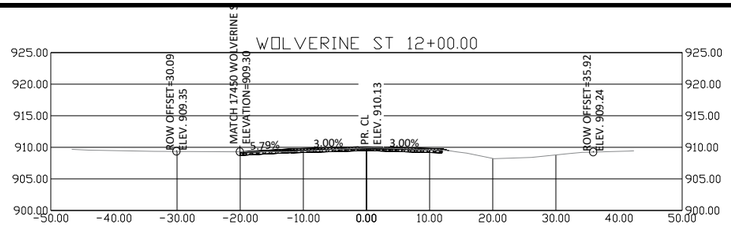
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DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

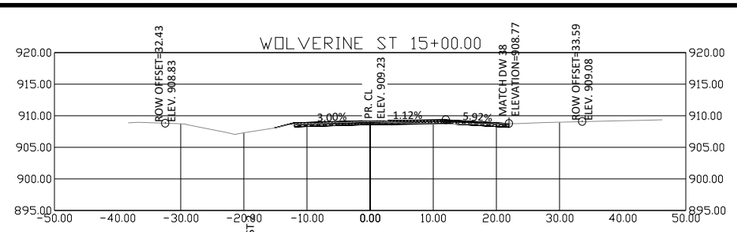
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

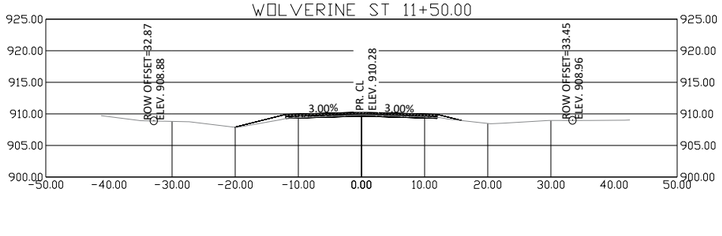
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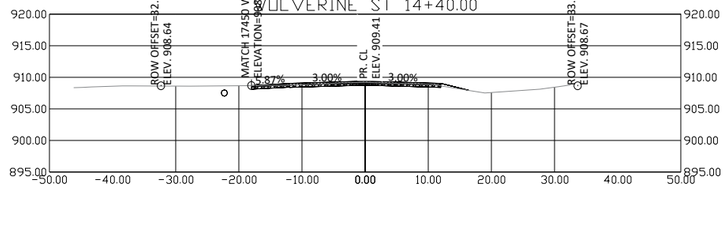
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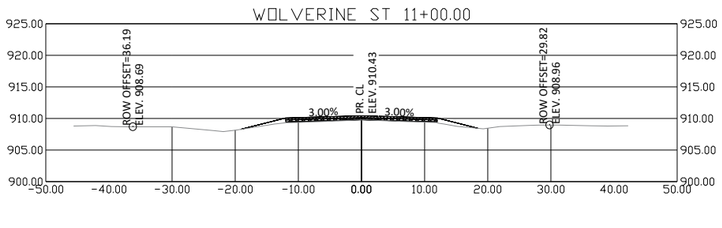
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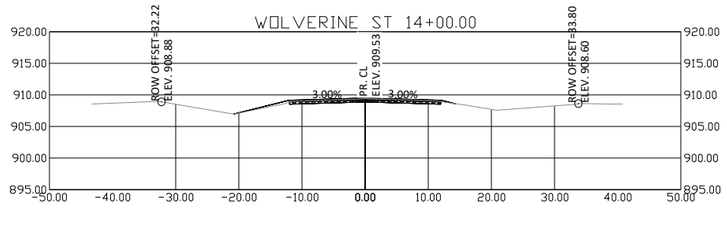


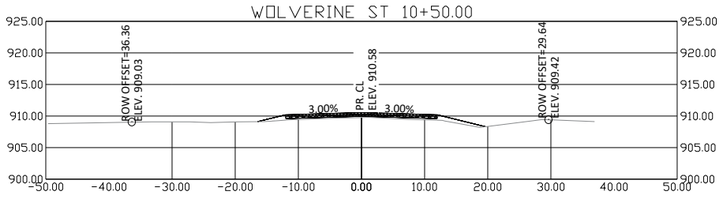


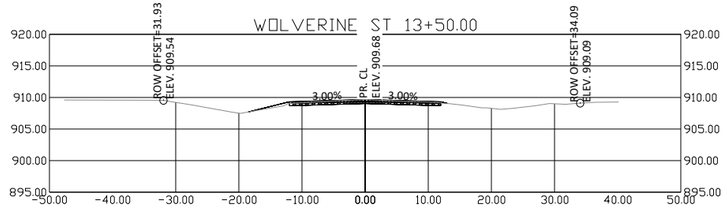


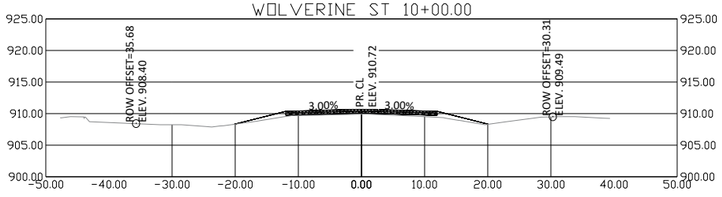


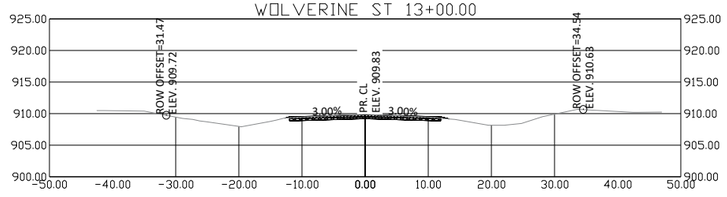


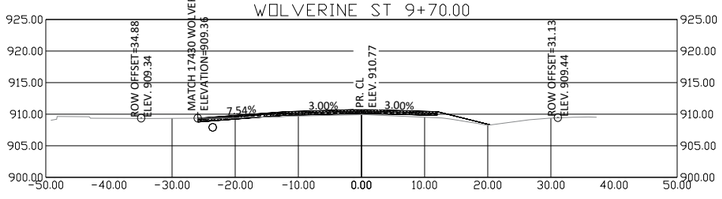


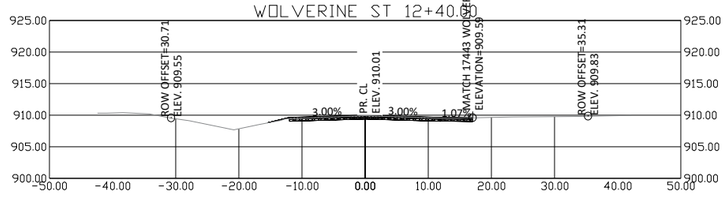












DATE	REVISION

Dec 22, 2025 - 4:10pm
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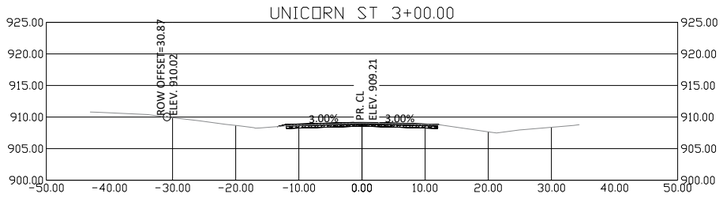
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

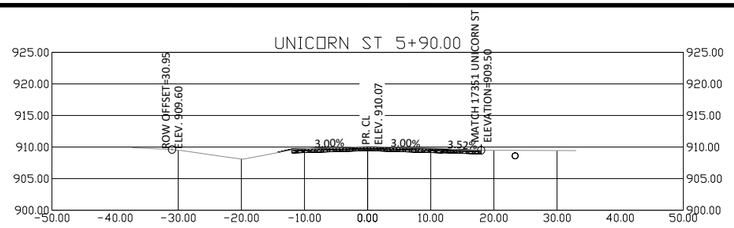
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DRAWN BY:	LWC	DATE:	12/23/25
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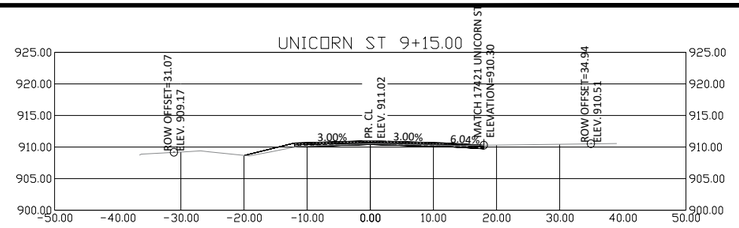
CITY OF RAMSEY
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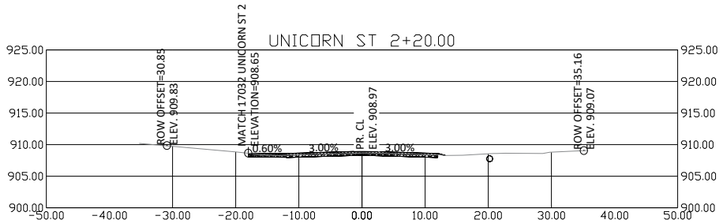
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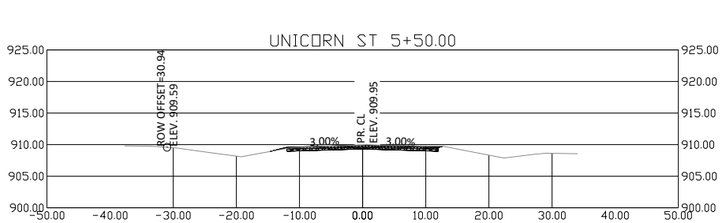
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CITY PROJECT NO. 26-04
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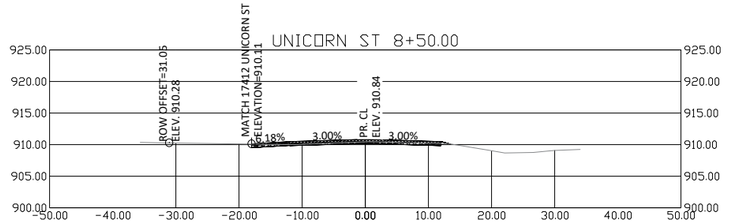


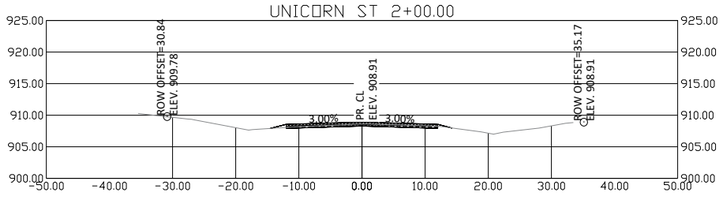


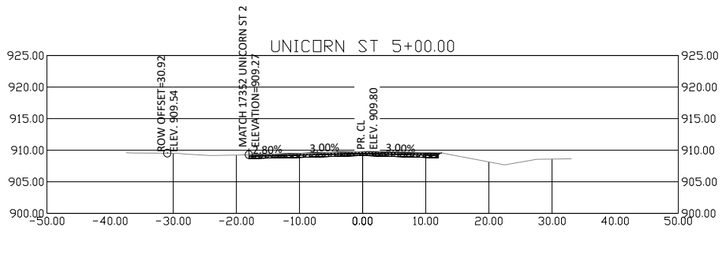


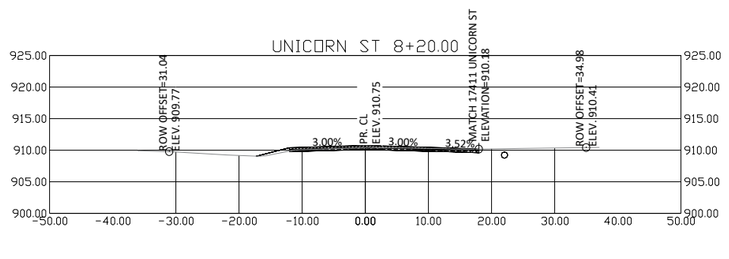


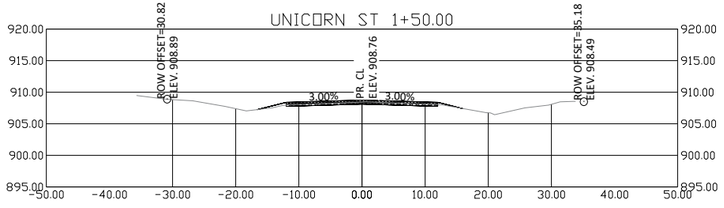


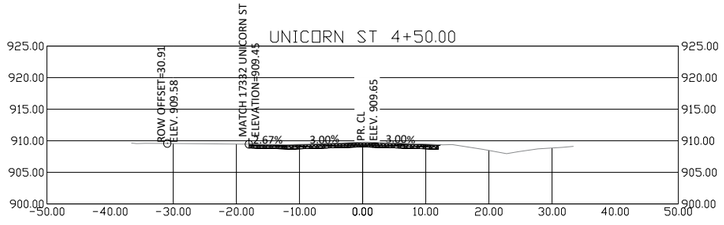


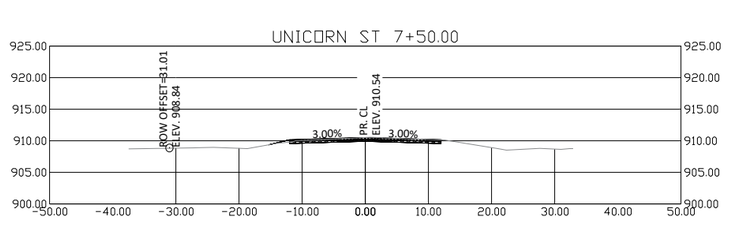


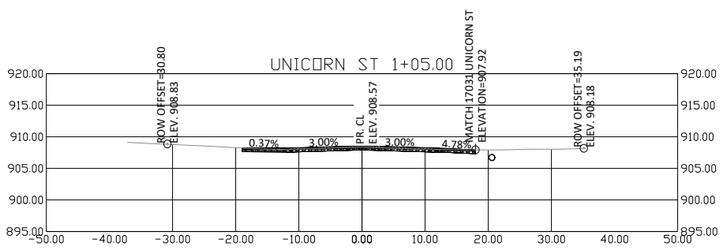


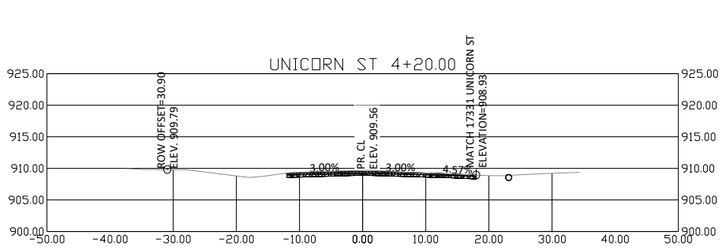


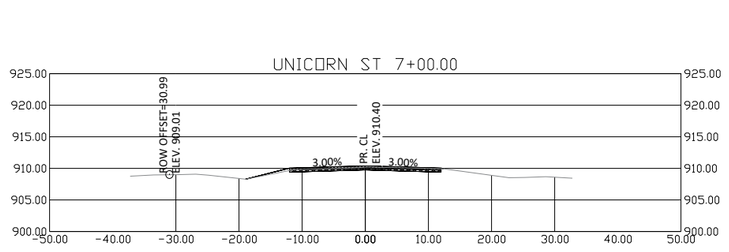


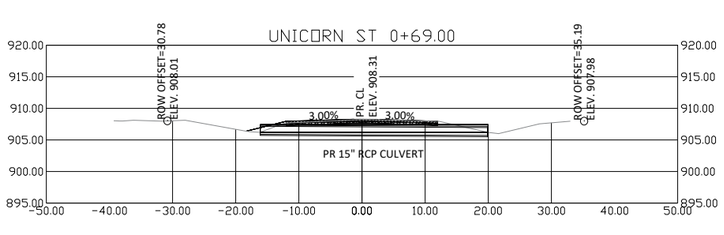


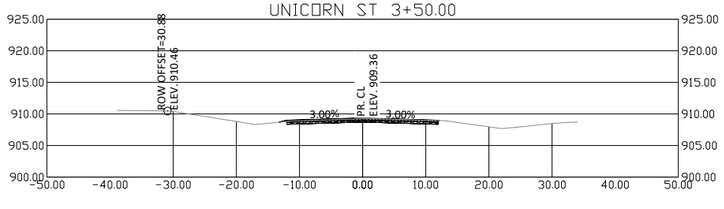


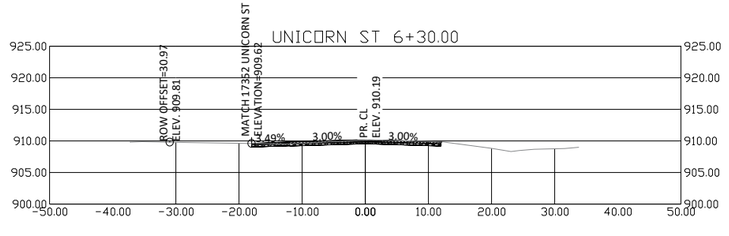












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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

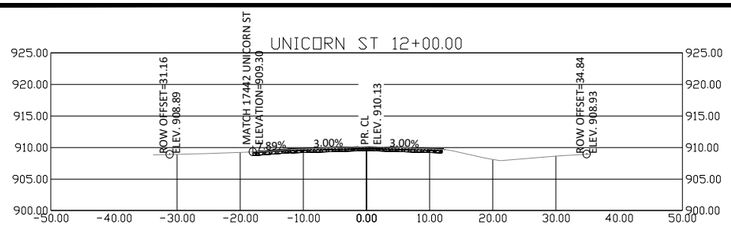
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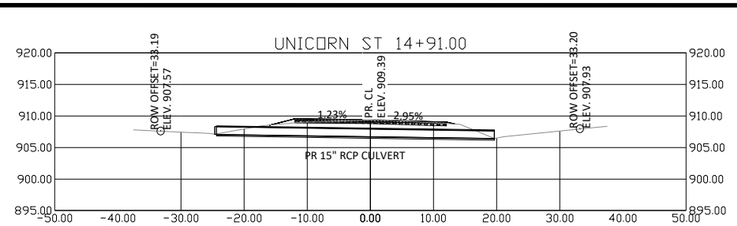
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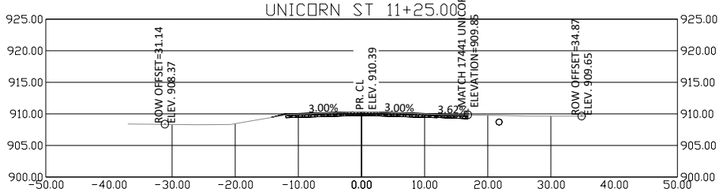
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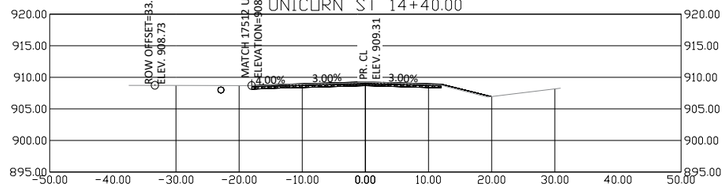
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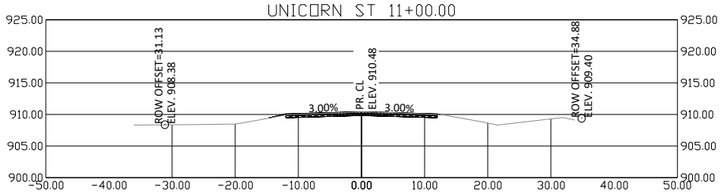
SHEET 092 OF 104 SHEETS

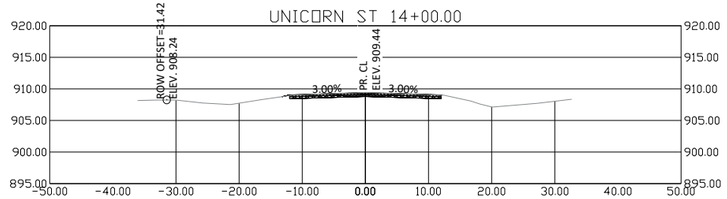


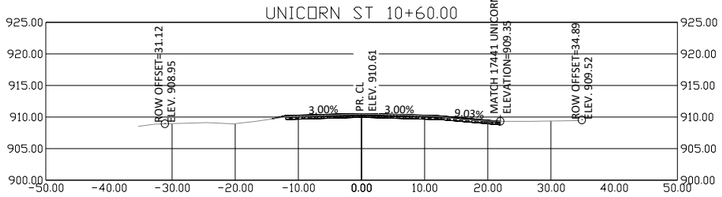


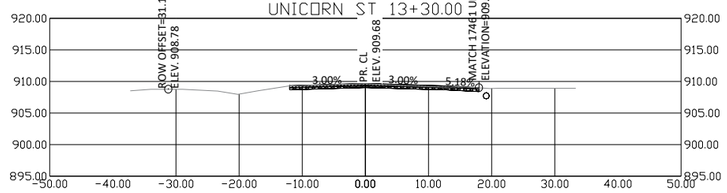


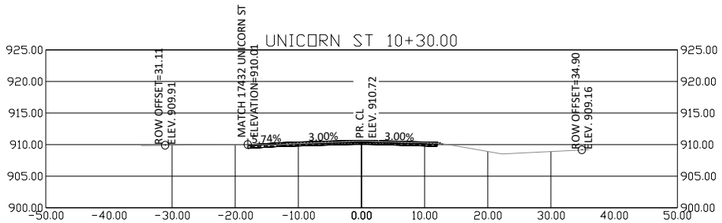


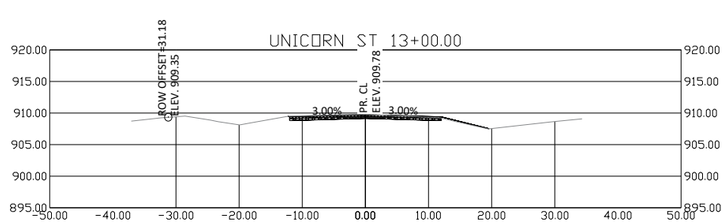


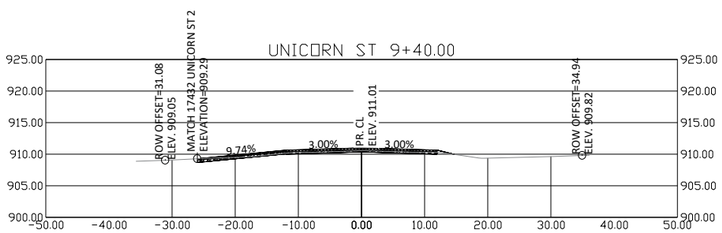


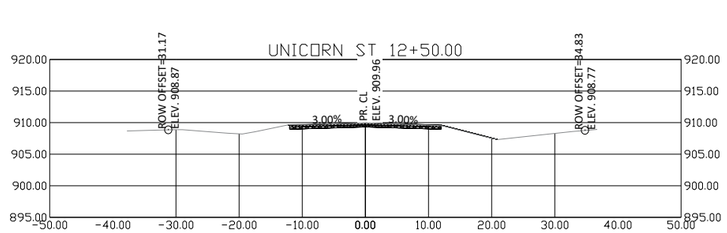


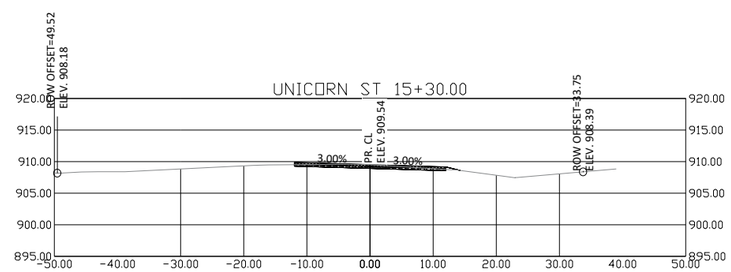












DATE	REVISION

Dec 22, 2025 - 4:12pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

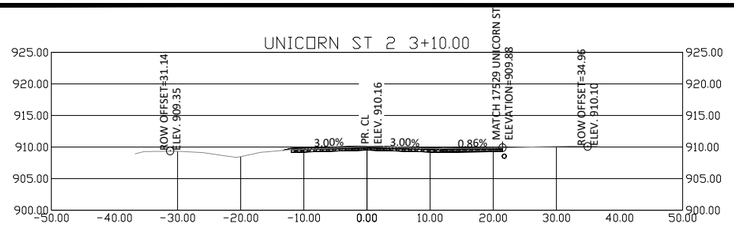
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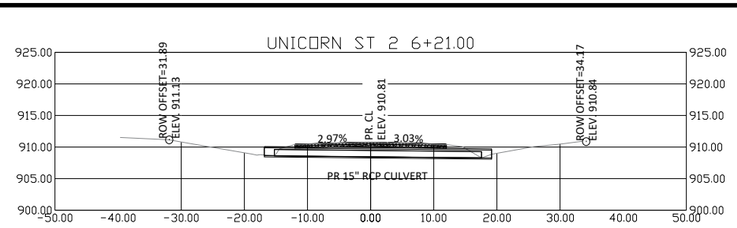
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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

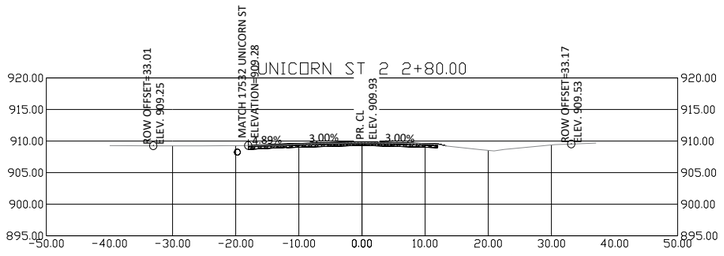
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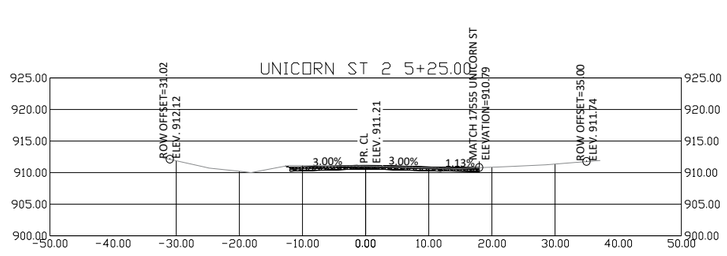
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

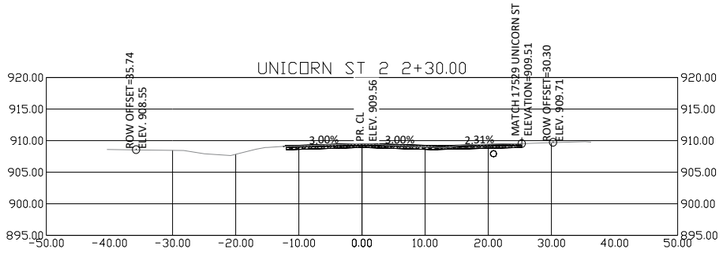
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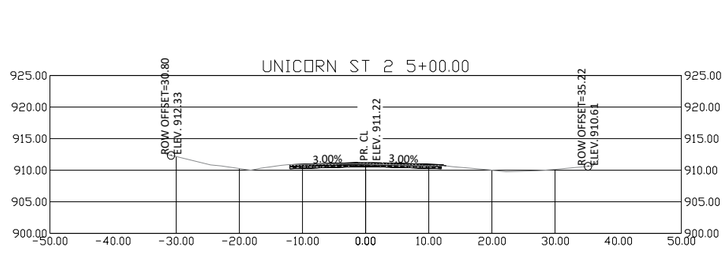


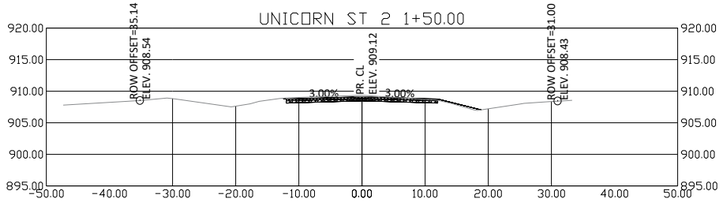


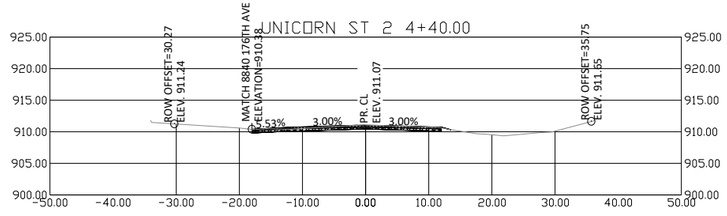


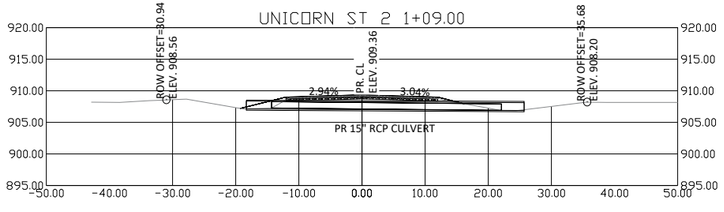


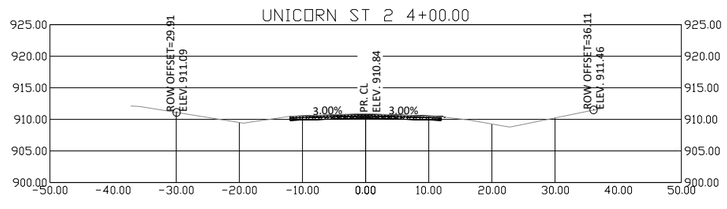


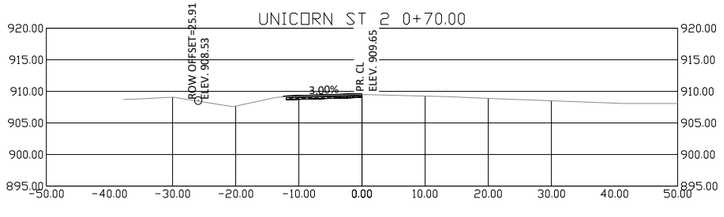


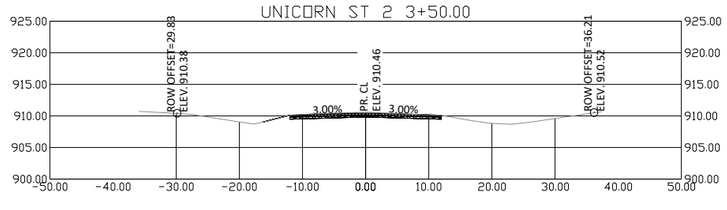


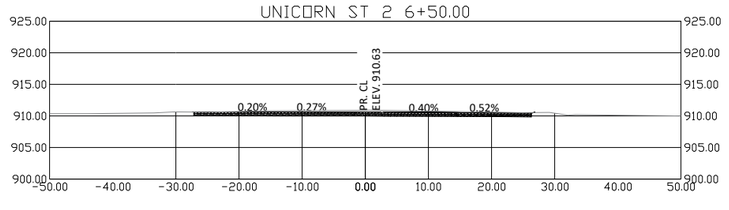












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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

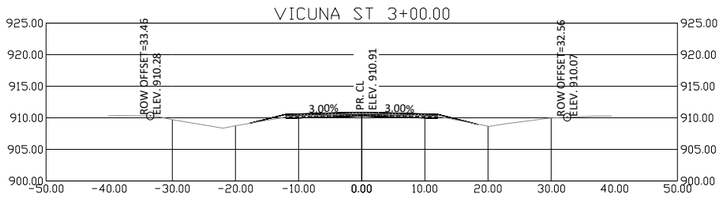
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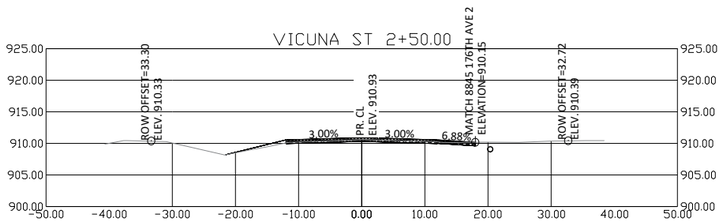
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

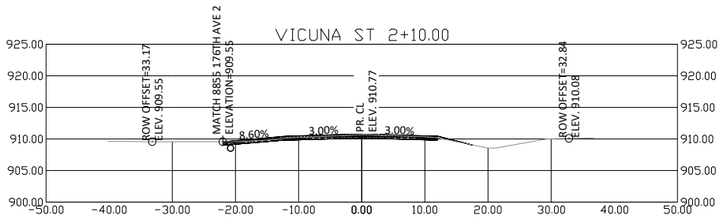
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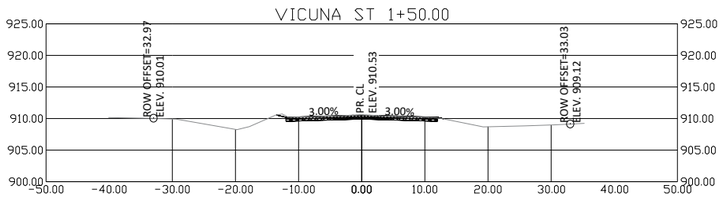
COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

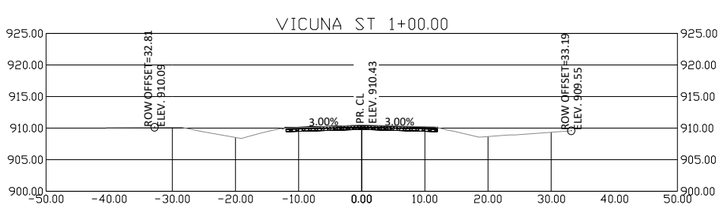
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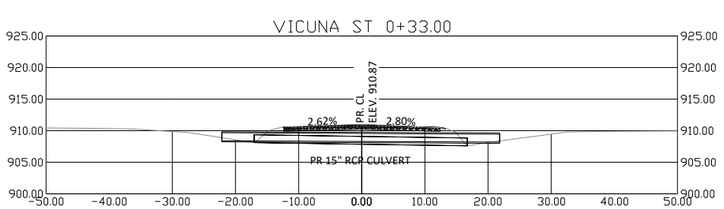


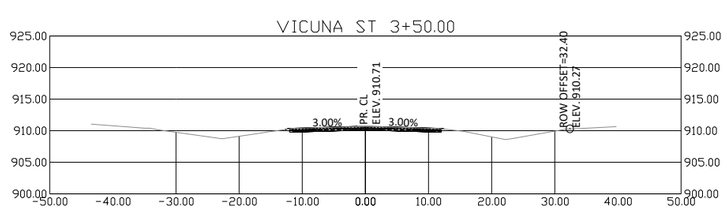












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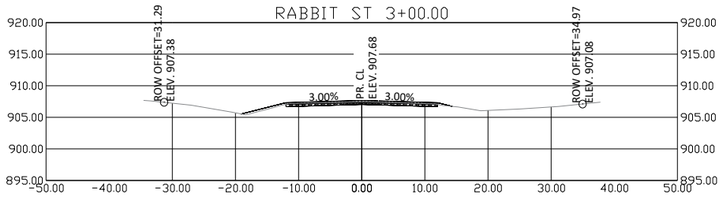
JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

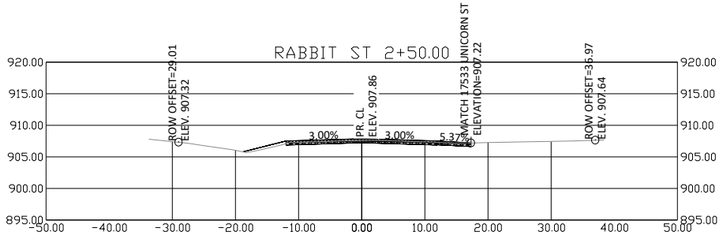
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DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

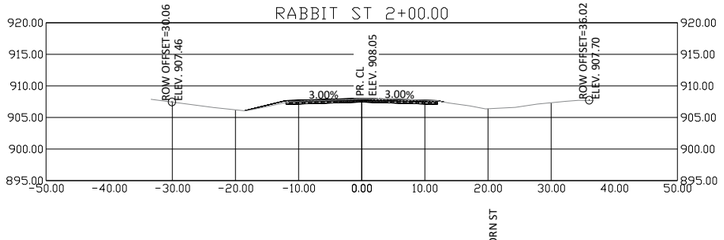
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

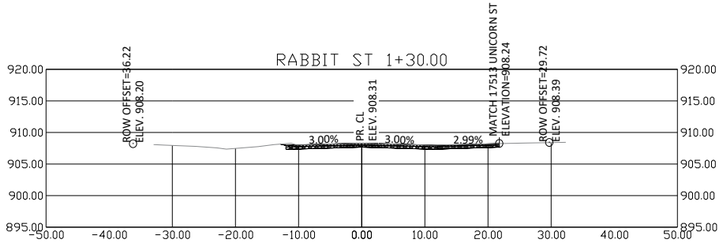
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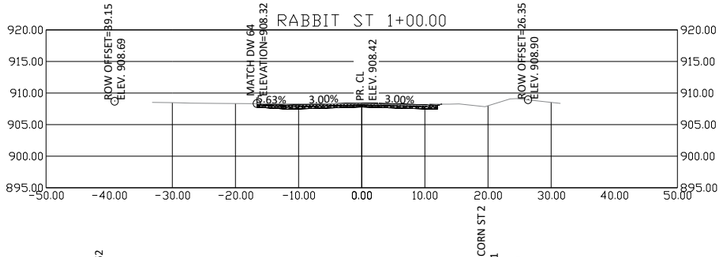
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

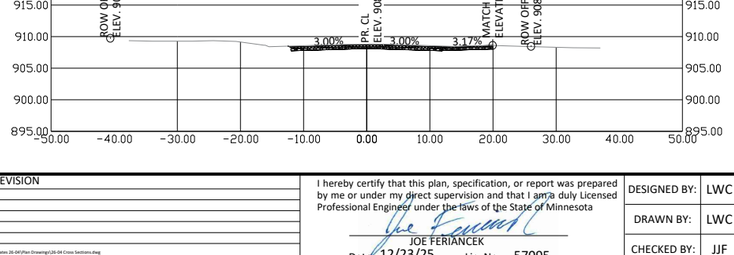


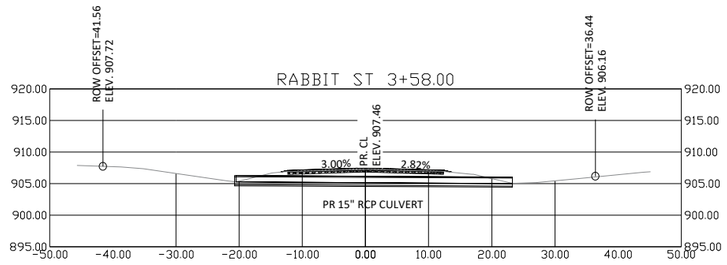


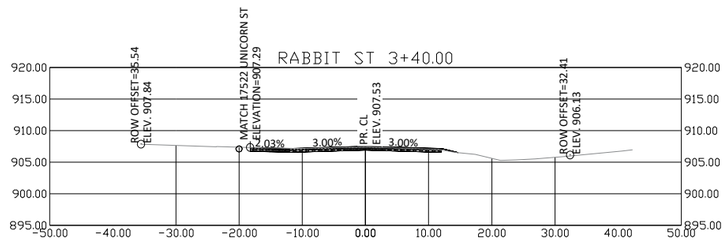












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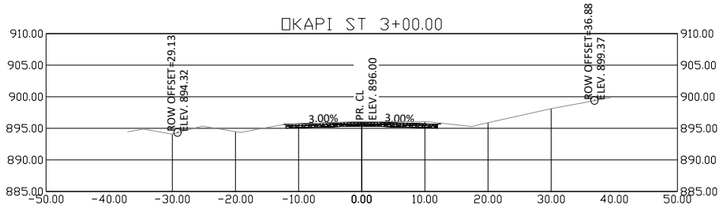
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DRAWN BY:	LWC	DATE:	12/23/25
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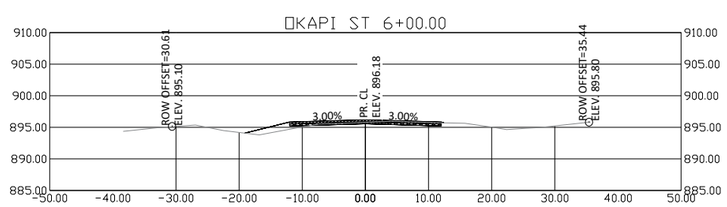
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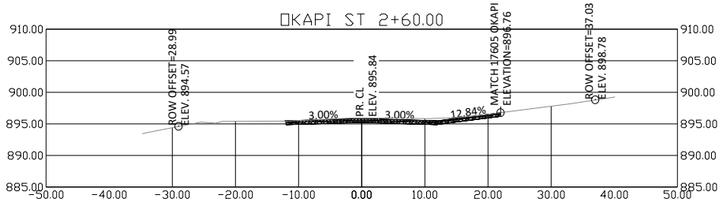
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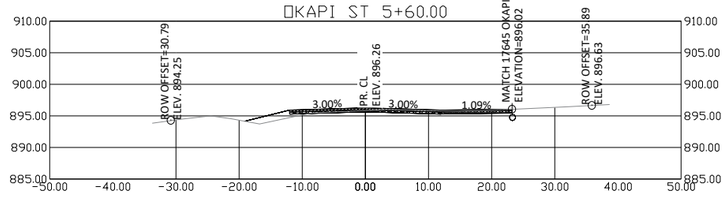
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

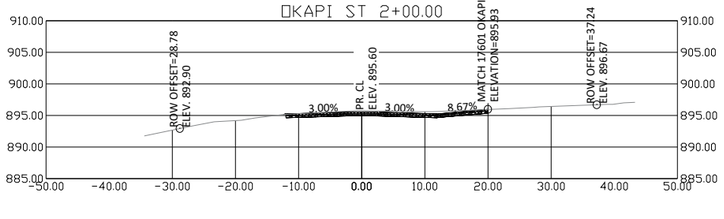
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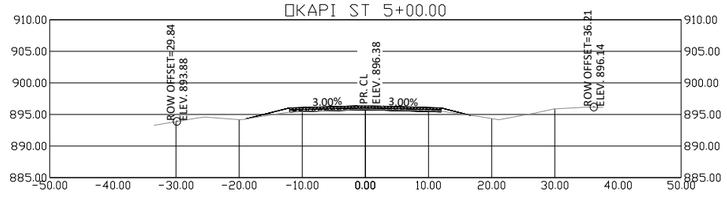


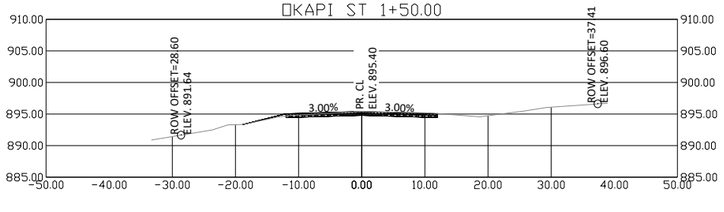


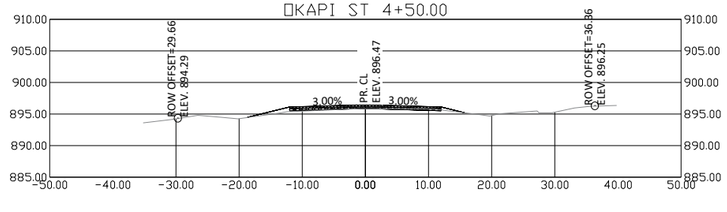


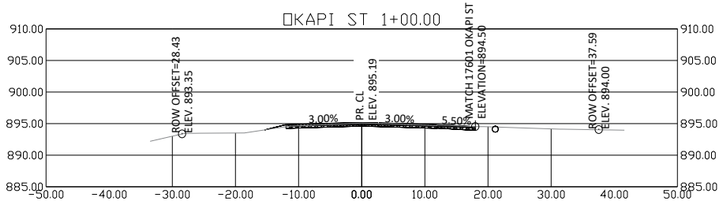


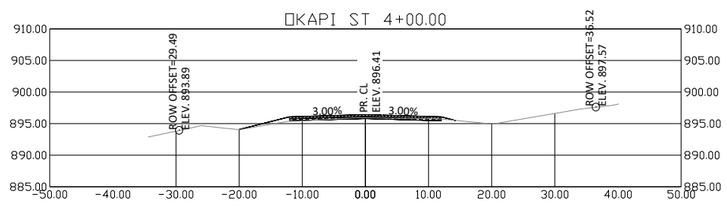


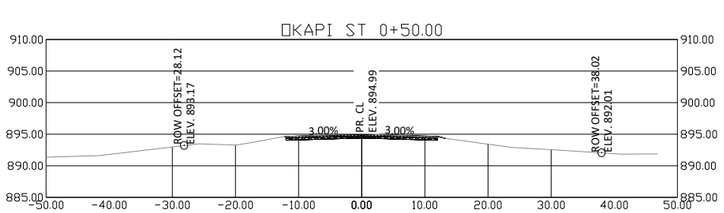


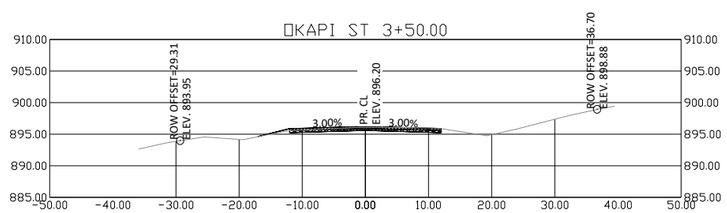


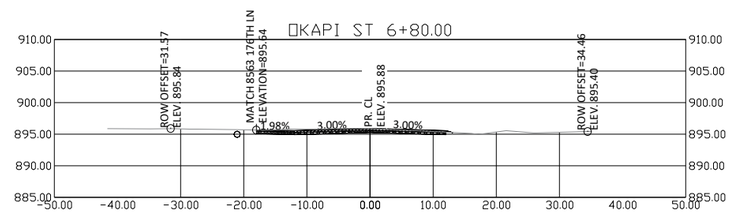












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Joe Feriancek

JOE FERIANCEK

Date 12/23/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

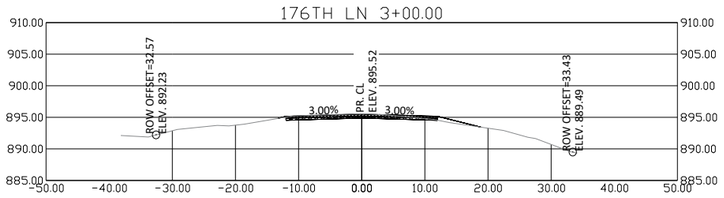
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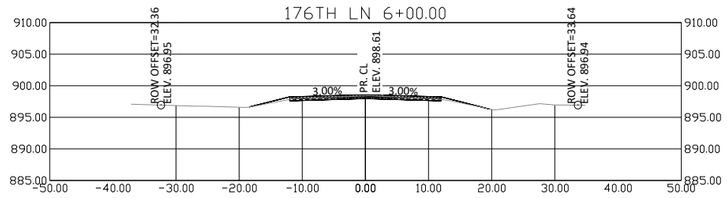
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

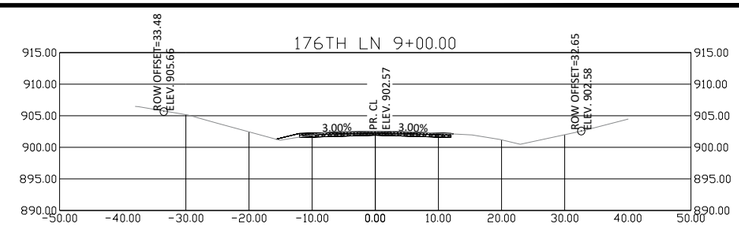
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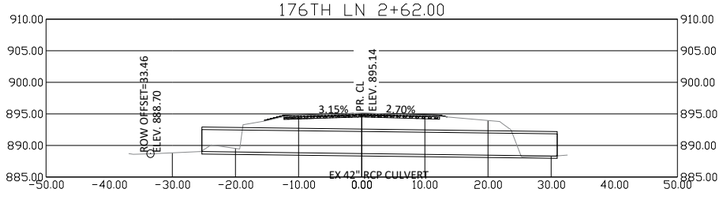
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

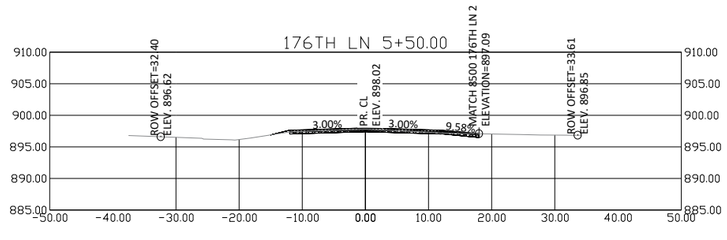
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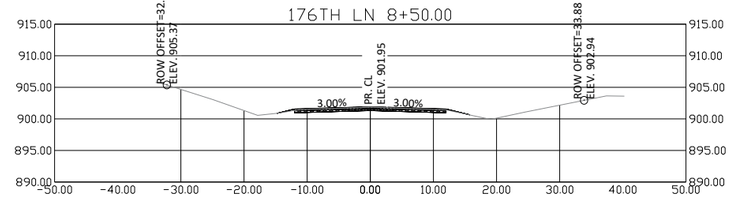


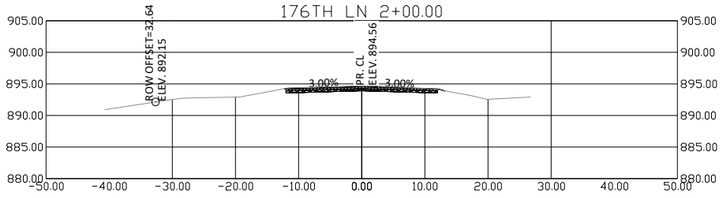


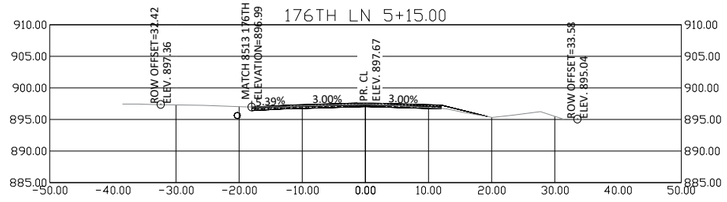


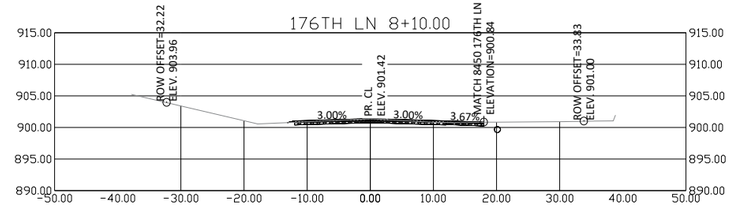


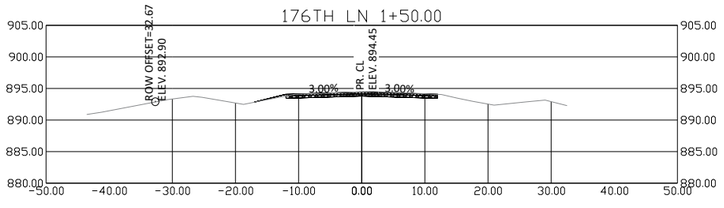


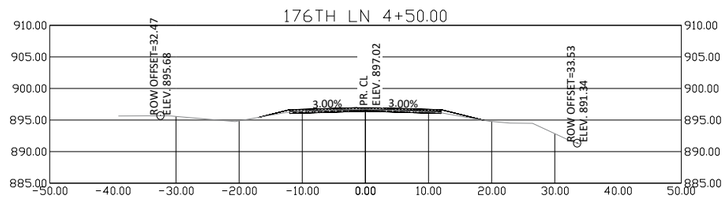


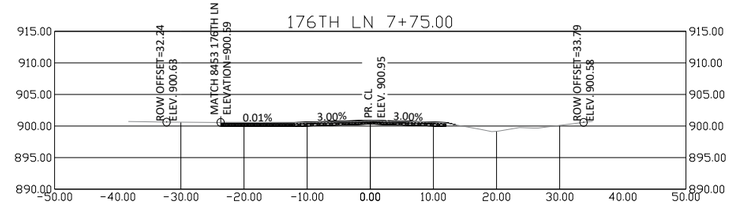


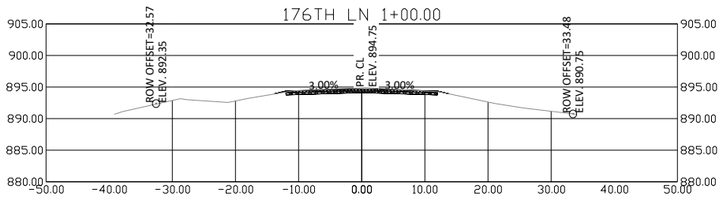


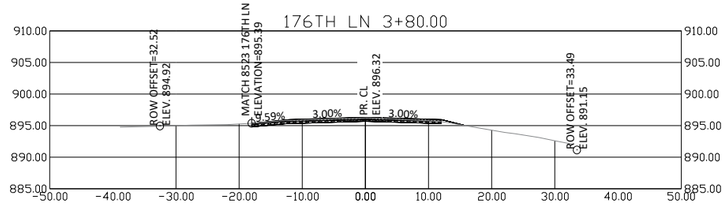


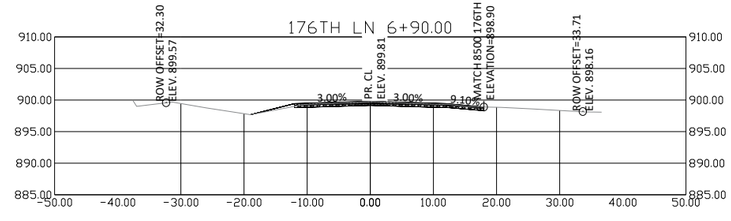


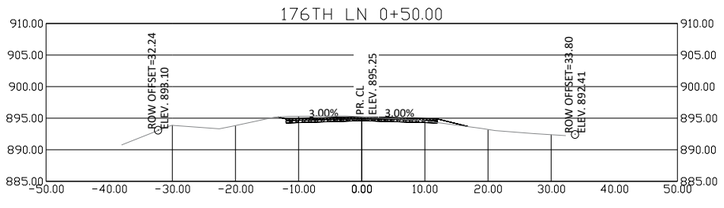


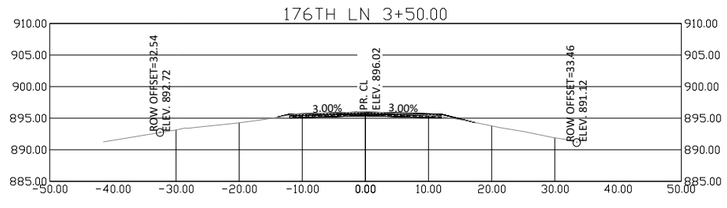


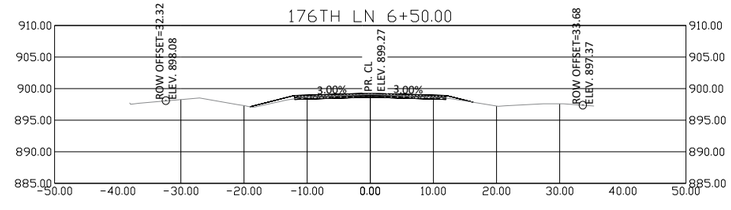












DATE	REVISION

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JOE FERIANCEK
Date 12/23/25 Lic. No. 57095

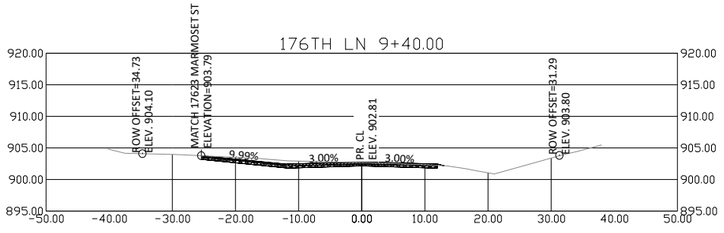
DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

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RAMSEY, MN 55303
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CROSS SECTIONS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 098 OF 104 SHEETS



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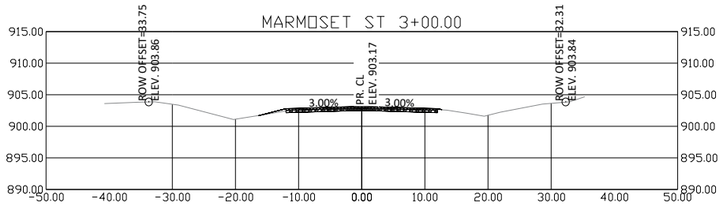
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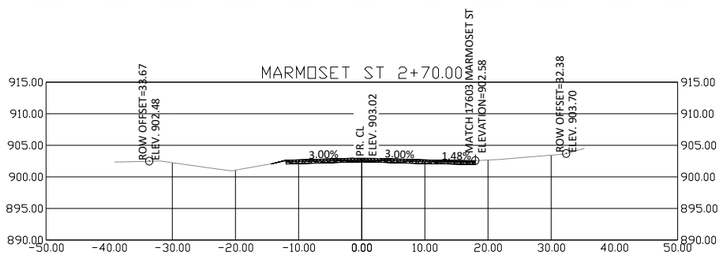
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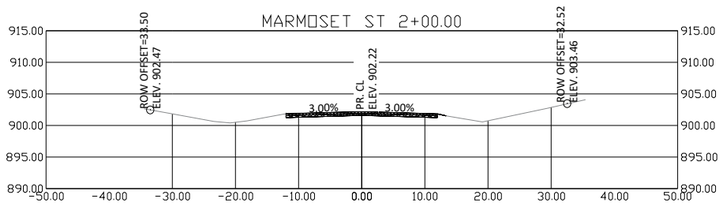
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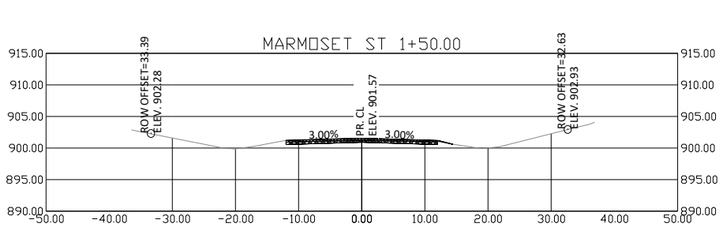
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CITY OF RAMSEY, MINNESOTA

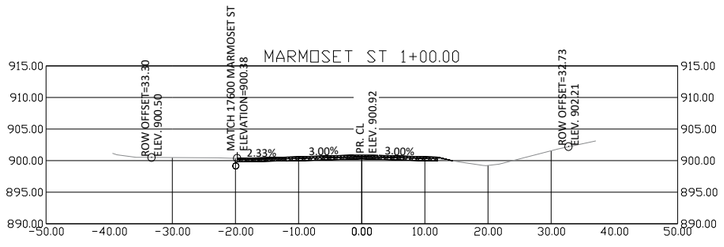
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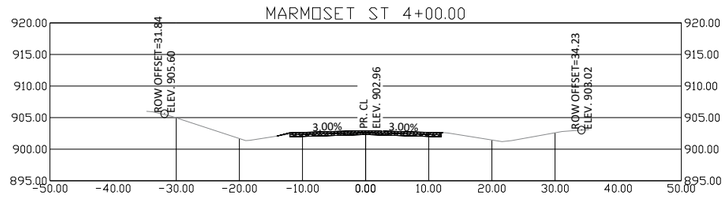


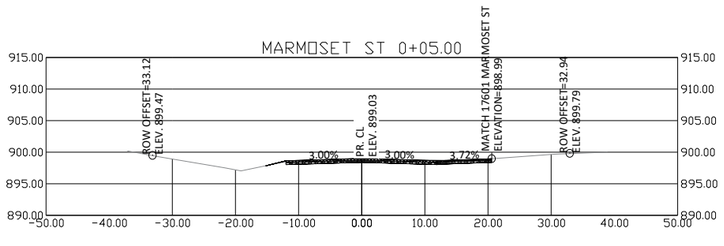


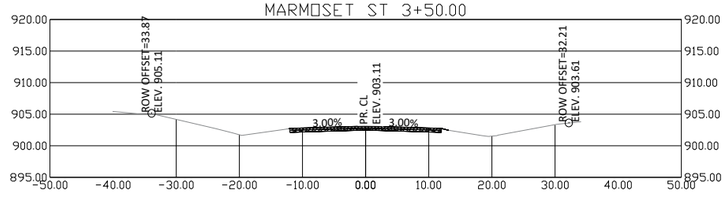












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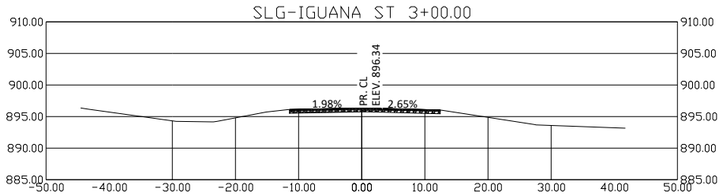
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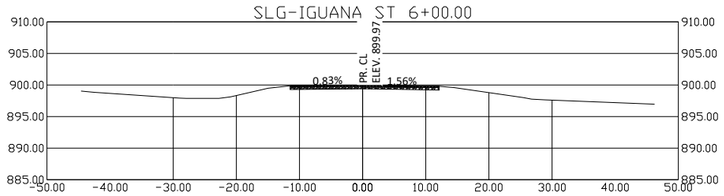
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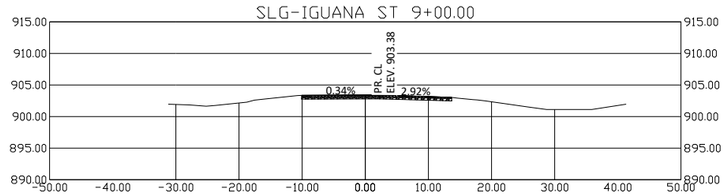
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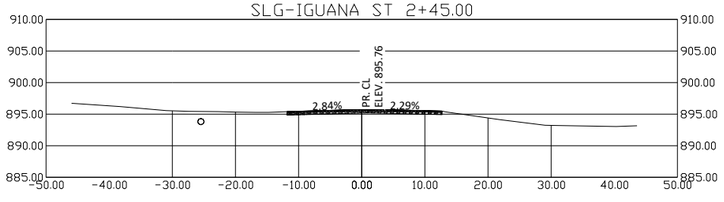
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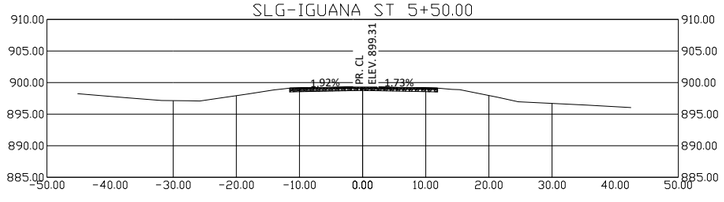
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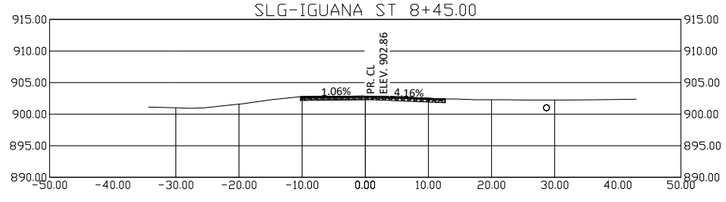


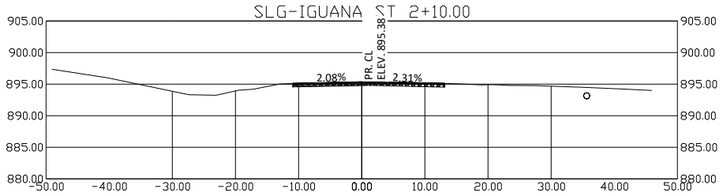


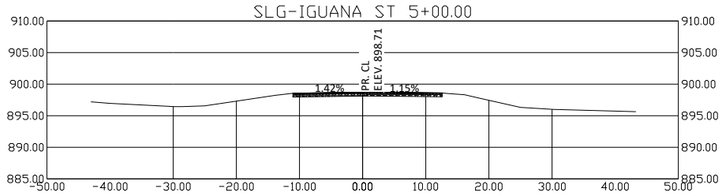


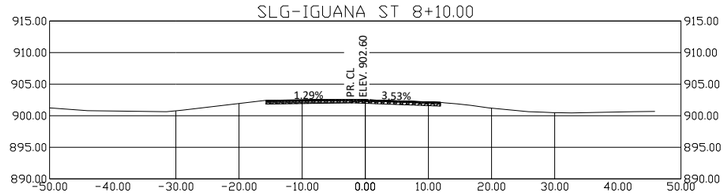


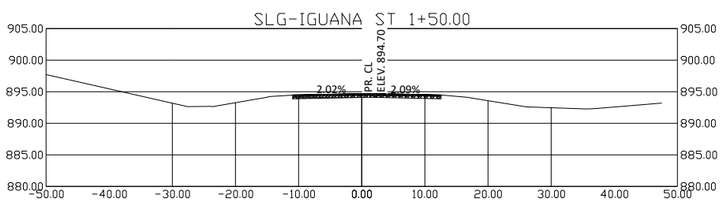


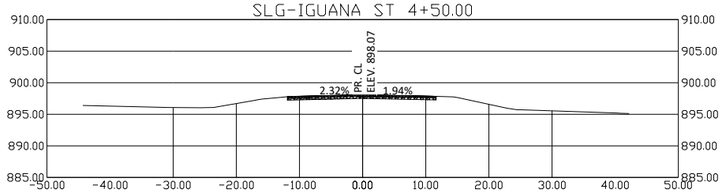


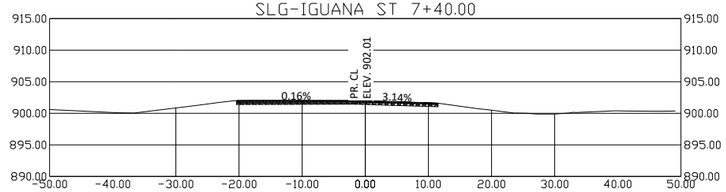


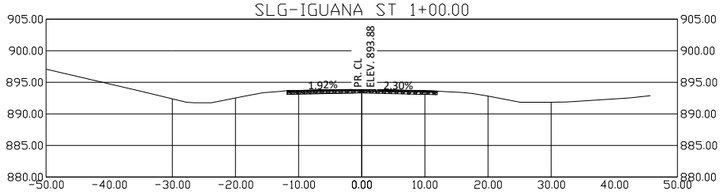


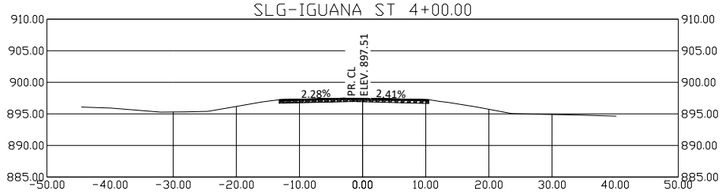


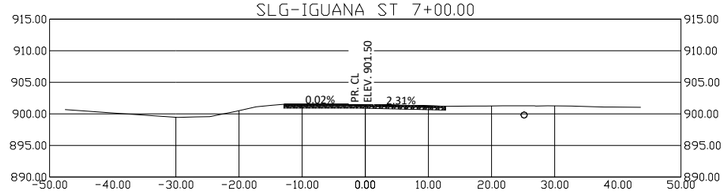


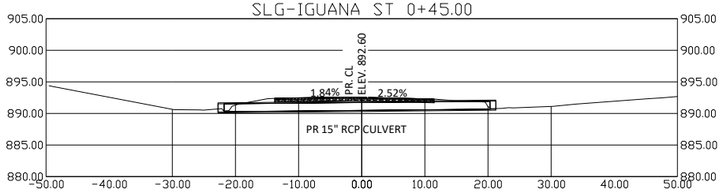


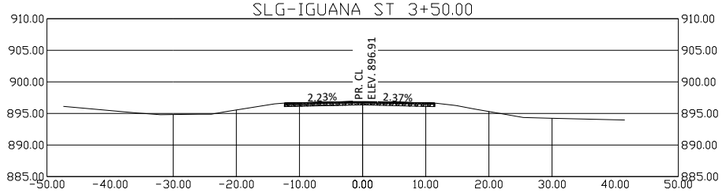


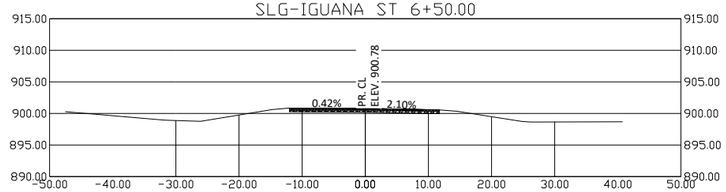












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Joe Feriancek

JOE FERIANCEK

Date 12/23/25 Lic. No. 57095

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DRAWN BY:	LWC	DATE: 12/23/25
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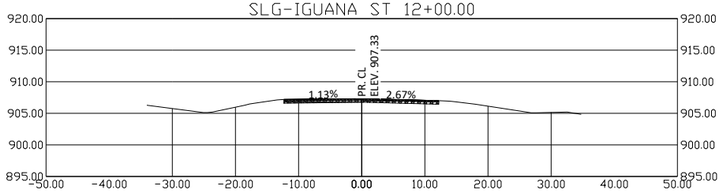
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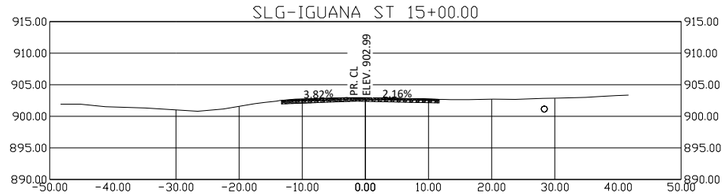
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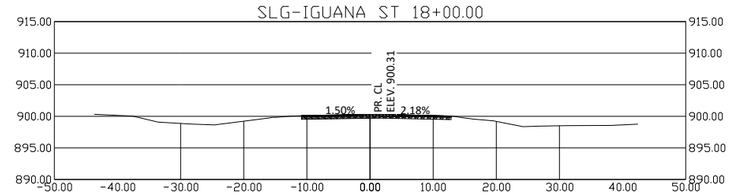
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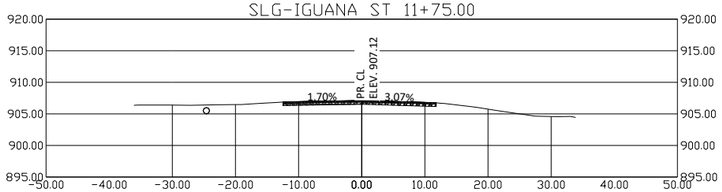
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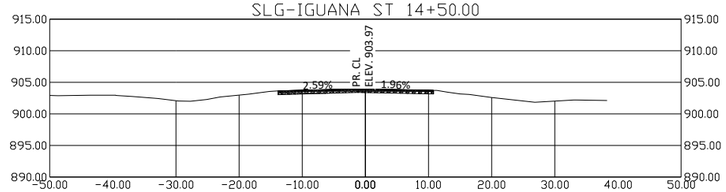
SHEET 101 OF 104 SHEETS

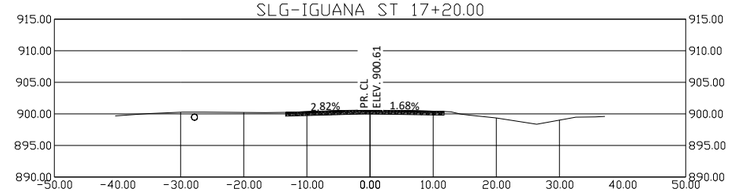


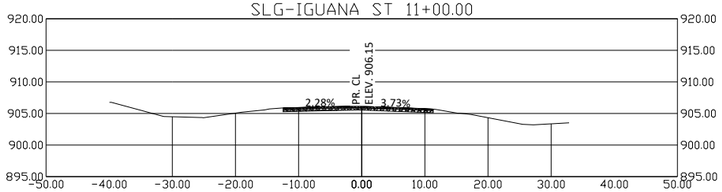


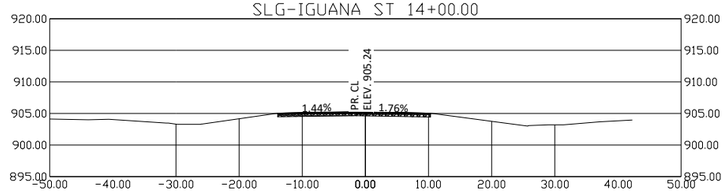


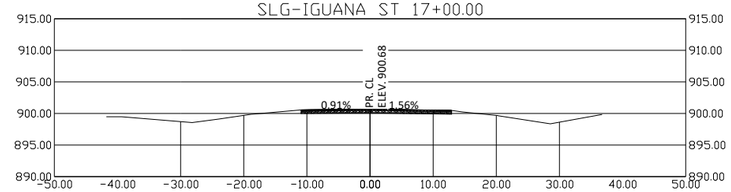


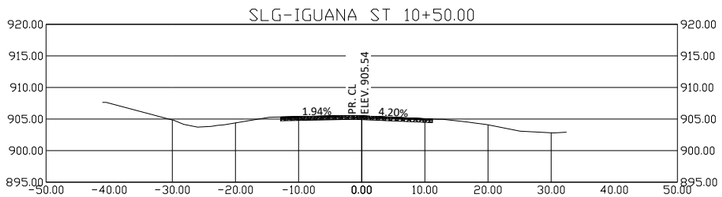


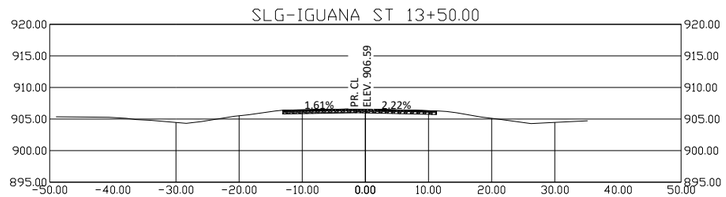


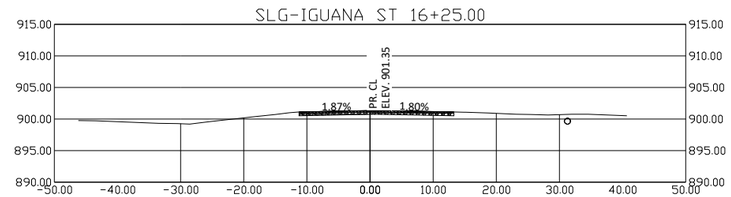


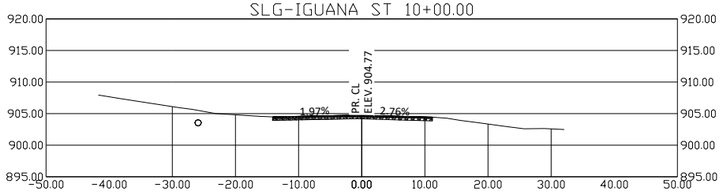


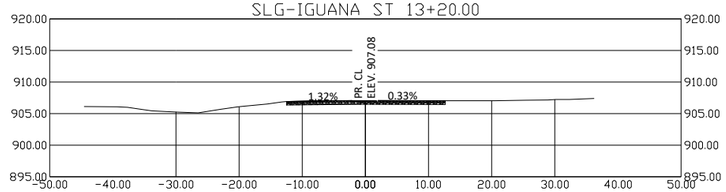


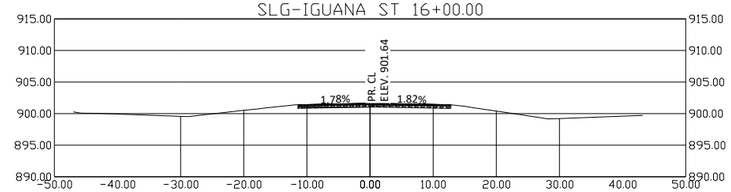


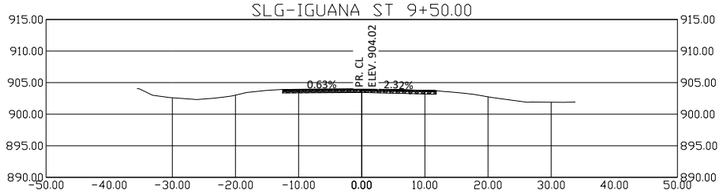


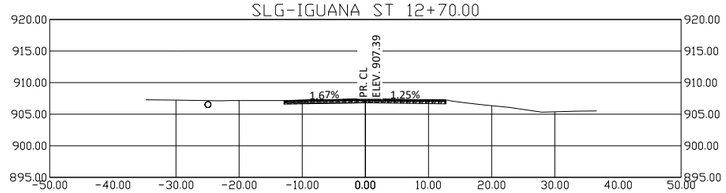


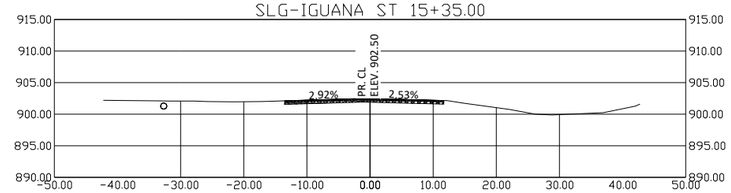












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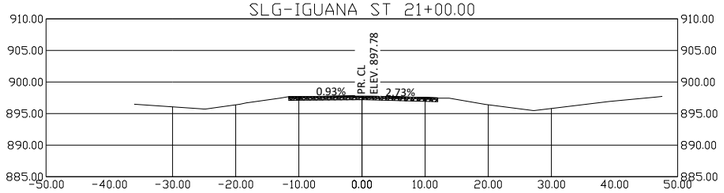
JOE FERIANCEK
Date: 12/23/25 57095

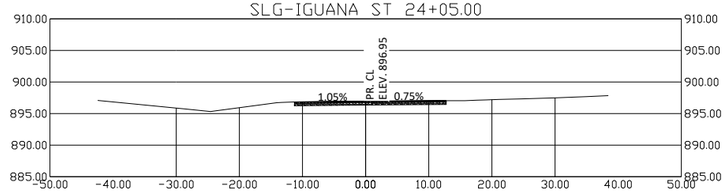
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DRAWN BY:	LWC	DATE: 12/23/25
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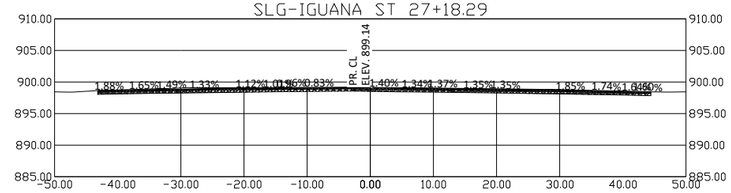
City of RAMSEY
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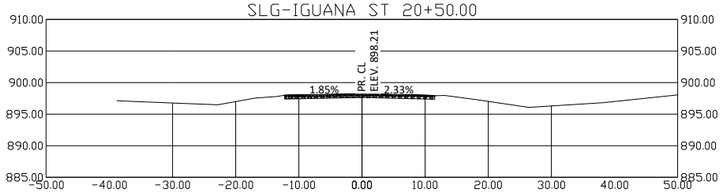
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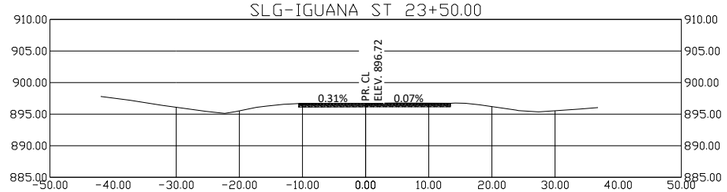
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CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

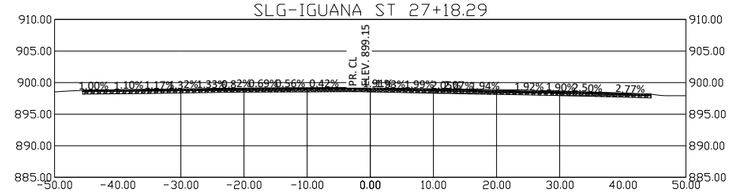


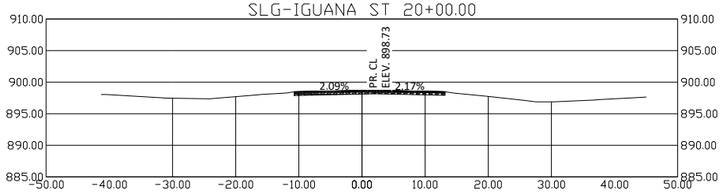


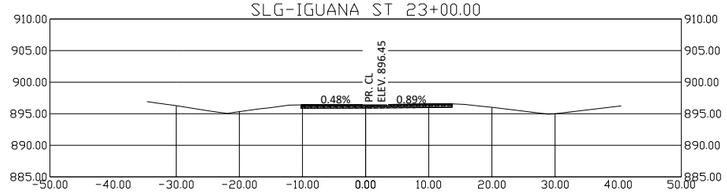


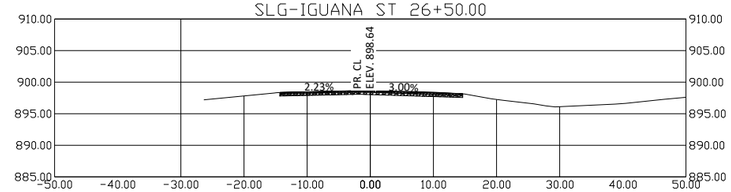


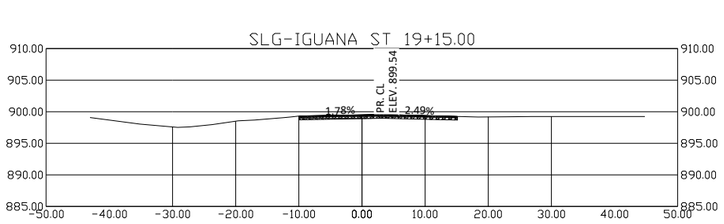


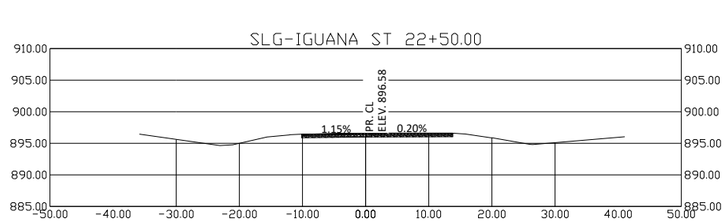


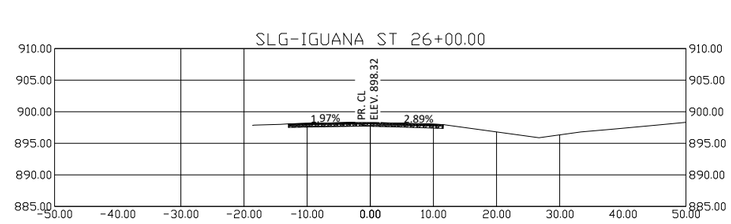


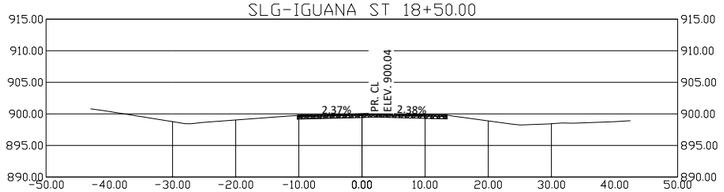


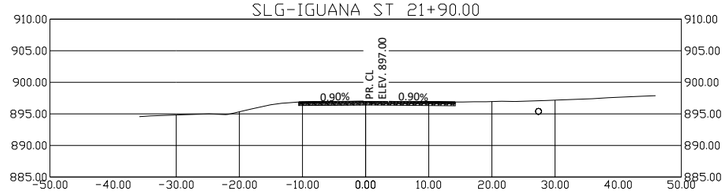


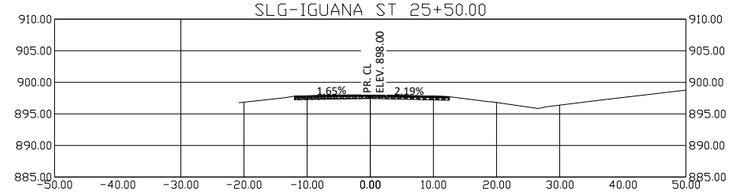


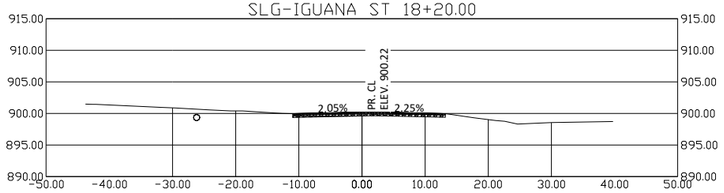


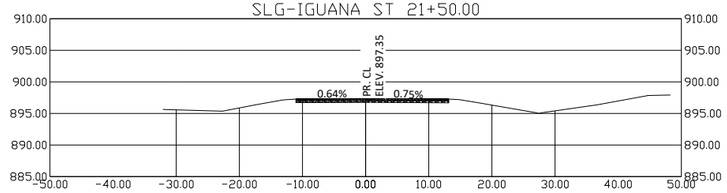


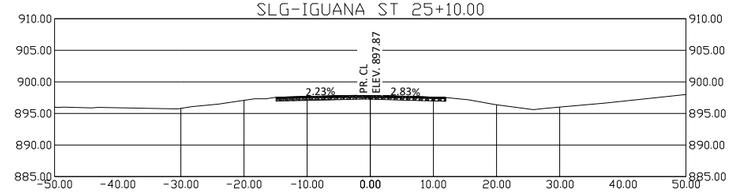












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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Date: 12/23/25 JOE FERIANCEK 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/23/25
CHECKED BY:	JJF	FILE: 26-04

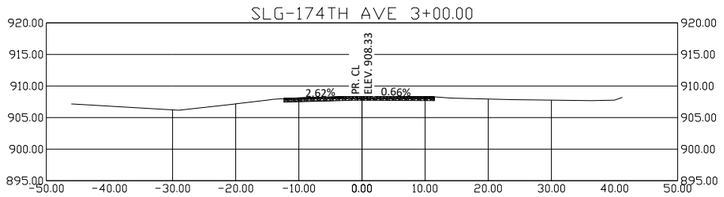
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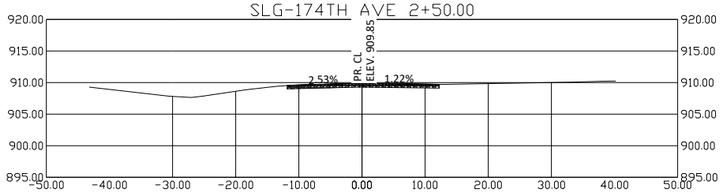
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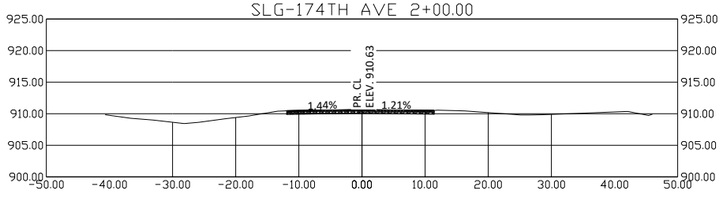
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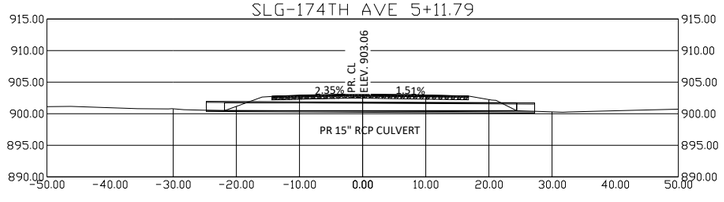
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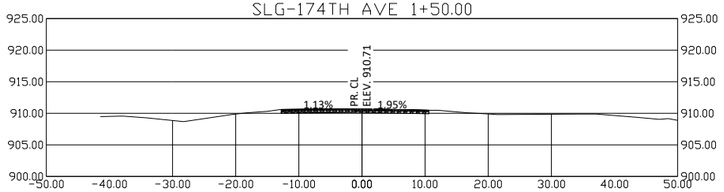
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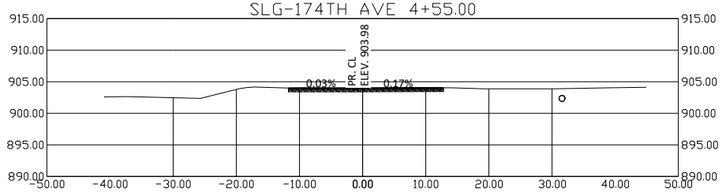


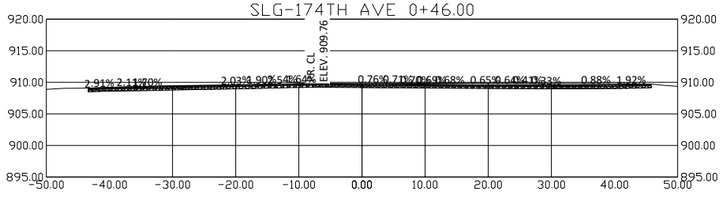


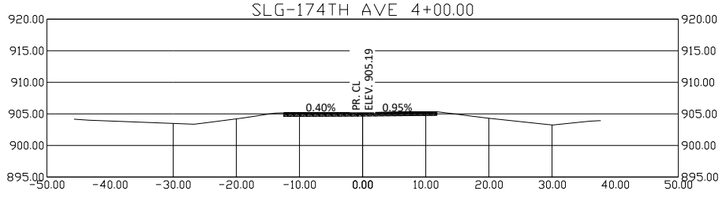


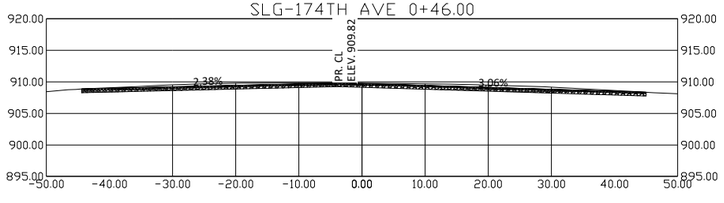


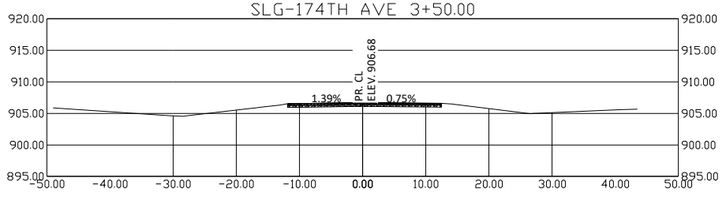












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JOE FERIANCEK
12/23/25 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/23/25
CHECKED BY:	JJF	FILE:	26-04

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-04
CITY OF RAMSEY, MINNESOTA

SHEET 104 OF 104 SHEETS

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-049 Accepting Bids and Awarding Contract for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-049 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,189,848.87 for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies the streets within the Section 01 Unplatted south of CR 27 subdivision for street reconstruction in 2026. A street segment summary for the project is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Bolton & Menk for topographic survey of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-141, ordering plans and specifications for said improvements.
- November 13, 2025, staff held a public open house for property owners impacted by these improvements. The open house was attended by 5 residents.
- December 16, 2025, the Ramsey Public Works Committee recommended City Council approve plans and specifications and authorize advertisement for bids for said improvements.
- January 13, 2026, the Ramsey City Council adopted Resolution #26-010 approving final plans and specifications and authorizing advertisement for bids for said improvements.
- February 12, 2026, Ramsey staff publicly opened bids for said improvements.

Project Scope

This project proposes to reconstruct the streets within the Section 01 Unplatted subdivision, generally located west of CSAH 7 and south of 179th Lane (CR 27). The streets are 24-foot wide with a combination of rural and urban with bituminous curbing. Much of the bituminous curbing appears to be placed to address localized drainage within the subdivision, and eventually runs to flumes and swales. The streets total 1.44 miles in length. Drainage is handled through ditches adjacent to the streets, and runs to ponds and wetlands, which exist throughout the project area.

The streets within Section 01 Unplatted were constructed in 1980 and received an overlay in 1999. GPR data shows an average pavement section of 6.6-inches, including 4.0-inches of bituminous and 2.6-inches of aggregate base.

The reconstruction of the streets is generally proposed to be a Full-Depth Reclamation (FDR). Bituminous

curbing is proposed to be replaced with surmountable concrete curb and gutter where necessary for drainage. After review of the geotechnical report, soil correction will be required along 178th Lane, 179th Avenue, and the north half of Tonto Street. Soil corrections will include the removal and replacement of 1-foot of subbase material below the roadway. The pavement section will include 3.5-inches of bituminous over 6-inches aggregate base. The aggregate base is anticipated to be made up of recycled reclamation material.

During design, staff focused on stormwater analysis to determine the proper location for curb and gutter. In general, the location of curb and gutter will match existing locations, though the overall amount was able to be reduced. The project will include replacing the existing street crossing culverts with concrete culverts. In the areas with curb and gutter, catch basin inlets in the curb line will replace bituminous flumes, which will be easier and more cost efficient to maintain.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix. In areas of steep side slopes, erosion control blanket will be used. Minor grading of the swales to match into the new culverts is proposed. Several hundred feet of the Tonto Street swale south of 179th Lane (CR 27) is proposed to be slightly modified to alleviate standing water after rain events. Additionally, minor grading in the ditch and culvert cleaning will be performed to remove standing water on the south side of 178th Lane. Per typical reconstruction projects, boulevard and driveway impacts are anticipated to occur within 6 to 8 feet behind the existing edge of pavement and bituminous curbing.

Municipal utilities do not exist within the project area, extension of municipal utilities to this subdivision are not proposed as it is outside of the 2040 MUSA.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
  - February 24, 2026
- Contractor Begins Construction
  - Spring / Summer 2026
- Contractor Substantially Complete Construction
  - New bituminous pavement in-place, topsoil and seed in-place
  - August 28, 2026
- Contractor Final Completion
  - Verify final restoration; punch list created
  - October 2, 2026

Notification:

If City Council awards a contract for construction, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement project webpages with the most current project information. This can be found on the city website, Engineering Department page.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates up to 10 minutes will be required to present this case and answer questions.

Alternatives:

Alternative #1 – Motion to adopt Resolution #26-049 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,189,848.87 for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds.

On February 12, 2026 a total of seven (7) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	**Total Bid**
North Valley, Inc.	$1,189,848.87
Omann Brothers Paving, Inc.	$1,194,163.46
Park Construction Company	$1,204100.05
Douglas-Kerr Underground, L.L.C.	$1,209,437.54
GMH Asphalt Corporation	$1,219,307.49
Knife River Corporation – North Central	$1,278,141.70
Northwest	$1,574,324.80
Engineer's Estimate	*$1,316,243.00*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $1,189,848.87 for the total bid of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings the total project costs to $1,463,514.11

The bid is 10-percent lower than the engineer's estimate, primarily due to lower than anticipated aggregate, earthwork, and mobilization prices.

Funding Source Breakdown:

Funding Source	**Construction Costs**	**Indirect Costs**	**Total Cost**
Pavement Management	$1,061,651.94	$244,179.95	$1,305,831.88
Storm Sewer Utility	$128,196.93	$29,485.29	$157,682.23
Project Total	***$1,189,848.87***	***$273,665.24***	***$1,463,514.11***

Bolton & Menk has submitted a proposal for construction staking and as-built survey of said improvements for the total not-to-exceed amount of $50,424.00. Construction staking is included in the indirect costs, and is proposed to be paid for by Pavement Management and Storm Sewer Utility funds.

The CIP level estimate had a total estimated project cost of $1,013,472, which included street costs of $881,280 and storm sewer costs of $132,192. The final project costs may change depending upon bid prices and actual construction quantities.

Recommendation:

Staff recommends adopting Resolution #26-049 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,189,848.87 for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Outcome/Action:

Motion to adopt Resolution #26-049 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,189,848.87 for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Attachments

Res 26-049

BMI Staking Proposal 26-07

26-07 Street Summary

26-07 Final Plans

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	02/17/2026 12:46 PM
Brian Hagen	Brian Hagen	02/19/2026 12:14 PM
Form Started By: Joe Feriancek		Started On: 02/12/2026 11:03 AM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-049

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #26-07

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Section 01 Unplatted (S. CR 27) subdivision as identified within the 2026 – 2035 Capital Improvement Program; 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 Anderson for topographic survey of the project area in the amount of $6,728.50; 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 $9,895.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-141, adopted June 24, 2025, the Ramsey City Council ordered the City Engineer to prepare plans and specifications for Section 01 Unplatted (S. CR 27) Street Reconstructions, Improvement Project #26-07; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-010, adopted January 13, 2026, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Staking from Bolton & Menk, Inc. for said improvements in the amount of $50,424.00; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday January 16 and Friday January 23, 2026; and

WHEREAS, seven (7) bids were received, opened and tabulated on February 12, 2026, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
North Valley, Inc.	$1,189,848.87
Omann Brothers Paving, Inc.	$1,194,163.46
Park Construction Company	$1,204,100.05
Douglas-Kerr Underground, L.L.C.	$1,209,437.54
GMH Asphalt Corporation	$1,219,307.49
Knife River Corporation – North Central	$1,278,141.70
Northwest	$1,574,324.80

WHEREAS, the bid of North Valley, Inc. in the amount of $1,189,848.87 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Bolton & Menk, Inc. proposal for construction staking for said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

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

January 29, 2026

Joe Feriancek, P.E.
Assistant City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, City of Ramsey – Section 01 Unplatted Street Reconstructions (City Project No. 26-07)

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the above-referenced project.

SCOPE OF WORK

Bolton & Menk will complete the construction staking and as-built survey for this project, which generally includes:

- 0.20 Acres of Clearing and Grubbing,
- 75 RDST of Subgrade Bluetops,
- 75 RDST of Base Course Blue Tops,
- Removals,
- 26 Flared End Sections,
- 4 Storm Sewer Structures,
- 542 LF Storm Sewer / Culverts,
- 4 Concrete Flumes
- 50 Driveway Tie-ins,
- 1,910 LF of Concrete Curb and Gutter,
- 3,560 LF of Sediment Control Logs,
- 7,870 LF of Silt Fence,
- Salvaging 46 Mail Box Supports, and
- Miscellaneous other items.

We will also complete the As-Built Survey for Record Drawing creation.

ASSUMPTIONS

We have made the following assumptions in preparing this proposal:

- No allowance is included for staking of right-of-way.
- Replacing damaged or removed stakes is not included in our base fee.

- No additional fees for stakes, mileage, equipment, etc. will be invoiced to the City, but are included in our hourly rates.
- Additional services, if required, will be performed at the rates presented in the Proposed Fees section of this proposal.

PROPOSED FEES

Bolton & Menk proposes to perform the staking based on a not-to-exceed amount, based on the rates presented in the following table:

Task and Personnel	Hours	Rate/Hour	Total
Task 1: Construction Staking			
Licensed Surveyor	14.0	$215.00	$ 3,010.00
Survey Technician	14.0	$166.00	$ 2,324.00
Survey Crew	208.0	$203.00	$ 42,224.00
Subtotals	236.0	-	$ 47,558.00
Task 2: Asbuilt Survey			
Licensed Surveyor	2.0	$215.00	$ 430.00
Survey Technician	0.0	$166.00	$ 0.00
Survey Crew	12.0	$203.00	$ 2,436.00
Subtotals	14.0	-	$ 2,866.00
Grand Totals	**250.0**	**-**	**$ 50,424.00**

SCHEDULE

Due to our proximity to the site, we expect to be able to respond quickly to all construction staking requests however 48-hour notice is required to allow us to efficiently schedule survey crews.

If there are any questions, please call me at (651) 968-7760.

Sincerely,

BOLTON & MENK, INC.

Kevin P. Kielb, P.E.
Principal Engineer

IP 26-07
Section 01 Unplatted (S/O CR 27) Street Reconstructions
Street Segment Summary

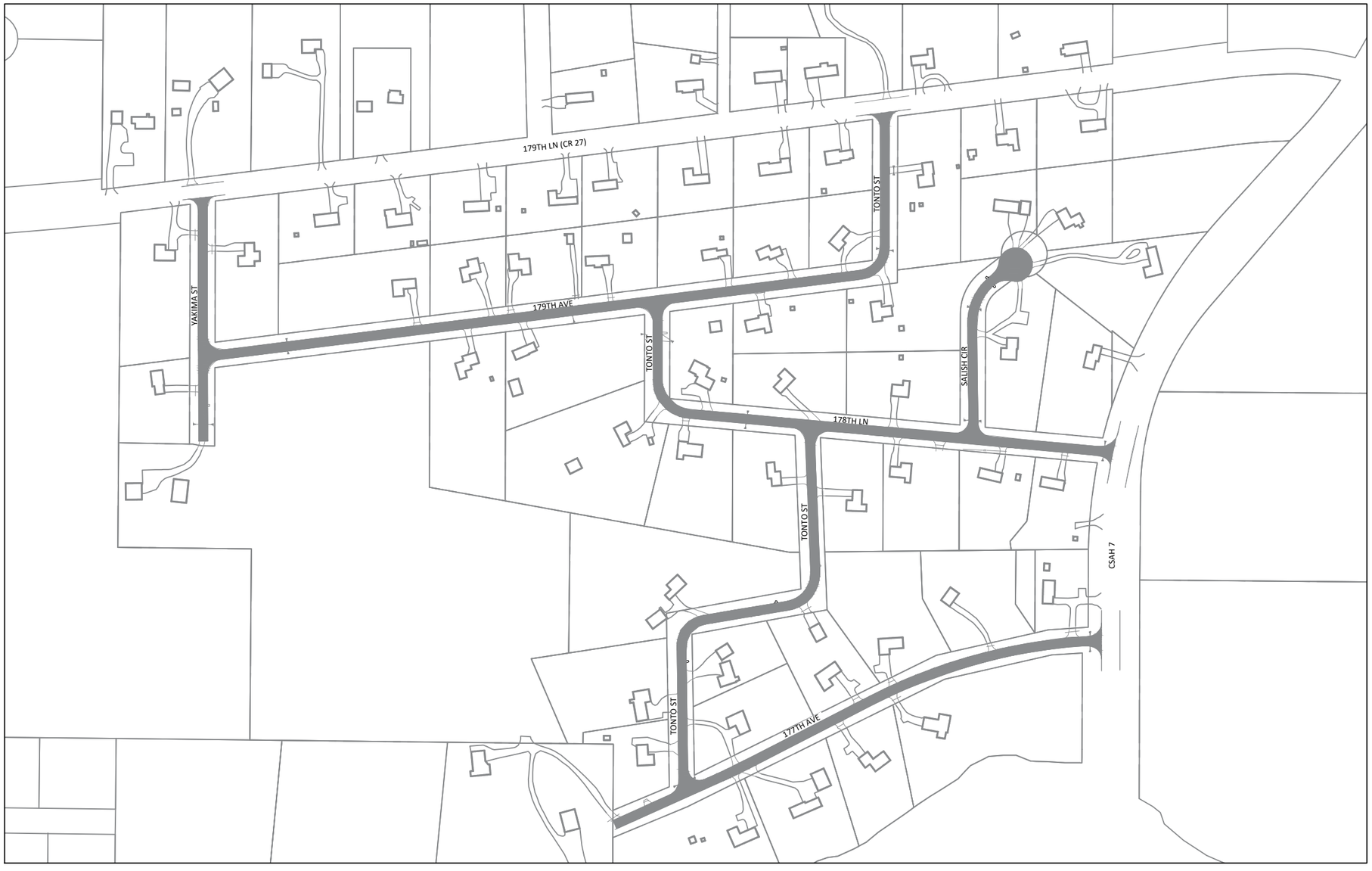
Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Section 01 Unplatted	177th Avenue	CSAH 7 / Tonto Street	1207	Rural	n/a	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.5	2.8	6.3
	177th Avenue	Tonto Street / Termini	187	Rural	n/a	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.5	2.8	6.3
	178th Lane	E Section 01 / Salish Circle	358	Rural	n/a	2	1980	SC 1986	OL 1999	SC 2004	SC 2012	SP 2024	3.6	0**	**
	178th Lane	Salish Circle / Tonto Street	826	Rural	n/a	3	1980	SC 1986	OL 1999	SC 2004	SC 2012	SP 2024	3.6	0**	**
	179th Avenue	Tonto Street E / Tonto Street W	596	Urban / Rural	Bit	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.4	2.7	7.1
	179th Avenue	Tonto Street W / Yakima Street	1200	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.4	2.7	7.1
	Salish Circle	178th Lane / CDS	588	Rural	n/a	2	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.1	0**	**
	Tonto Street	177th Avenue / 178th Lane	1252	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012	SP 2024	3.9	2.5	6.4
	Tonto Street	178th Lane / 179th Avenue	289	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.9	2.5	6.4
	Tonto Street	179th Avenue / 179th Lane	418	Urban / Rural	Bit	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.9	2.5	6.4
	Yakima Street	179th Avenue / Termini	227	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.0	0**	**
	Yakima Street	179th Lane / 179th Avenue	430	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.0	0**	**
Section 01 Unplatted (S/O CR 27) Total			**7578**	**1.44 mi.**											

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

CITY OF RAMSEY

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS

CITY IMPROVEMENT PROJECT NO. 26-07



0 150 300 450
SCALE (FEET)

N

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 46 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TABULATIONS
05	TYPICAL SECTION
06 - 07	CITY DETAILS
08 - 09	SWPPP
10 - 15	EROSION CONTROL
16 - 21	REMOVALS
22 - 33	STREET CONSTRUCTION
34 - 46	CROSS SECTIONS

LEGEND

- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- BITUMINOUS PAVEMENT
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- VALLEY GUTTER
- SEEDING AREA
- MILL BITUMINOUS PAVEMENT
- CURB & GUTTER
- SAWCUT FULL DEPTH
- FULL-DEPTH RECLAMATION
- REMOVE PAVEMENT BITUMINOUS
- REMOVE PAVEMENT CONCRETE
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE BITUMINOUS CURB & GUTTER
- EASEMENT - DRAINAGE & UTILITY
- SECTION LINE
- LOT LINE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- TREE SAVE FENCE
- SILT FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095 LIC. NO.

DATE 12/30/25

DATE	REVISION

Dec 26, 2025 - 4:01pm
C:\Engineering\AutoCad Dwgs\Projects N-Z\Section 01 Unplatted 26-07\Plan Drawings\26-07 Title & SEQ.dwg

IP 26-07 SECTION 01 UNPLATTED					
Engineer Estimate 12/30/25					
Item No.	**MnDOT No.**	**Note**	**Item Description**	**Unit**	**Quantity**
1	2021.501		MOBILIZATION	LS	1
2	2101.505		CLEARING	ACRE	0.2
3	2101.505		GRUBBING	ACRE	0.2
4	2104.502	11	SALVAGE MAIL BOX SUPPORT	EA	46
5	2104.503		REMOVE STORM SEWER	LF	555
6	2104.503	1	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	750
7	2104.503	1	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	230
8	2104.503	1	REMOVE BITUMINOUS CURB	LF	3150
9	2104.504	1	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	530
10	2104.504	1	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	240
11	2104.504	1	REMOVE GRAVEL SURFACE - DRIVEWAYS	SY	130
12	2104.504	1	REMOVE BITUMINOUS FLUME	SY	15
13	2104.507		REMOVE RIPRAP	CY	16
14	2105.507		GEOTEXTILE FABRIC TYPE 4	SY	180
15	2105.607	2,14	COMMON EXCAVATION (EV)	CY	1600
16	2105.607		SUBGRADE EXCAVATION, REMOVE UNSUITABLE MATERIALS (EV)	CY	5700
17	2106.507		SELECT GRANULAR BORROW (CV)	CY	4600
18	2106.607	8	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	4700
19	2112.519		SUBGRADE PREPARATION	RDST	75
20	2123.610		STREET SWEEPER (WITH PICKUP BROOM)	HOUR	20
21	2130.523		WATER FOR DUST CONTROL	MGAL	50
22	2211.507	2	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	3450
23	2215.504		FULL DEPTH RECLAMATION	SY	20100
24	2232.504		MILL BITUMINOUS PAVEMENT (2.0")	SY	50
25	2357.506	4	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1450
26	2360.509	5	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	2350
27	2360.509	5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	1750
28	2360.509	5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) DRIVEWAYS	SY	500
29	2411.502		CONCRETE FLUME	SY	24
30	2501.502		15" RC PIPE APRON	EA	14
31	2501.502		18" RC PIPE APRON	EA	10
32	2501.502		18" CMP APRON	EA	2
33	2501.503	12	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	304
34	2501.503	12	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	220
35	2501.503		18" CMP PIPE CULVERT	LF	18
36	2501.602		TRASH GUARD FOR 18" PIPE APRON	EA	10
37	2503.503		CLEAN AND VIDEO SEWER	LF	686
38	2506.502		CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	4
39	2506.502		CASTING ASSEMBLY (STORM)	EA	4
40	2511.509		RANDOM RIPRAP CLASS III	CY	45
41	2531.503		CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	1910
42	2531.504		6" CONCRETE PAVEMENT DRIVEWAY	SY	250
43	2531.504		GRAVEL SURFACE	SY	120
44	2540.602	13	TEMPORARY MAIL BOX CLUSTER	EA	3
45	2540.602	11	INSTALL MAIL BOX SUPPORT	EA	46
46	2563.601	7	TRAFFIC CONTROL	LS	1
47	2573.501		STABILIZED CONSTRUCTION ENTRANCE	EA	4
48	2573.502		STORM DRAIN INLET PROTECTION	EA	4
49	2573.503		SEDIMENT CONTROL LOG TYPE STRAW	LF	3560
50	2573.503		SILT FENCE, TYPE MS	LF	7870
51	2574.507	3,9	TOPSOIL (LV)	CY	1950
52	2575.501	6	TURF ESTABLISHMENT	ACRE	2.5
53	2575.504		ROLLED EROSION PREVENTION CATEGORY 20	SY	820
54	2575.505	15	MOWING	ACRE	5
55	2575.505	17	WEED SPRAYING	ACRE	1.25
56	2575.506	16	WEED SPRAY MIXTURE	GAL	1
57	2575.523		WATER FOR RESTORATION	MGAL	20
58	2575.601	18	IRRIGATION REPAIRS	EA	15
59	2575.602	10	LANDSCAPE RESTORATION	EA	6

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.25.
3. EV TO CV CONVERSION FACTOR = 1.30.
4. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
6. TURF ESTABLISHMENT INCLUDES SEEDING, SEED MIXTURES, FERTILIZER AND OTHER SOIL AMENDMENTS. SEED SHALL BE MNDOT RESIDENTIAL TURFGRASS MIXTURE. FOLLOW MNDOT SEEDING MANUAL GUIDLINES FOR APPLICATION RATES.
7. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY, ANY DETOUR ROUTES AS NECESSARY.
8. RECLAMATION STOCKPILE LOCATION IS AT 16600 SAINT FRANCIS BLVD. SILT FENCE SHALL BE ADDED AROUND BASE OF STOCKPILE IF IT REMAINS IN PLACE FOR GREATER THAN 72 HRS. THE EXPECTED RECLAMATION DEPTH IS 6 INCHES.
9. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
10. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. THE EACH QUANTITY CONSIST OF LANDSCAPING PER LOT THAT IS LIKELY TO BE DISTURBED AROUND DRIVEWAYS OR MAILBOXES.
11. SALVAGED MAILBOX POSTS TO BE PLACED TO ORIGINAL LOCATION OR AS DIRECTED BY THE ENGINEER.
12. LINEAR FOOT MEASUREMENT DOES NOT INCLUDE FLARED END SECTIONS.
13. COORDINATE WITH USPS ON PREFERRED LOCATIONS OF TEMPORARY MAILBOX CLUSTERS.
14. COMMON EXCAVATION INCLUDES TOPSOIL MATERIAL REMOVED IN AREAS DISTURBED OUTSIDE OF ROADWAYS.
15. MOW PERMANENTLY SEEDED AREAS IN EARLY JUNE, MID-JULY, AND LATE AUGUST UNLESS OTHERWISE DIRECTED BY ENGINEER.
16. CLOPYRALID HERBICIDE LABELED FOR RIGHT OF WAY USE AND FORMULATED AT 3 POUNDS ACID EQUIVALENT PER GALLON.
17. SPRAY PERENNIAL NOXIOUS WEEDS GROWING IN STOCKPILES AND STAGING AREA BEFORE FLOWERING. SPOT-SPRAY PERENNIAL NOXIOUS WEEDS IN AREAS OF PERMANENT SEEDING TWO OR MORE WEEKS AFTER MOWING BUT BEFORE FLOWERING.
18. THE EACH QUANTITY CONSIST OF AN APPROXIMATION OF THE AMOUNT OF LOTS THAT MAY HAVE IRRIGATION THAT COULD BE DAMAGED ACROSS THE PROJECT.

GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
4. THE EDGE OF ROAD IS GENERALLY BEING REPLACED TO EXISTING GRADE (SEE STREET PROFILES FOR PRECISE CHANGES). THIS IS PROPOSED TO BE ACHIEVED BY RECLAIMING 6 INCHES OF THE EXISTING BITUMINOUS AND AGGREGATE BASE FULL-DEPTH, REMOVING 3.5 INCHES OF SUBSOIL, SCARIFY 12 INCHES OF REMAINING SUBSOIL, PLACEMENT OF 6 INCHES OF AGGREGATE BASE (RECLAIM MATERIAL ALLOWED IF IT MEETS MODIFIED CLASS 5 SPEC), SHAPE AND COMPACT, PLACEMENT OF 2 INCHES NON-WEAR COURSE BITUMINOUS PAVEMENT AND PLACEMENT OF 1.5 INCHES WEAR COURSE BITUMINOUS PAVEMENT. IN SOIL CORRECTION AREAS AN ADDITIONAL 1 FOOT OF SUBSOIL WILL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL. THE CROSS SLOPE IS BEING RAISED FROM 2% TO 3% WHICH SHOULD BE ACHIEVED BY GRADING THE AGGREGATE BASE. AREAS WHERE PROFILES ARE HIGHER THAN BEFORE WILL REQUIRE ADDITIONAL AGGREGATE BASE. AREAS WHERE PROFILES ARE LOWER THAN BEFORE WILL REQUIRE ENOUGH EXCAVATION OF BASE AND SUBBASE MATERIAL IN ORDER TO ALLOW ROOM FOR PLACEMENT OF 6" MINIMUM OF AGGREGATE BASE BELOW PAVEMENT.
5. SEEDING AND RESTORATION NUMBERS WERE DETERMINED BASED ON A MINIMUM 6' OF DISTURBANCE FROM THE EDGE OF ROADWAY, WITH ADDITIONAL AREA AROUND CULVERT REPLACEMENTS AND IN LOCATIONS THAT NEW ROAD PROFILES REQUIRE ADDITIONAL DISTURBANCE TO MATCH IN.
6. DRIVEWAY REMOVALS ARE GENERALLY 6 FEET FOR BITUMINOUS DRIVEWAYS AND TO THE FIRST JOINT ON CONCRETE DRIVEWAYS. REMOVALS LIMITS WILL BE MARKED IN THE FIELD BY CITY STAFF.
7. FLARED END STRUCTURE INVERTS ARE LOCATED AT THE END OF THE APRON.

DATE	REVISION

Dec 30, 2025 - 11:18am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Section 01 Unplatted 26-07\Plan Drawings\26-07 Title & SEQ.dwg

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

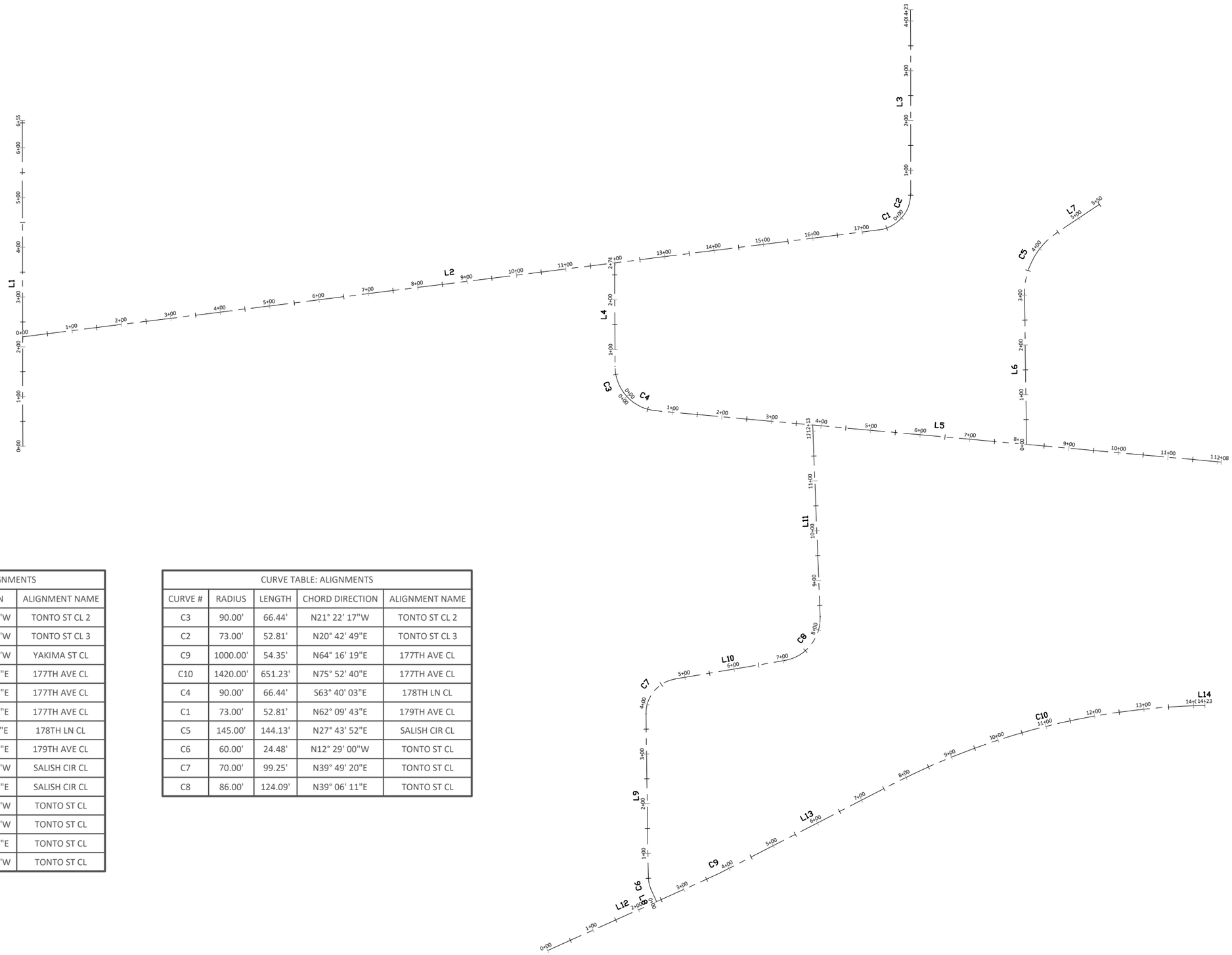
STATEMENT OF ESTIMATED QUANTITIES

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

0 100 200 300

SCALE (FEET)

N



LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L4	207.83'	N00° 13' 25"W	TONTO ST CL 2
L3	369.87'	N00° 00' 38"W	TONTO ST CL 3
L1	654.69'	N00° 04' 48"W	YAKIMA ST CL
L12	349.40'	N65° 49' 44"E	177TH AVE CL
L13	367.47'	N62° 44' 22"E	177TH AVE CL
L14	0.51'	N89° 00' 58"E	177TH AVE CL
L5	1141.17'	S84° 48' 56"E	178TH LN CL
L2	1733.91'	N82° 53' 11"E	179TH AVE CL
L6	302.46'	N00° 44' 40"W	SALISH CIR CL
L7	103.54'	N56° 12' 24"E	SALISH CIR CL
L8	27.84'	N24° 10' 16"W	TONTO ST CL
L9	328.32'	N00° 47' 43"W	TONTO ST CL
L10	223.05'	N80° 26' 23"E	TONTO ST CL
L11	385.48'	N02° 14' 00"W	TONTO ST CL

CURVE TABLE: ALIGNMENTS				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	ALIGNMENT NAME
C3	90.00'	66.44'	N21° 22' 17"W	TONTO ST CL 2
C2	73.00'	52.81'	N20° 42' 49"E	TONTO ST CL 3
C9	1000.00'	54.35'	N64° 16' 19"E	177TH AVE CL
C10	1420.00'	651.23'	N75° 52' 40"E	177TH AVE CL
C4	90.00'	66.44'	S63° 40' 03"E	178TH LN CL
C1	73.00'	52.81'	N62° 09' 43"E	179TH AVE CL
C5	145.00'	144.13'	N27° 43' 52"E	SALISH CIR CL
C6	60.00'	24.48'	N12° 29' 00"W	TONTO ST CL
C7	70.00'	99.25'	N39° 49' 20"E	TONTO ST CL
C8	86.00'	124.09'	N39° 06' 11"E	TONTO ST CL

DATE	REVISION

Dec 29, 2025 - 1:16pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK

Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

ALIGNMENT LAYOUT

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 03 OF 46 SHEETS

STORM SEWER TABULATION

STRUCTURE	STATION, OFFSET	STRUCTURE SIZE DIA. (IN.)	CASTING TYPE	RIM ELEV.	INVERT ELEV.	SUMP ELEV.	BUILD HEIGHT	INVERT DIRECTION	PIPE DIA. (IN.)	PIPE MATERIAL	PIPE GRADE (%)	PIPE LENGTH (LF)	STRUCTURE CONNECTED TO:
FES1	0+44.22, 25.688L	15	N/A	N/A	862.00	N/A	N/A	E	15	RCP	-0.50	52	FES2
FES2	0+43.51, 26.307R	15	N/A	N/A	861.74	N/A	N/A	W	15	RCP	0.50	52	FES1
FES3	2+22.86, 22.683L	15	N/A	N/A	861.75	N/A	N/A	S	15	RCP	-0.55	44	FES4
FES4	2+22.20, 20.311R	15	N/A	N/A	861.51	N/A	N/A	N	15	RCP	0.55	44	FES3
FES5	9+67.51, 29.339L	15	N/A	N/A	867.92	N/A	N/A	SE	15	RCP	-1.00	60	FES6
FES6	9+75.32, 30.149R	15	N/A	N/A	867.32	N/A	N/A	NW	15	RCP	1.00	60	FES5
FES7	0+47.63, 21.149L	15	N/A	N/A	899.85	N/A	N/A	E	15	RCP	-1.50	44	FES8
FES8	0+45.87, 22.544R	15	N/A	N/A	899.19	N/A	N/A	W	15	RCP	1.50	44	FES7
FES9	2+65.69, 23.326R	18	TG	N/A	898.96	N/A	N/A	S	18	CMP	-1.50	24	FES10
FES10	2+41.69, 23.570R	18	TG	N/A	898.60	N/A	N/A	N	18	CMP	1.50	24	FES9
FES11	1+65.18, 40.368R	18	TG	N/A	868.65	N/A	N/A	NW	18	RCP	-0.50	36	CBMH1
CBMH1	1+85.34, 10.500R	48	3501-TB	878.1	868.47	868.37	9.73	SE	18	RCP	0.50	36	FES11
					868.37			W	18	RCP	-0.50	21	CBMH2
CBMH2	1+85.34, 10.500L	48	3501-TB	878.1	868.26	868.16	9.93	E	18	RCP	0.50	21	CBMH1
					868.16			W	18	RCP	-0.50	33	FES12
FES12	1+85.34, 43.541L	18	TG	N/A	868.00	N/A	N/A	E	18	RCP	0.50	33	CBMH2
FES13	2+17.39, 10.542R	18	TG	N/A	976.77	N/A	N/A	N	18	RCP	-3.00	15	CBMH3
CBMH3	2+17.39, 10.5R	48	3501-TB	879.97	876.32	876.22	3.75	S	18	RCP	3.00	15	FES13
					876.22			N	18	RCP	-1.50	21	CBMH4
CBMH4	2+18.85, 10.5L	48	3501-TB	879.96	875.90	875.80	4.16	S	18	RCP	1.50	21	CBMH3
					875.80			N	18	RCP	-1.50	11	FES14
FES14	2+19.62, 21.510L	18	TG	N/A	875.63	N/A	N/A	S	18	RCP	1.50	11	CBMH4
FES15	0+50.96, 24.479L	15	N/A	N/A	866.86	N/A	N/A	E	15	RCP	-0.50	44	FES16
FES16	0+48.60, 19.456R	15	N/A	N/A	866.64	N/A	N/A	W	15	RCP	0.50	44	FES15
FES17	11+58.21, 27.187L	18	TG	N/A	863.19	N/A	N/A	S	18	RCP	-1.14	52	FES18
FES18	11+55.64, 24.746R	18	TG	N/A	862.60	N/A	N/A	N	18	RCP	1.14	52	FES17
FES19	3+45.58, 17.784R	18	TG	N/A	867.59	N/A	N/A	W	18	RCP	-1.84	36	FES20
FES20	3+43.55, 18.155L	18	TG	N/A	866.93	N/A	N/A	E	18	RCP	1.84	36	FES19
FES21	0+94.19, 20.539L	15	N/A	N/A	886.10	N/A	N/A	W	15	RCP	-10.20	84	FES22
FES22	0+10.84, 14+547L	15	N/A	N/A	877.58	N/A	N/A	E	15	RCP	10.20	84	FES21
FES23	0+25.94, 27.199R	15	N/A	N/A	892.72	N/A	N/A	W	15	RCP	-1.20	60	FES24
FES24	0+27.15, 32.784L	15	N/A	N/A	892.00	N/A	N/A	E	15	RCP	1.20	60	FES23
FES25	13+70.17, 24.144L	15	N/A	N/A	857.00	N/A	N/A	S	15	RCP	-2.00	52	FES26
FES26	13+67.67, 27.784R	15	N/A	N/A	855.96	N/A	N/A	N	15	RCP	2.00	52	FES25

NOTE: PIPE LENGTHS INCLUDE FLARED END SECTIONS

DATE	REVISION

Dec 30, 2025 - 10:54am
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

City of RAMSEY

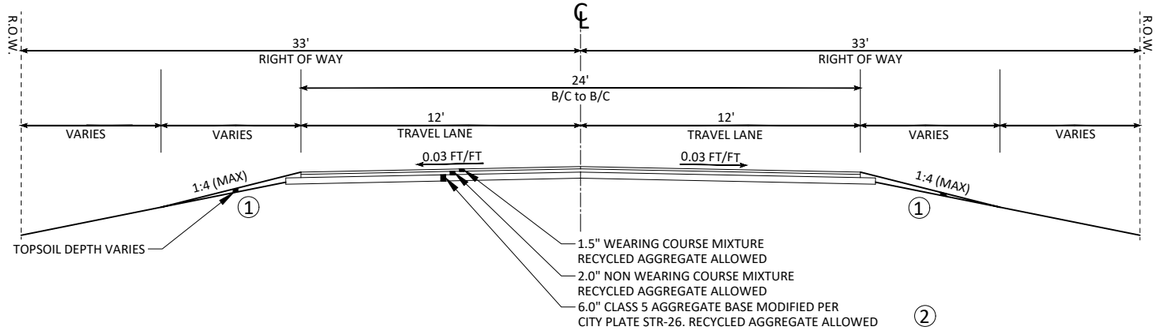
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

TABULATIONS

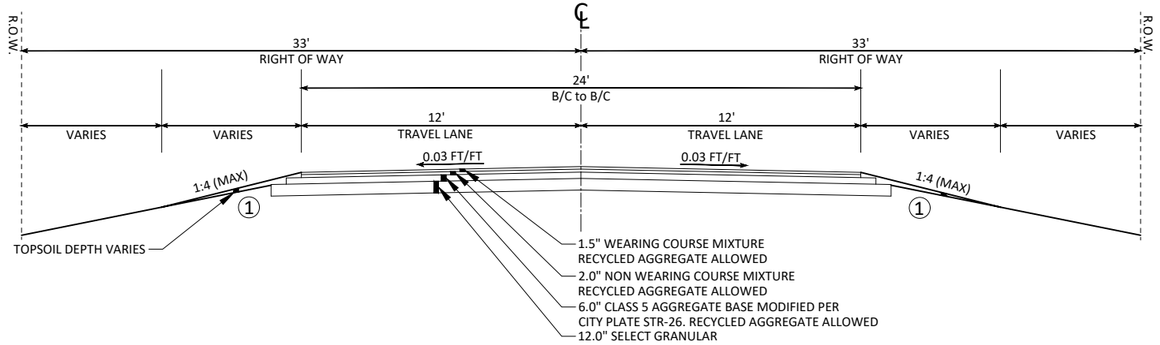
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

NOT TO SCALE

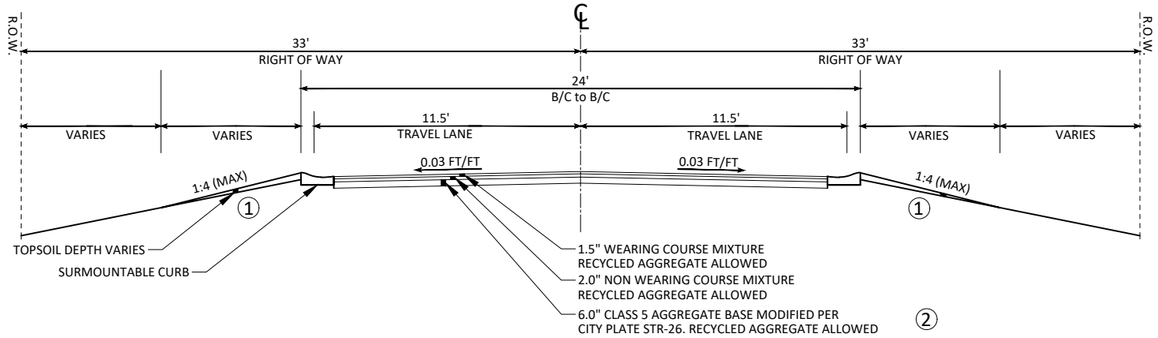
TYPICAL SECTION



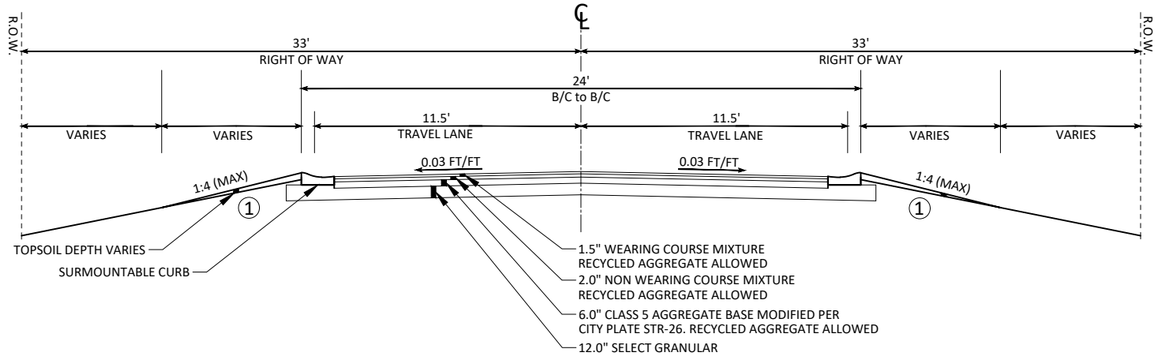
TYPICAL SECTION (SOIL CORRECTION AREAS)



TYPICAL SECTION (CURB AREAS)



TYPICAL SECTION (SOIL CORRECTION AREAS WITH CURB)



REFERENCE NOTES:

1. GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT SEED MIXTURE 25-151.
2. SCARIFY 12" OF SUBSOIL. RECLAMATION MATERIAL IS ACCEPTABLE FOR AGGREGATE BASE IF IT MEETS MODIFIED CLASS 5 SPEC

DATE	REVISION

Dec 26, 2025 - 4:17pm
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

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DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

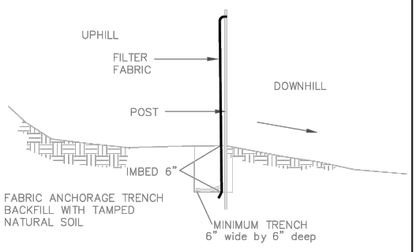
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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TYPICAL SECTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 05 OF 46 SHEETS

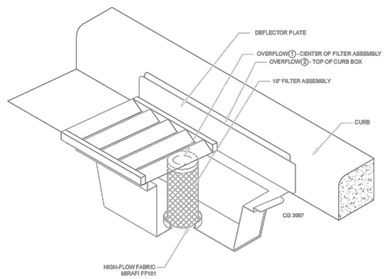


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1

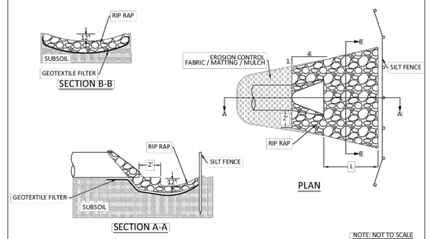


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



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.

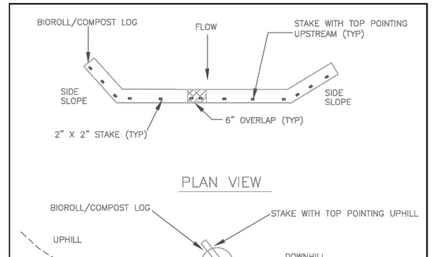
RIP RAP AT RCP OUTLETS

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	26.6	6.1
28	12	33.2	8.5
36	14	43.5	11.7
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

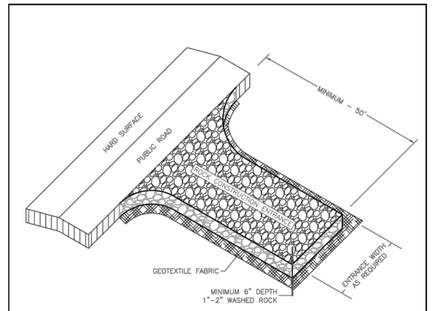
APPROVED: 9 – 2016	City of RAMSEY	STANDARD DETAILS: RIP–RAP
		CITY PLATE No. ERO–3



NO SCALE

NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



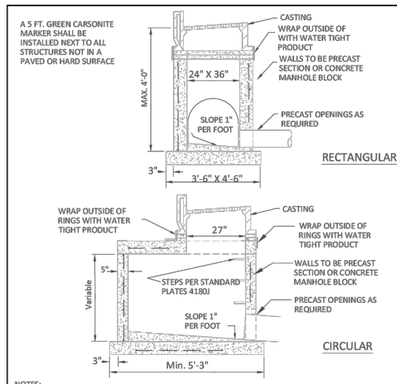
NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5

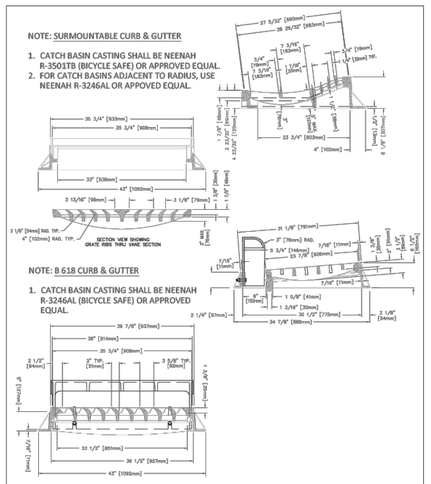
Notes:
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

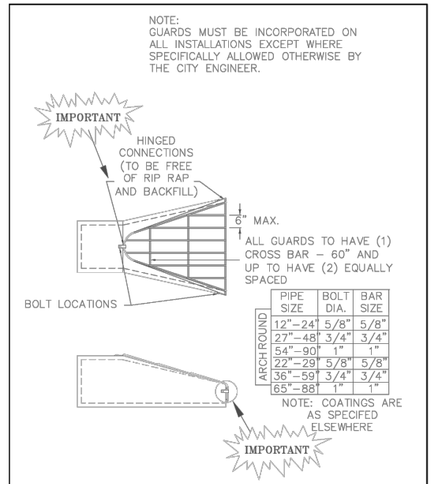


NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



APPROVED: 4 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4



ARCH ROUND	PIPE SIZE	BOLT DIA.	BAR SIZE
	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

APPROVED: 2 – 2006	City of RAMSEY	STANDARD DETAILS: TRASH GUARD
		CITY PLATE No. STO–8

DATE	REVISION

Dec 26, 2025 - 4:22pm
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

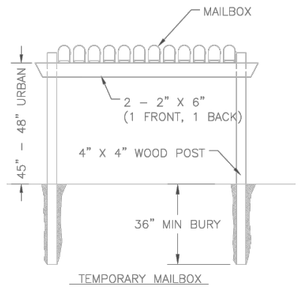
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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CITY DETAILS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 06 OF 46 SHEETS



TEMPORARY MAILBOX

NOTES:
MAILBOX LOCATIONS SHOULD BE STAKED BEFORE INSTALLATION FOR PROPER HEIGHT AND DISTANCE FROM THE ROADWAY. ONCE STAKED, THE INSTALLER MUST NOTIFY THE CITY ENGINEER AND THE POST OFFICE. THE ENGINEER AND POSTMASTER/ MAILCARRIER WILL BE ALLOWED 48 HOURS TO REVIEW AND MODIFY THE STAKED LOCATIONS PRIOR TO FINAL INSTALLATION.

OTHER MAILBOX SUPPORT DESIGNS MAY BE USED UPON APPROVAL BY THE CITY ENGINEER.

ALL MAILBOX SUPPORTS MUST BE CRASHWORTHY AND MEET MINNESOTA RULES, 8818, U.S. POST OFFICE AND FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARDS AND RECOMMENDATIONS.

APPROVED:		STANDARD DETAILS:
9 – 2011	City of RAMSEY	NESTED MAILBOX CLUSTER
	CITY PLATE No.	STR–10

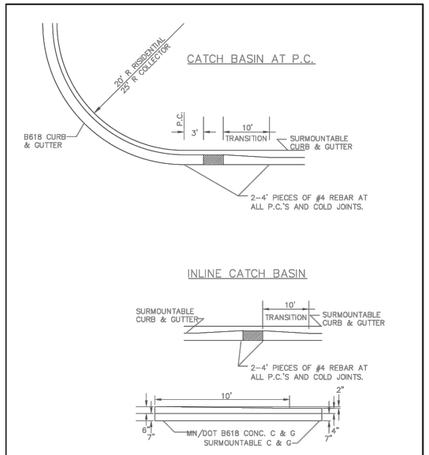
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

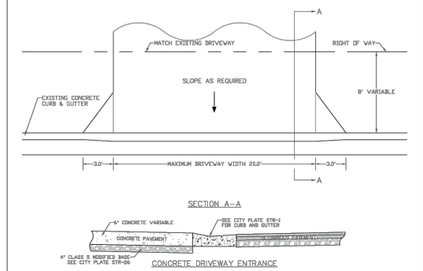
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:		STANDARD DETAILS:
2 – 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
	CITY PLATE No.	STR–26



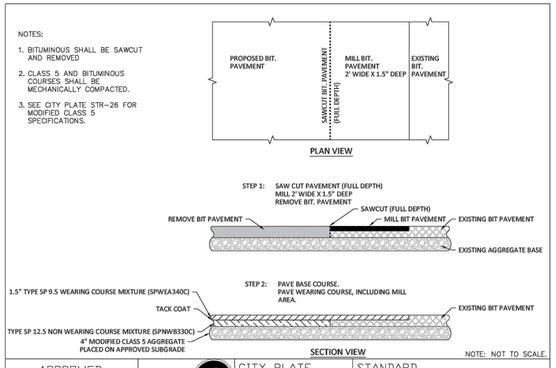
10' TRANSITION

APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	CATCHBASIN PLACEMENT – SURMOUNTABLE CURB
	CITY PLATE No.	STR–27

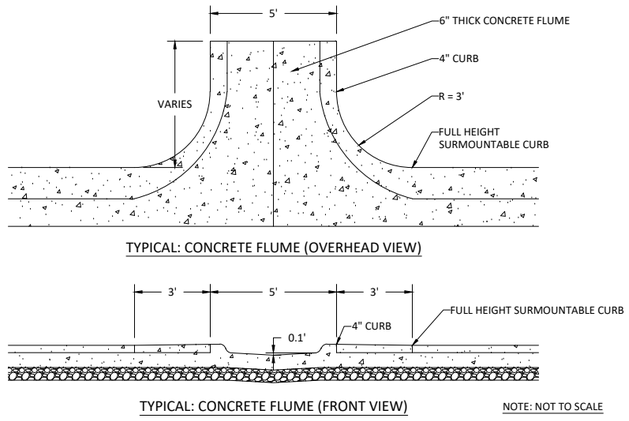


NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. ½" EXPANSION JOINT, ½" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPERATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	RESIDENTIAL DRIVEWAY – NO SIDEWALK
	CITY PLATE No.	STR–30



APPROVED:		CITY PLATE No.	STANDARD DETAILS:
3 – 2017	City of RAMSEY	STR–31	STREET TIE–IN



NOTE: NOT TO SCALE

DATE	REVISION

Dec 26, 2025 – 4:22pm
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

City of RAMSEY
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CITY DETAILS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 07 OF 46 SHEETS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include; Site Grading, Storm Sewer Construction, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization.

Project Description: This project consists of reconstructing 1.44 miles of existing rural and urban bituminous streets, using full depth reclamation. The project also includes the replacement of existing culverts and addition of storm sewer. The drainage for the existing streets use bituminous curb which will be switched to concrete surmountable curb and gutter. Outfall locations will generally remain the same. Runoff generally drains South to the Rum River.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825
SWPPP DESIGNER:	CITY OF RAMSEY	LOGAN CZECH	763-453-2531
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	BRUCE WESTBY, PE	763-433-9825

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, Individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:

The following documentation will be retained for a period of not less than 3-years form the date of submittal of the NOT.

1. The final SWPPP.
2. Copies of all stormwater related permits required for the project.
3. Records of all inspection and maintenance conducted during construction.
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
5. All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:

1. Furnish & Install perimeter sediment control and inlet protection.
2. Reclamation of existing bituminous pavement & removal of bituminous curb.
3. Perform soil corrections.
4. Removal of existing culverts.
5. Installation of new storm sewer.
6. Rough grade site.
7. Furnish & install curb & gutter.
8. Furnish & install bituminous pavement.
9. Add additional temporary BMP's as necessary during construction based on inspection reports.
10. Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:

The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:

1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;

a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.

2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:

The permittee(s) shall implement the following pollution prevention management measures on the site:

1. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
2. Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
3. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:

All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site.
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:

Recieving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
RUM RIVER	RIVER	YES	YES	YES, Hg-F

PROJECT AREAS:

Total project size (disturbed area) =	6.75	acres
Existing area of impervious surface =	4.38	acres
Post construction area of impervious surface =	4.40	acres
Impervious surface area increased =	0.02	acres

Planned construction start date: **May 2026**
Planned construction completion date: **August 2026**

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 01 Latitude: 45.294 Longitude: -93.393

PERMANENT STORMWATER MANAGEMENT SYSTEM:

Type of storm water management used if more than 1 acre of new impervious surface is created:

a. Wet Sedimentation Pond
b. Infiltration / Filtration
c. Regional Pond
d. Permanent Stormwater Management Not Required

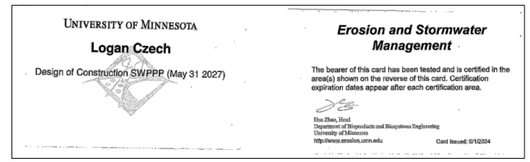
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 10 - 15
FINAL STABILIZATION	SHEETS No. 22 - 33
EROSION AND SEDIMENT CONTROL DETAILS	SHEET No. 06

EROSION AND SEDIMENT CONTROL QUANTITIES:

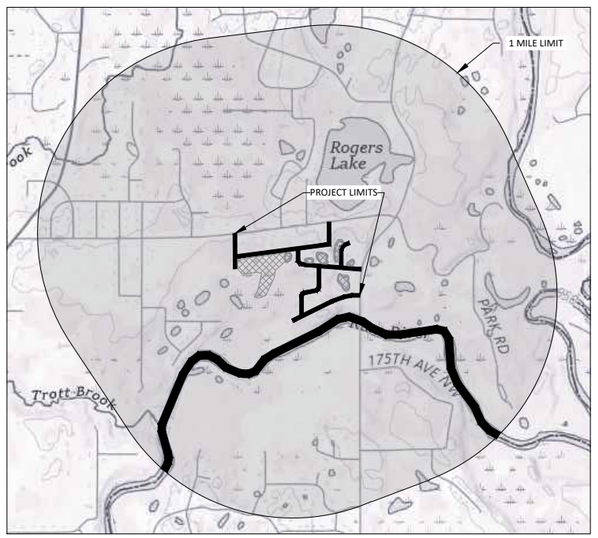
Item Description	Unit	Quantity
STABILIZED CONSTRUCTION ENTRANCE	EA	4
STORM DRAIN INLET PROTECTION	EA	4
SEDIMENT CONTROL LOG TYPE STRAW	LF	3560
SILT FENCE, TYPE MS	LF	7870
ROLLED EROSION PREVENTION CATEGORY 20	SY	820

CERTIFICATION:



LEGEND

PROJECT LIMITS
RECEIVING WATER
1 MILE LIMIT
IMPAIRED WATER



DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 08 OF 46 SHEETS

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SEQUENCE OF CONSTRUCTION:

Construction shall proceed in the following sequence:

1. Contractor shall schedule and conduct a pre-construction meeting with the City.
2. Contractor shall secure all necessary permits and licenses.
3. Furnish & install erosion control measures.
4. Maintain erosion control measures, i.e. silt fence, inlet protection.
5. Reclaim existing bituminous pavement and base & removal of bituminous curb.
6. Haul-off excess reclamation material & subsoil.
7. Perform soil corrections.
8. Remove existing culverts & Install new storm sewer.
9. Grade and compact reclamation material.
10. Furnish & install curb & gutter
13. Furnish & install base course of bituminous pavement
14. Complete restoration per plan.
14. Furnish & install wear course of bituminous pavement
15. Remove erosion control after vegetation is established.

ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES:

1. All slopes to be 1:4 unless approved by the city engineer.
2. Below grade structures shall be protected and meet drainage requirements per the city engineer.
3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday.
4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166.
5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met.
6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements.
7. Site is not in karst area or pollution or remediation site.
8. Silt fence to be installed downhill from any grading activity.
9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer.
10. Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph.
11. Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements.
12. Hazardous materials shall be stored properly to prevent spills and vandalism.
13. No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site.
14. Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements.

EROSION PREVENTION PRACTICES:

1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased.
   These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water.
3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water.
4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water.
5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 4 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification.
6. Refer to restoration plan for areas to be seeded or sodded for erosion control.

DEWATERING AND BASIN DRAINING:

1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids.
2. 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 on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.

SEDIMENT CONTROL PRACTICES:

1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
   a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions.
   b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices.
   c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper.
2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete.
4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized.
5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches.
6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence.
7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street.
8. The permittee must install temporary sedimentation basins as required.

INSPECTIONS AND MAINTENANCE:

1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days.
2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include:
   a. Date and time of inspections;
   b. Name of persons conducting inspections;
   c. Accurate 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 of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries;
   f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s);
   g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days.
3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first.
4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements:
   a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ⅓ of the height of the fence. These repairs must be made within 24 hours of discovery, or 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 ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access.
   c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must 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. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work.
   d. 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 within 3 hours after notification by the City that sweeping is required.
   e. The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA.
   f. If sediment escapes the construction site, off-site accumulations of sediment 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).
5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
6. Storm sewer pipes and structures to be inspected and cleaned out.

DATE	REVISION

Dec 30, 2025 - 11:03am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

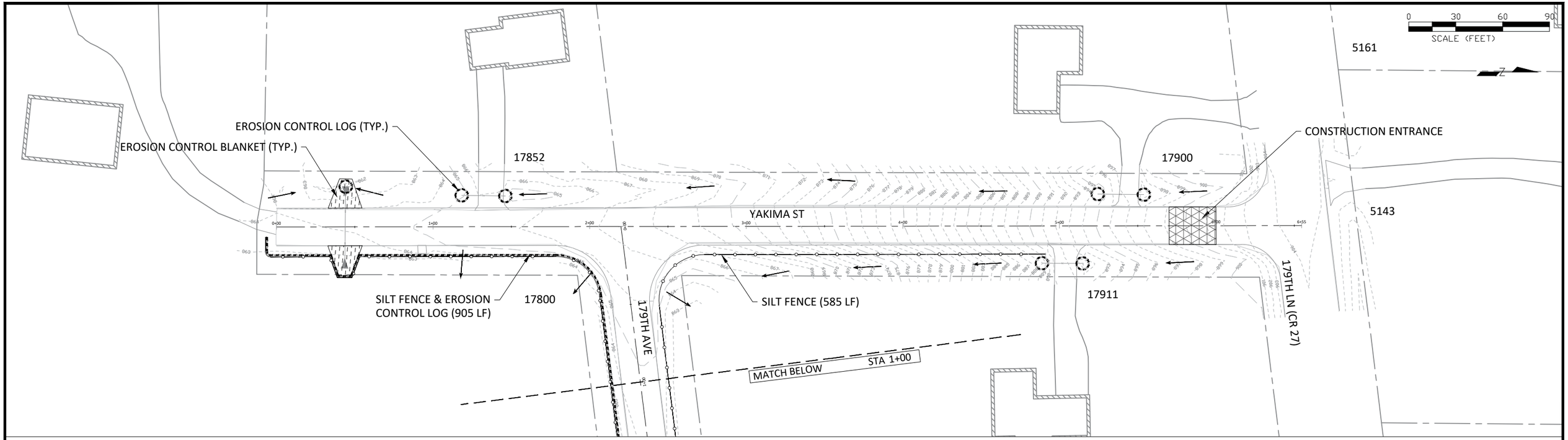
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

SWPPP

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

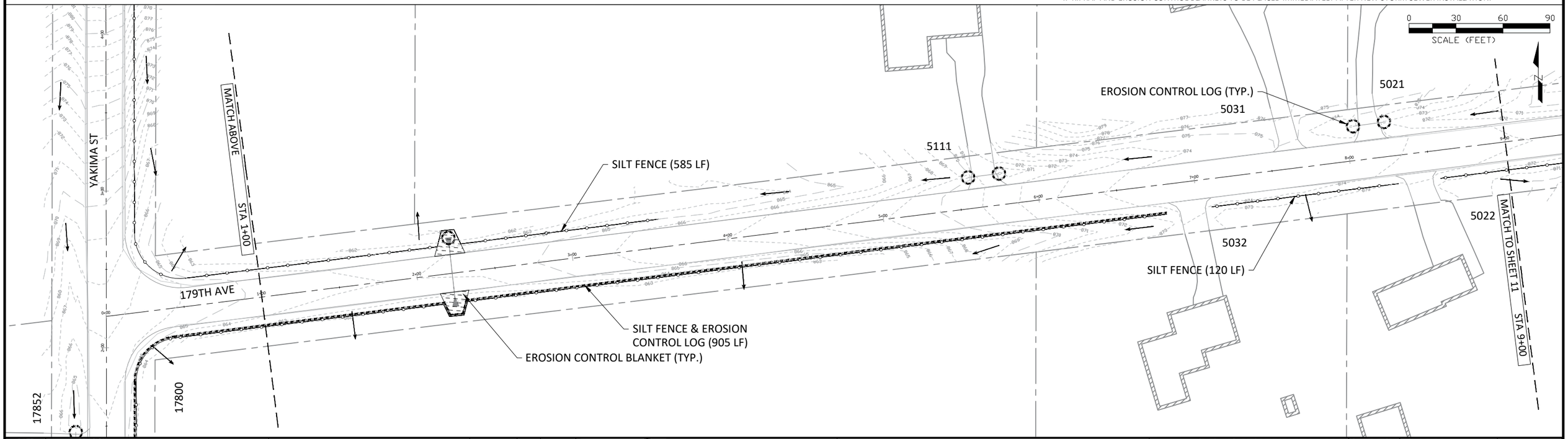
SHEET 09 OF 46 SHEETS



LEGEND

- SILT FENCE
- EROSION CONTROL LOG
- INLET PROTECTION
- EROSION CONTROL BLANKET
- RIPRAP CLASS III
- CONSTRUCTION EXIT
- DRAINAGE ARROW
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
1. SILT FENCE, EROSION CONTROL LOGS, AND INLET PROTECTION MUST BE INSTALLED BEFORE ANY OTHER ACTIVITIES ON-SITE.
2. ROCK CONSTRUCTION EXITS MUST BE MAINTAINED THROUGHOUT THE PROJECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR SWEEPING TRACKING ONTO ADJACENT STREETS WITHIN 3 HOURS OF NOTIFICATION BY THE CITY.
3. AFTER STORM STRUCTURES HAVE BEEN REPLACED, TRANSFER INLET PROTECTION OR EROSION CONTROL LOG TO NEW STRUCTURE FOR REMAINDER OF PROJECT.
4. RIPRAP AND EROSION CONTROL BLANKETS TO BE PLACED IMMEDIATELY AFTER NEW STORM SEWER INSTALLATION.



DATE	REVISION

Dec 30, 2025 - 10:36am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

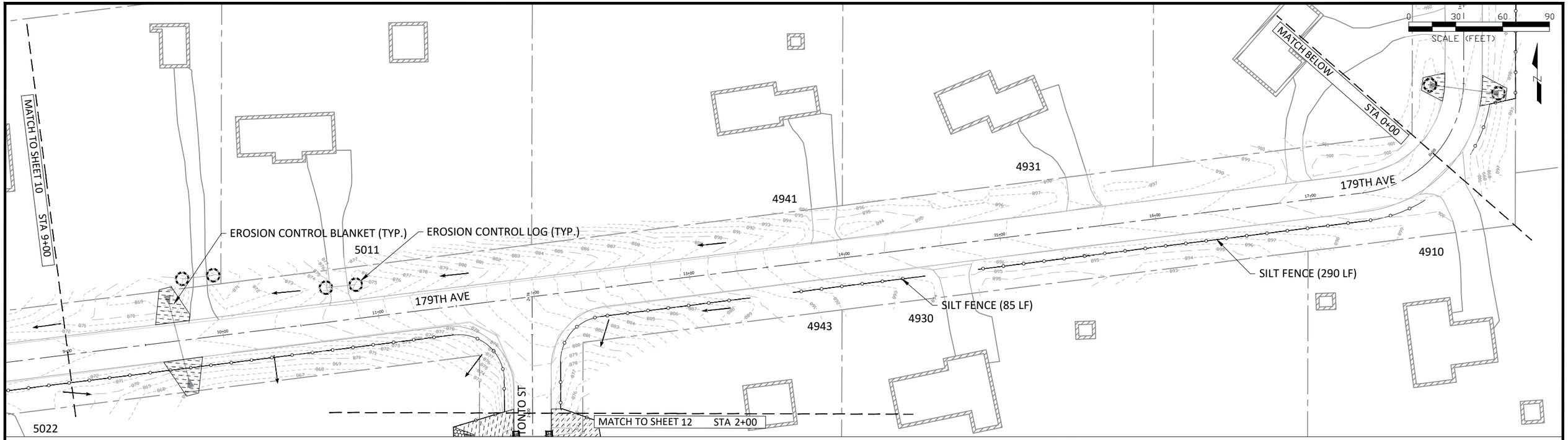
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EROSION CONTROL

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

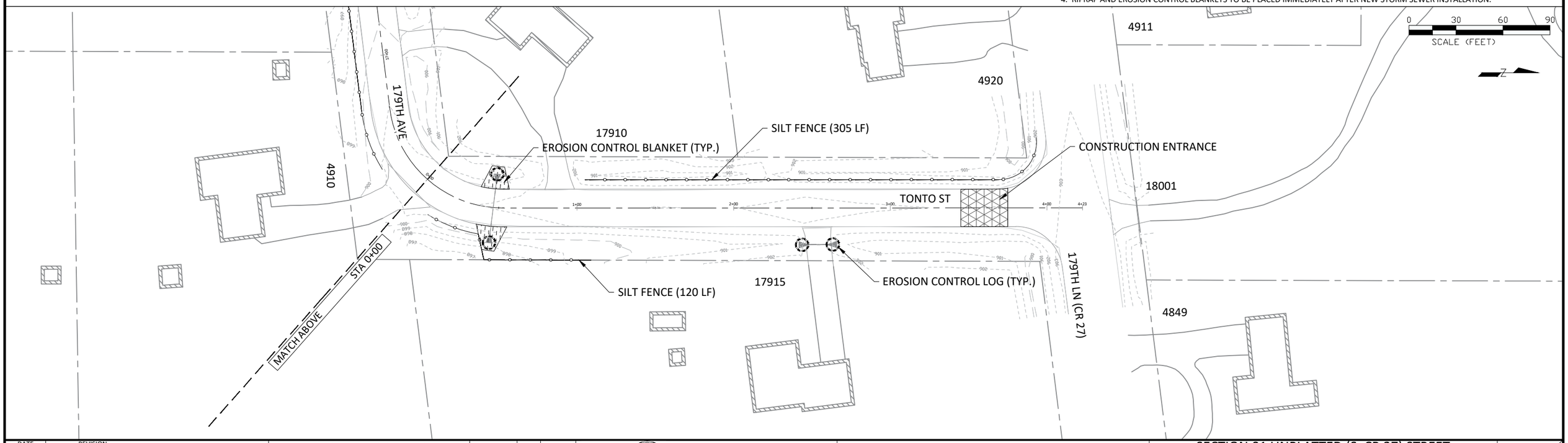
SHEET 10 OF 46 SHEETS



LEGEND

- SILT FENCE
- EROSION CONTROL LOG
- INLET PROTECTION
- EROSION CONTROL BLANKET
- RIPRAP CLASS III
- CONSTRUCTION EXIT
- DRAINAGE ARROW
- LOT LINE
- EASEMENT - DRAINAGE & UTILITY
- MAJOR CONTOUR
- MINOR CONTOUR

NOTE:
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

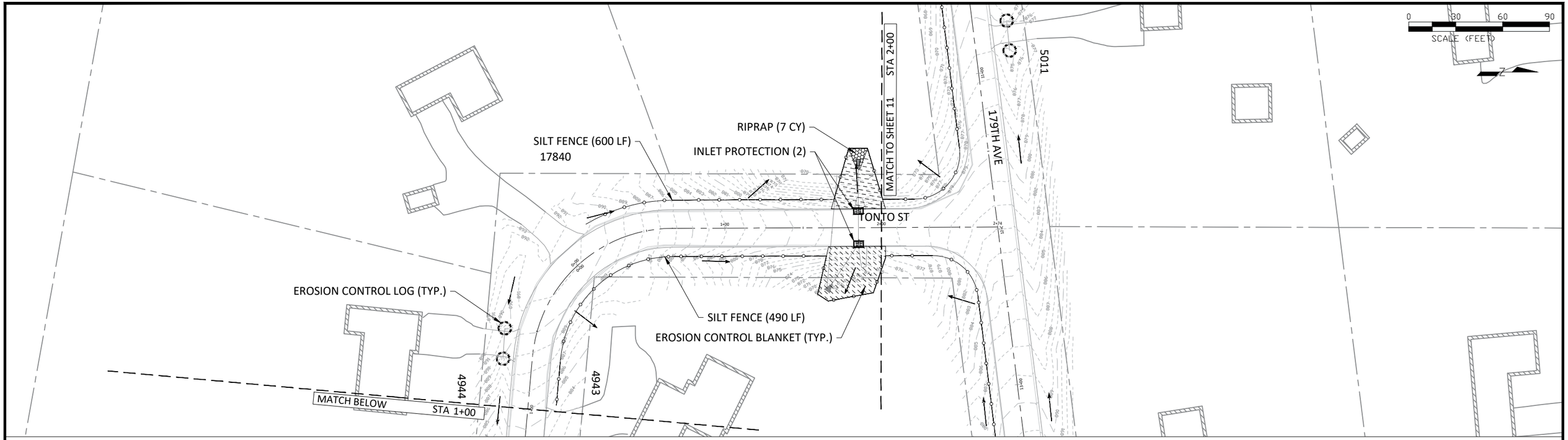
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DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

City of RAMSEY

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7550 SUNWOOD DRIVE
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EROSION CONTROL

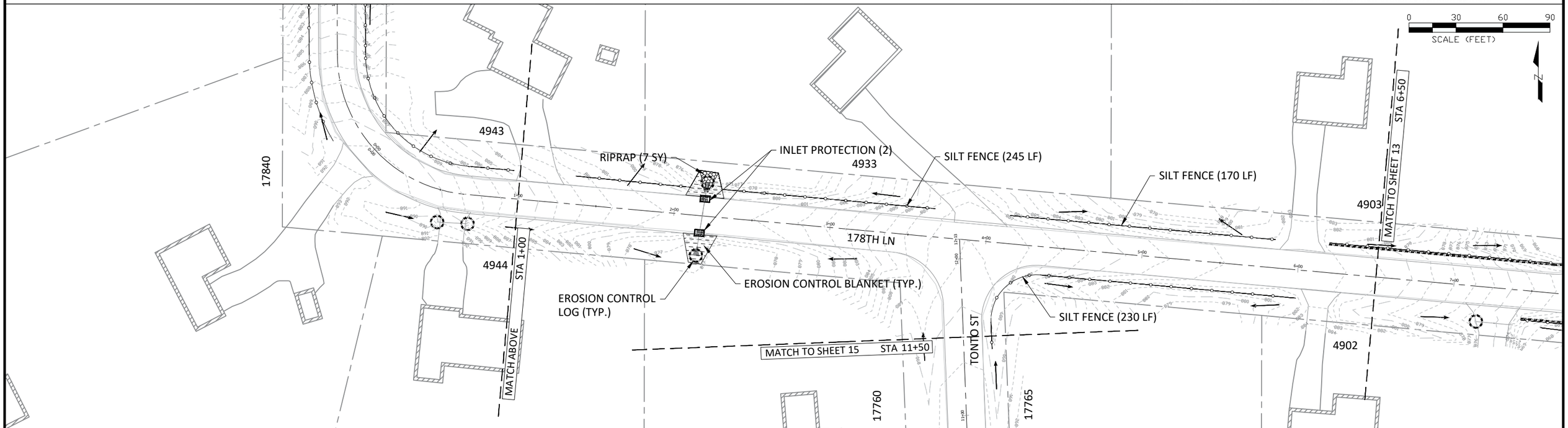
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA



LEGEND

- SILT FENCE
- EROSION CONTROL LOG
- INLET PROTECTION
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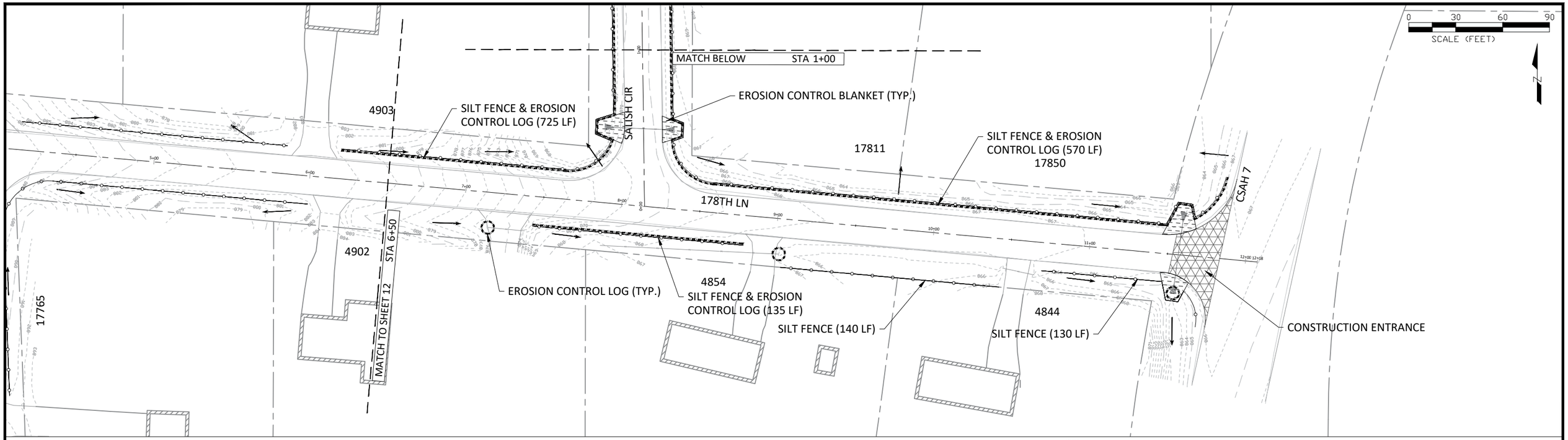
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EROSION CONTROL

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

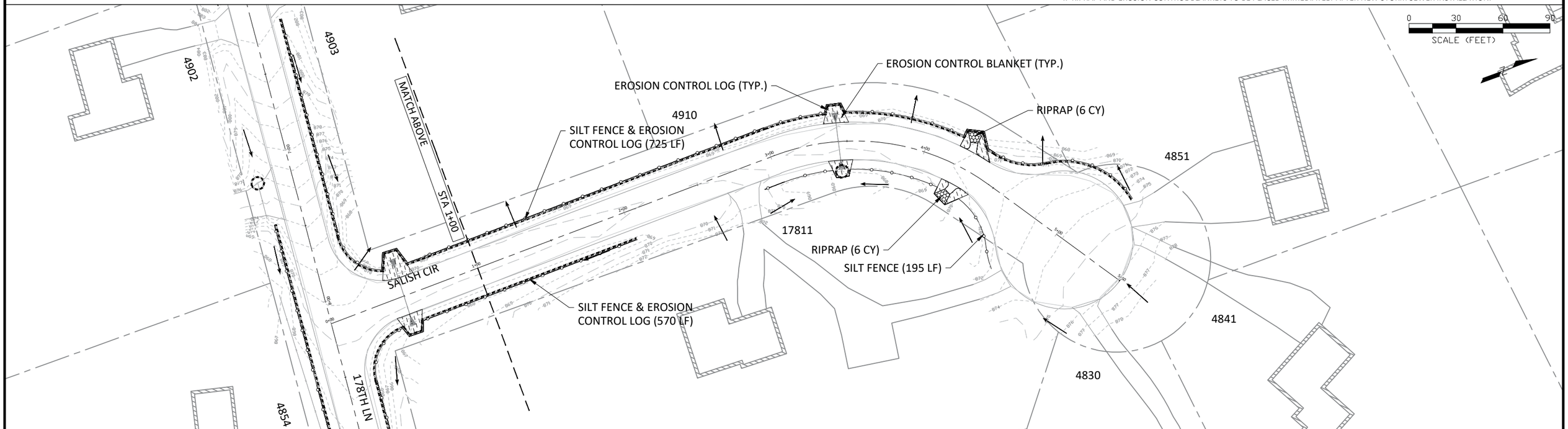
SHEET 12 OF 46 SHEETS



LEGEND

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- EROSION CONTROL LOG
- INLET PROTECTION
- EROSION CONTROL BLANKET
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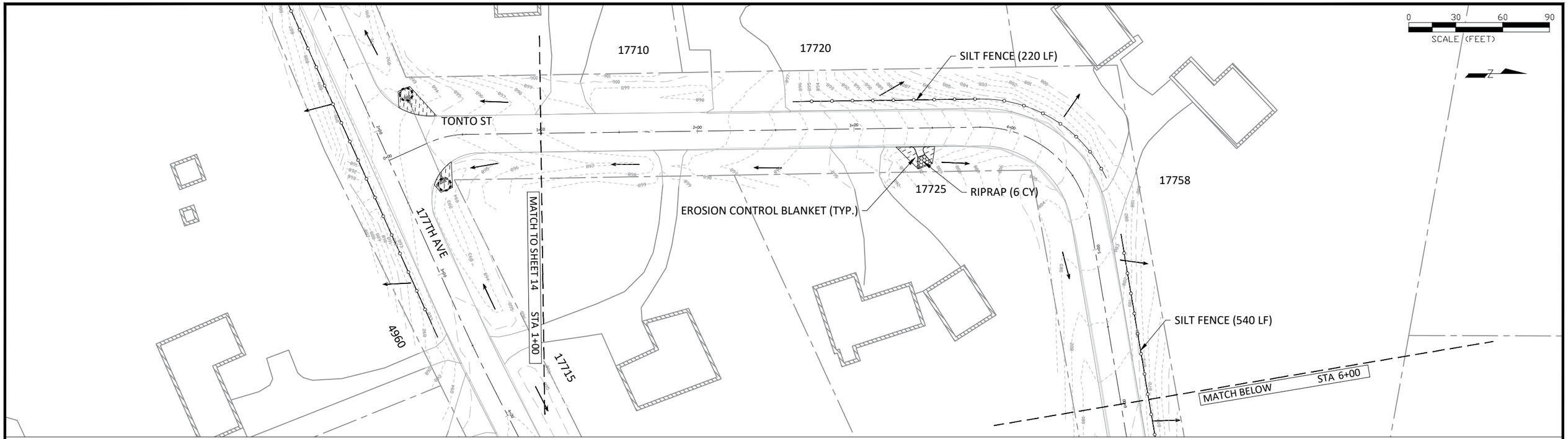
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EROSION CONTROL

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

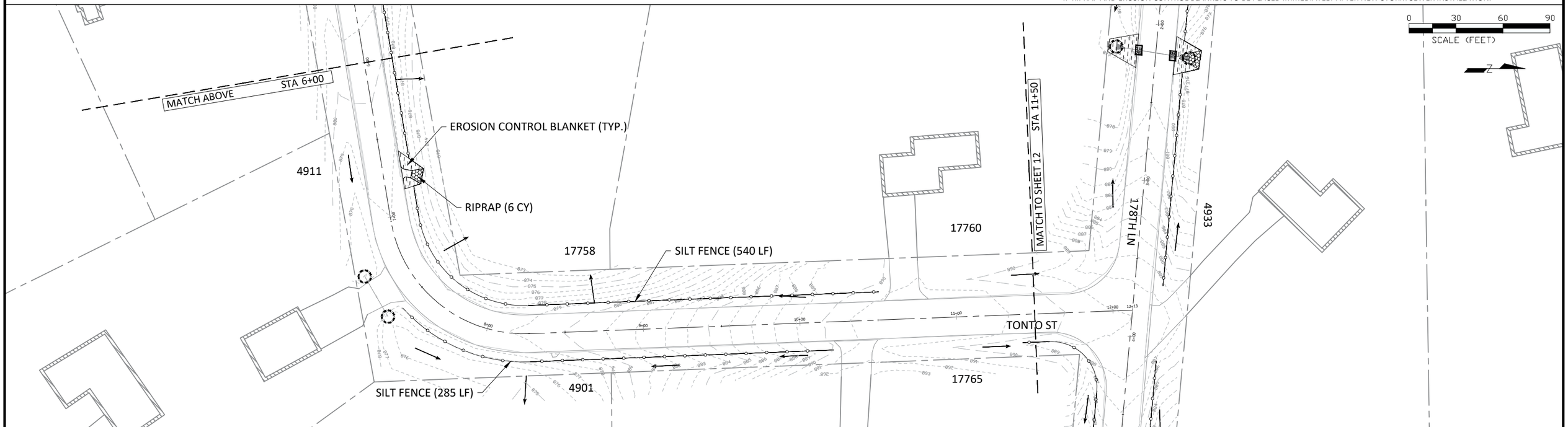
SHEET 13 OF 46 SHEETS



LEGEND

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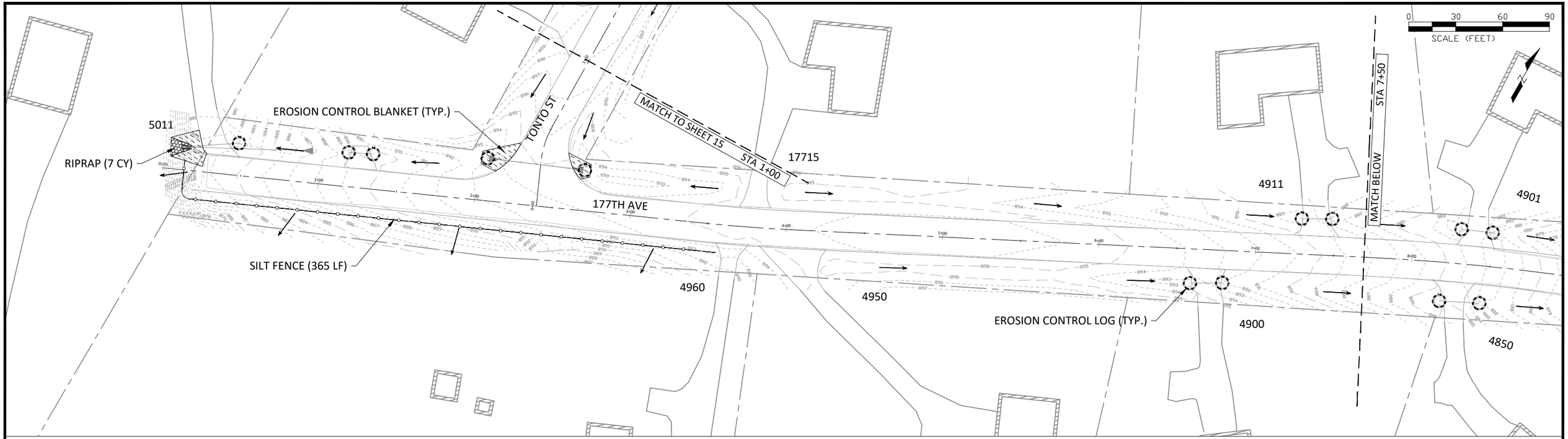
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DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

City of RAMSEY

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EROSION CONTROL

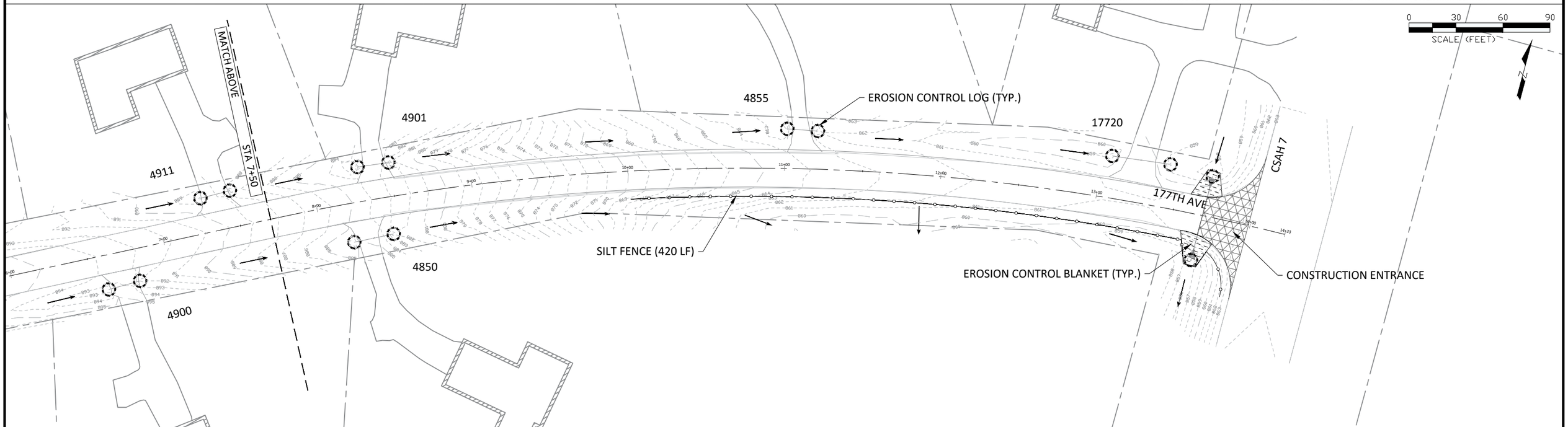
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA



LEGEND

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Dec 29, 2025 - 4:32pm
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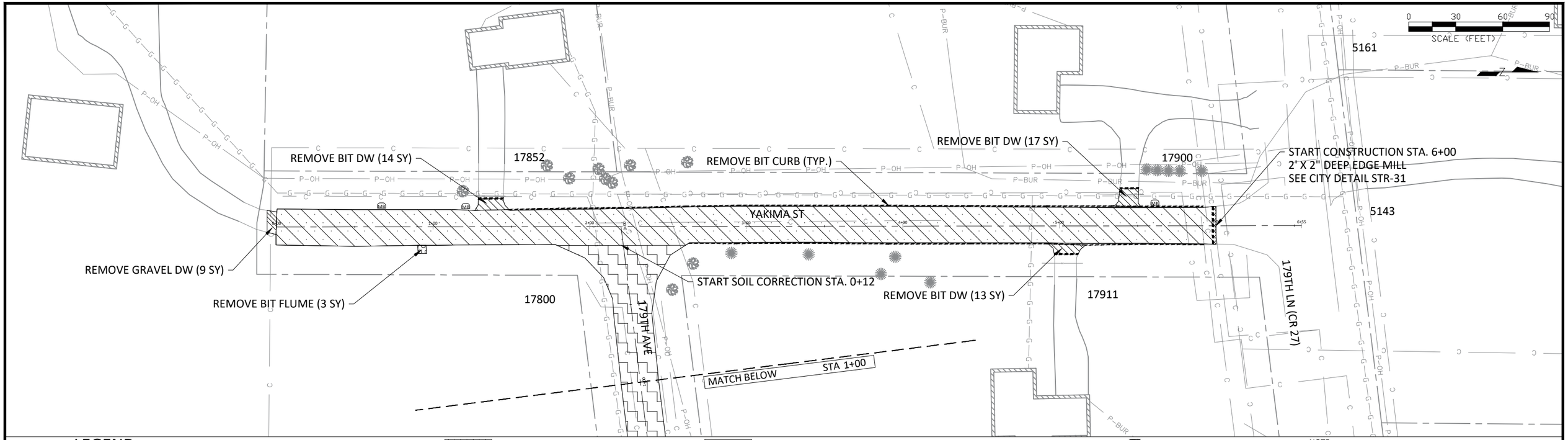
City of RAMSEY

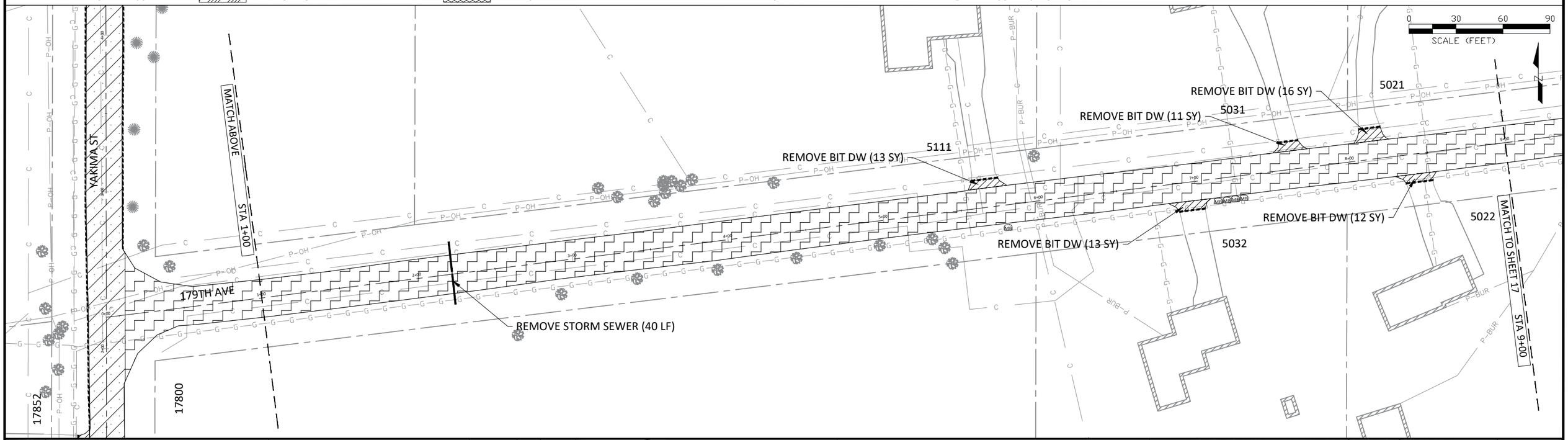
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

EROSION CONTROL

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 15 OF 46 SHEETS





LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- REMOVE BIT CURB
- CLEAN STORM SEWER
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- FULL DEPTH RECLAMATION
- FULL DEPTH RECLAIM + SOIL CORRECTION
- REMOVE BIT FLUME
- REMOVE RIPRAP
- CLEAR & GRUB
- MILL BIT PAVEMENT
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- P-BUR — UNDERGROUND POWER
- P-OH — OVERHEAD POWER
- G — GAS LINE
- C — COMMUNICATION LINE
- MB — SALVAGE MAILBOX

NOTE:
1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
2. STORM SEWER REMOVAL LENGTH INCLUDES APRONS.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
4. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS.

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Dec 29, 2025 - 8:50am
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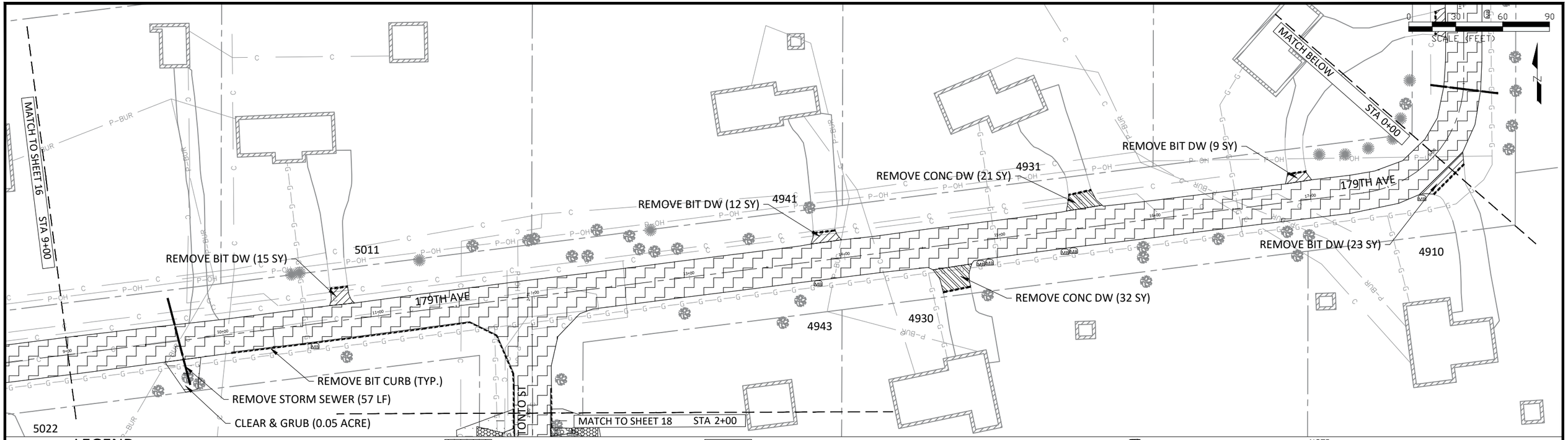
City of RAMSEY

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REMOVALS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

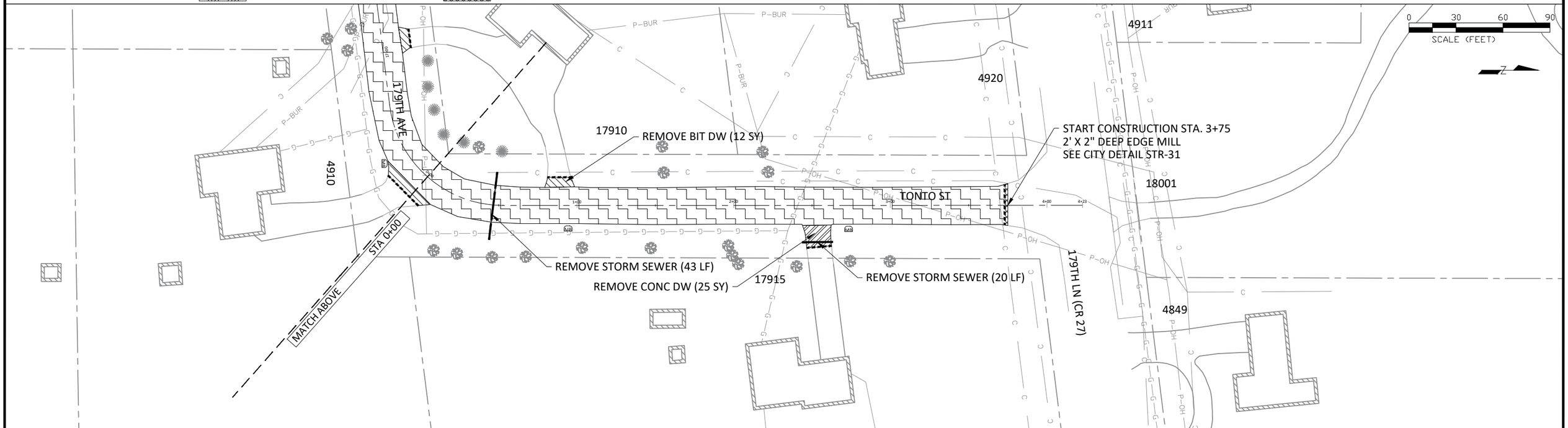
SHEET 16 OF 46 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- REMOVE BIT CURB
- CLEAN STORM SEWER
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- FULL DEPTH RECLAMATION
- FULL DEPTH RECLAIM + SOIL CORRECTION
- REMOVE BIT FLUME
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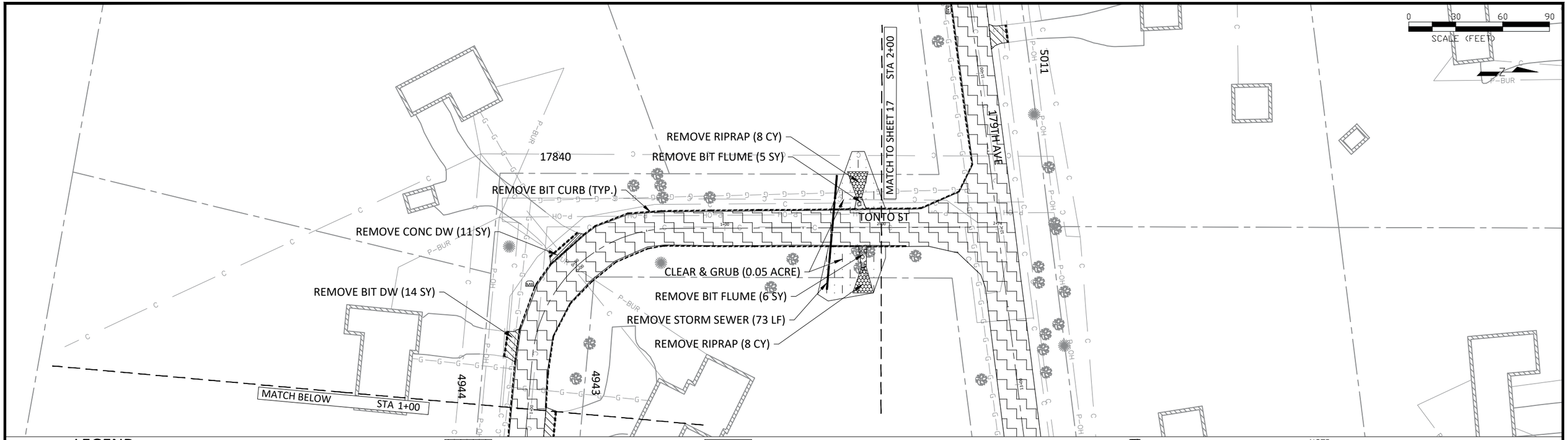
City of RAMSEY

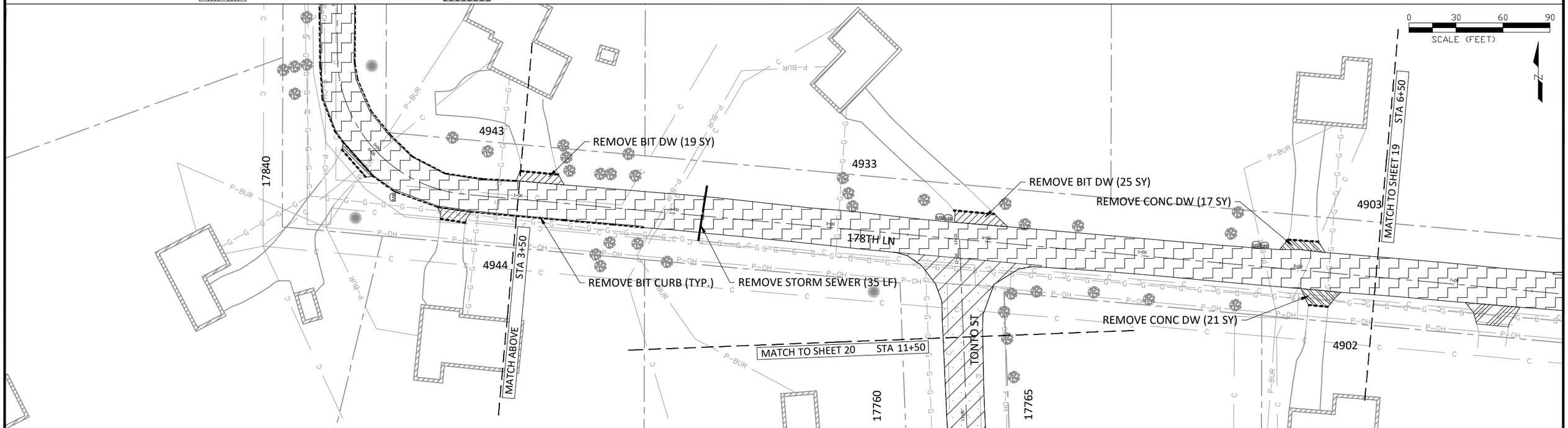
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REMOVALS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 17 OF 46 SHEETS





LEGEND

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- SAWCUT - FULL DEPTH
- REMOVE BIT CURB
- CLEAN STORM SEWER
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
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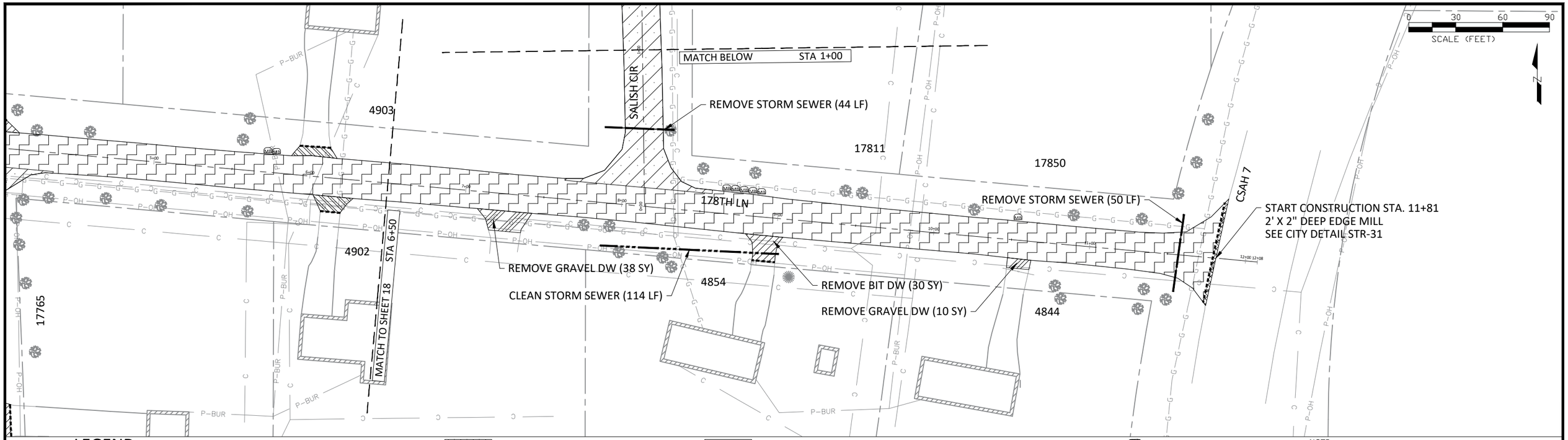
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

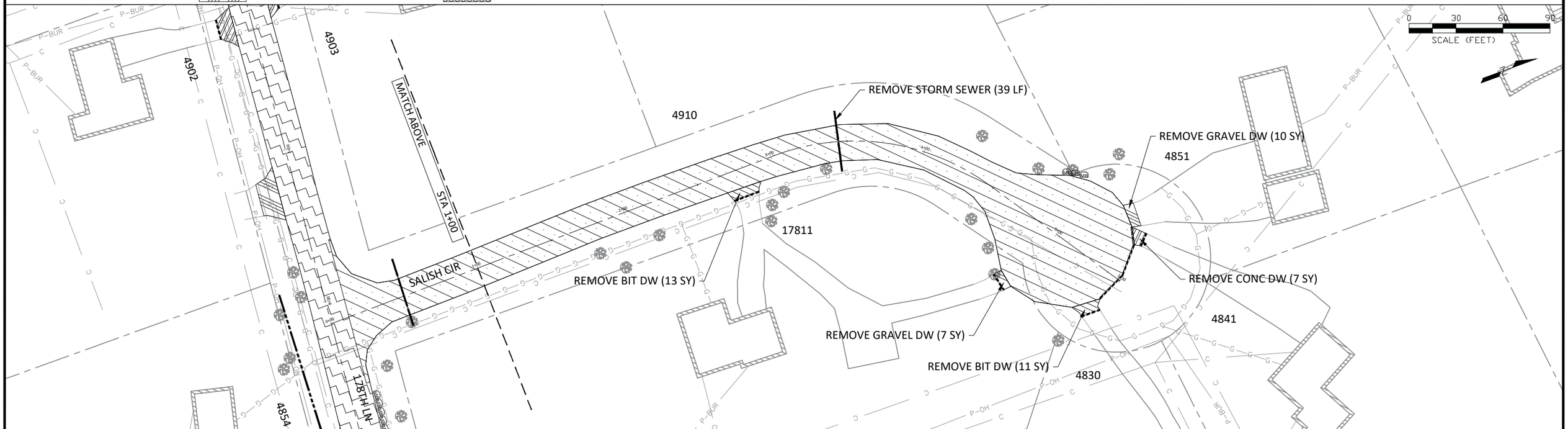
SHEET 18 OF 46 SHEETS



LEGEND

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- SAWCUT - FULL DEPTH
- REMOVE BIT CURB
- CLEAN STORM SEWER
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
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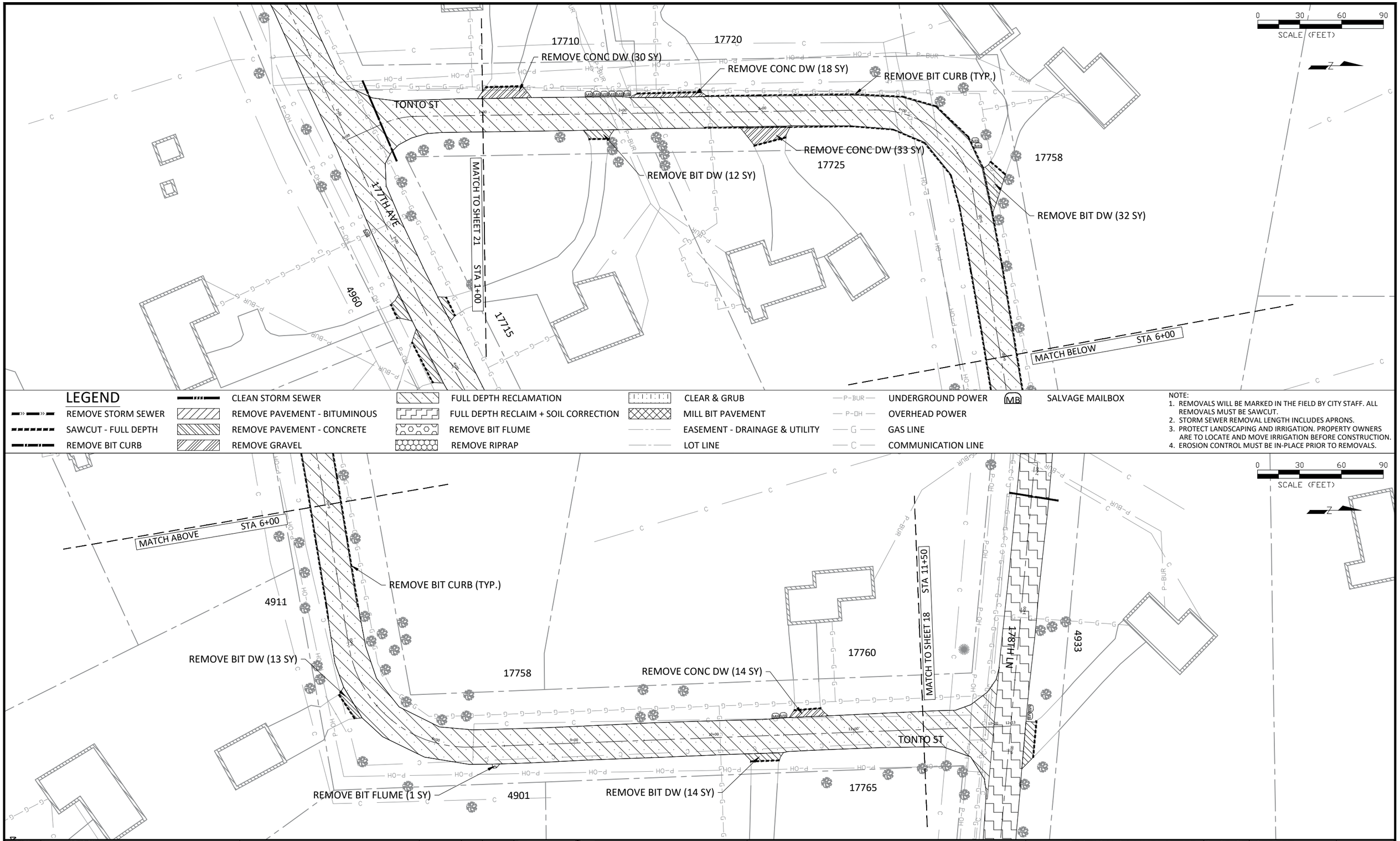
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REMOVALS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 19 OF 46 SHEETS



LEGEND

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- SAWCUT - FULL DEPTH
- REMOVE BIT CURB
- CLEAN STORM SEWER
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- FULL DEPTH RECLAMATION
- FULL DEPTH RECLAIM + SOIL CORRECTION
- REMOVE BIT FLUME
- REMOVE RIPRAP
- CLEAR & GRUB
- MILL BIT PAVEMENT
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE
- P-BUR — UNDERGROUND POWER
- P-OH — OVERHEAD POWER
- G — GAS LINE
- C — COMMUNICATION LINE
- MB — SALVAGE MAILBOX

NOTE:
1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
2. STORM SEWER REMOVAL LENGTH INCLUDES APRONS.
3. PROTECT LANDSCAPING AND IRRIGATION. PROPERTY OWNERS ARE TO LOCATE AND MOVE IRRIGATION BEFORE CONSTRUCTION.
4. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS.

DATE	REVISION

Dec 29, 2025 - 9:00am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

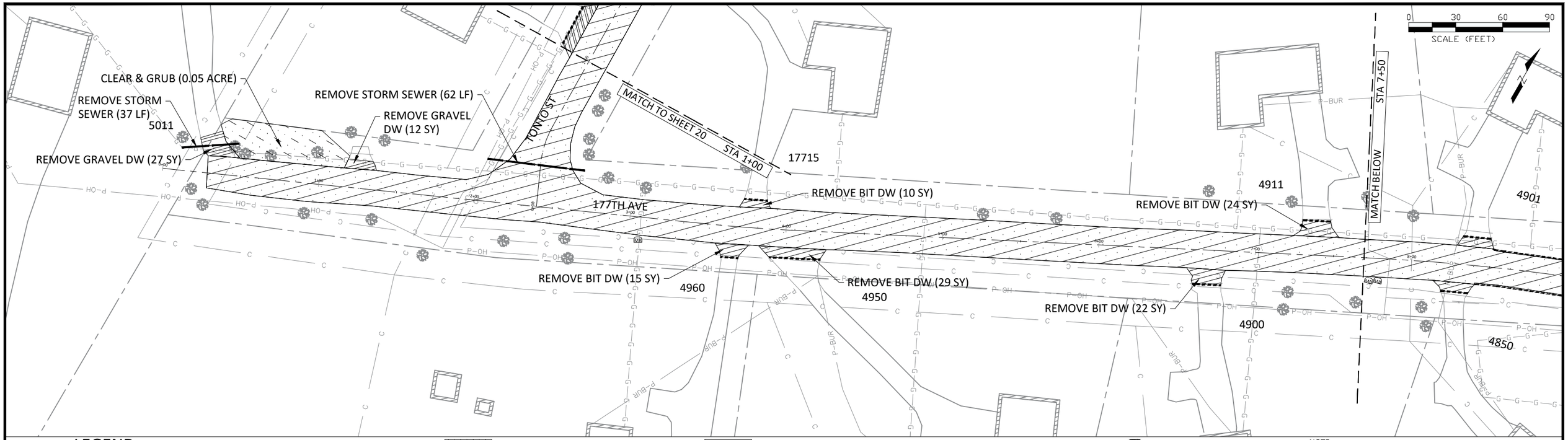
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

REMOVALS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

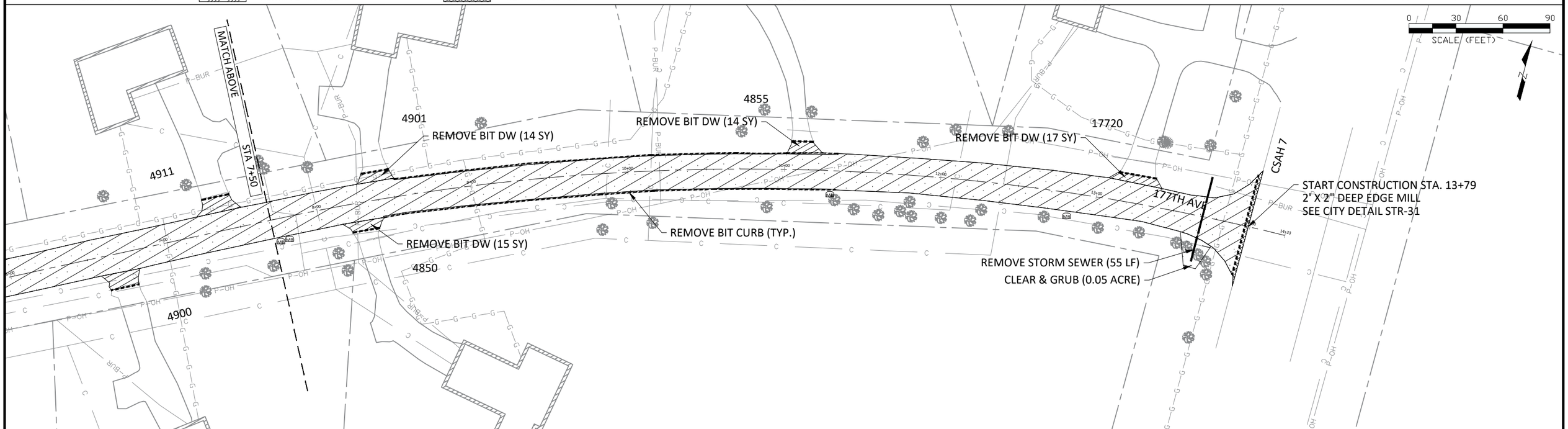
SHEET 20 OF 46 SHEETS



LEGEND

- REMOVE STORM SEWER
- SAWCUT - FULL DEPTH
- REMOVE BIT CURB
- CLEAN STORM SEWER
- REMOVE PAVEMENT - BITUMINOUS
- REMOVE PAVEMENT - CONCRETE
- REMOVE GRAVEL
- FULL DEPTH RECLAMATION
- FULL DEPTH RECLAIM + SOIL CORRECTION
- REMOVE BIT FLUME
- REMOVE RIPRAP
- CLEAR & GRUB
- MILL BIT PAVEMENT
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DATE	REVISION

Dec 29, 2025 - 2:30pm
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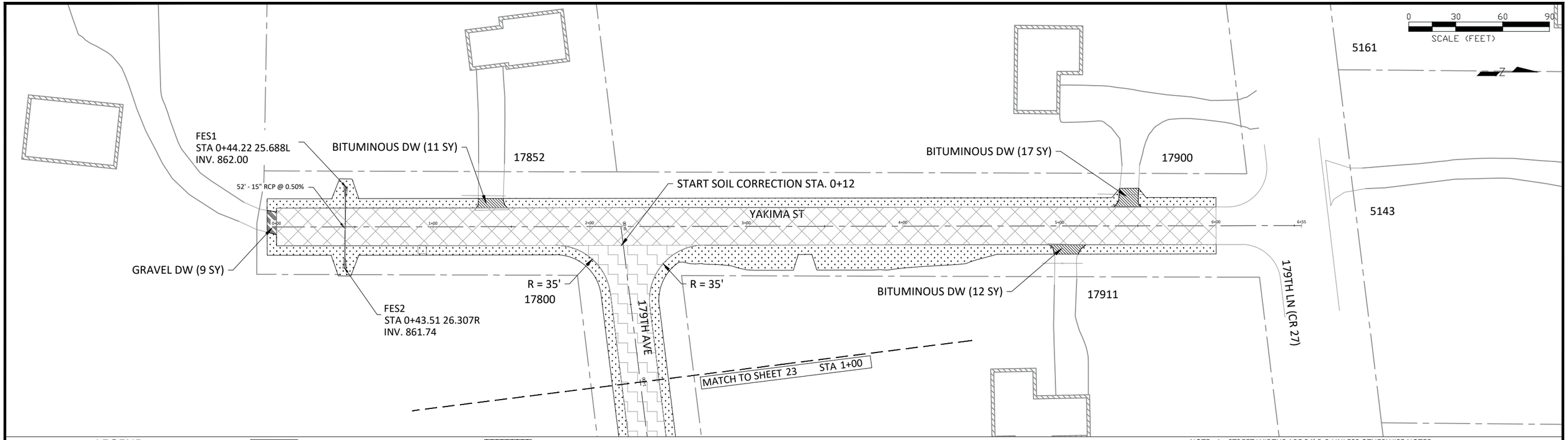
JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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REMOVALS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA



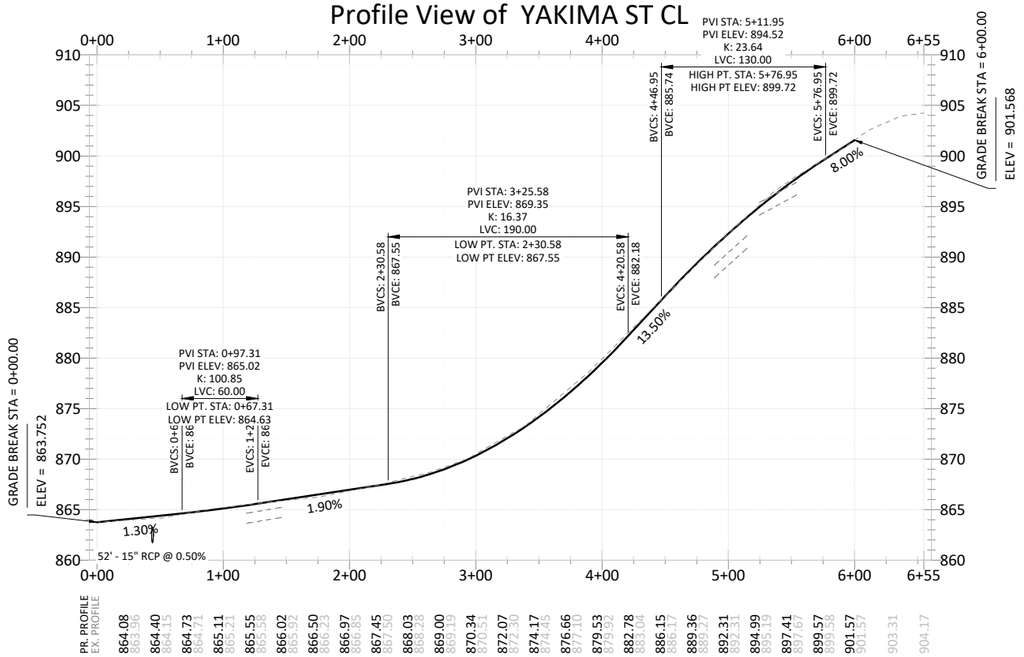
LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
- SOIL CORRECTION + BIT PAVEMENT
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- RIPRAP CLASS III
- CONCRETE FLUME
- EX. STORM SEWER
- PR. STORM SEWER
- PR. STORM CATCH BASIN
- PR. FLARED END SECTION
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE

NOTE:
1. STREET WIDTHS ARE 24' B-B UNLESS OTHERWISE NOTED.
2. TYPICAL SECTION SEE SHEET 05.
3. RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
4. RESTORE ALL DISTURBED AREAS WITH MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT RESIDENTIAL TURFGRASS MIXTURE UNLESS OTHERWISE NOTED.
5. DRIVEWAYS WITH CURB AND GUTTER TO HAVE CURB CUTS ADDED PER CITY DETAIL STR-1.
6. PIPE LENGTHS INCLUDE FLARED END SECTIONS.

0 60 120 180
SCALE (FEET)

Profile View of YAKIMA ST CL



DATE	REVISION

Dec 30, 2025 - 10:44am
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CHECKED BY:	JJF	FILE: 26-07

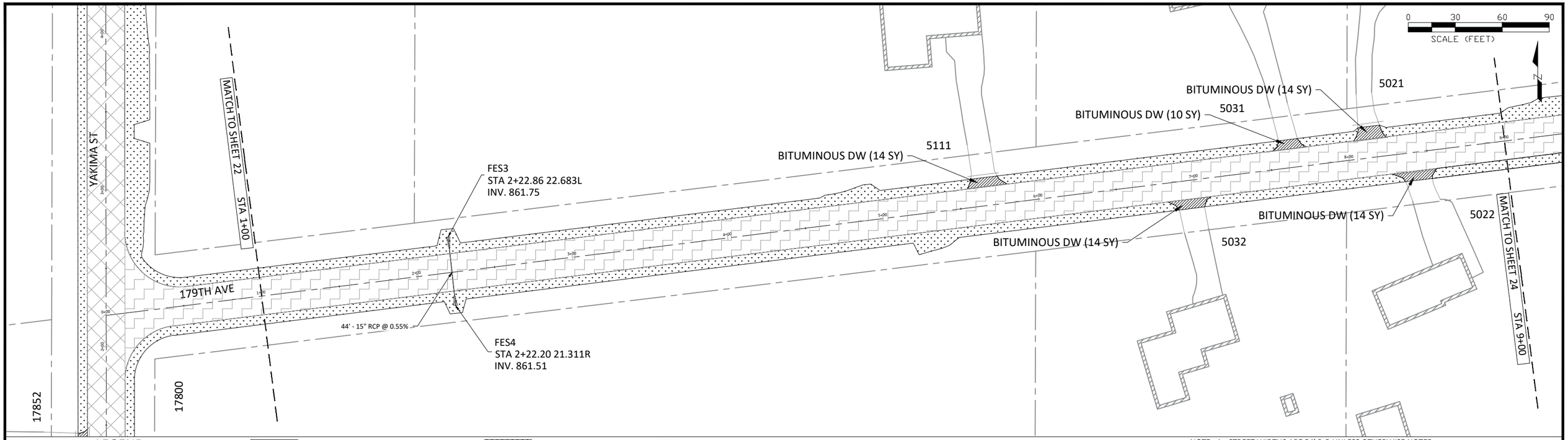
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 22 OF 46 SHEETS

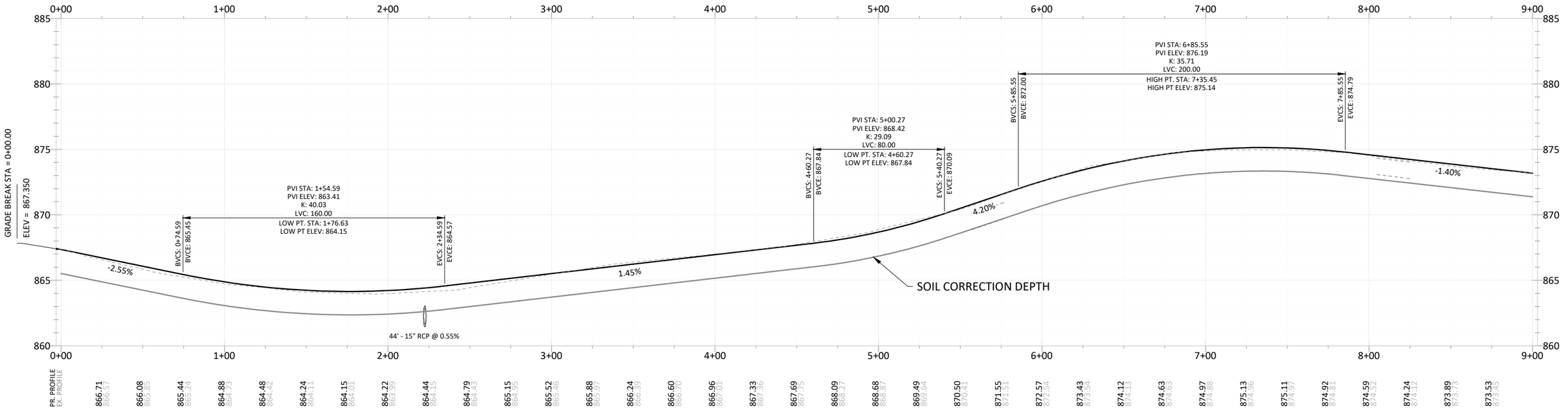


LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
- SOIL CORRECTION + BIT PAVEMENT
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- RIPRAP CLASS III
- CONCRETE FLUME
- EX. STORM SEWER
- PR. STORM SEWER
- PR. STORM CATCH BASIN
- PR. FLARED END SECTION
- EASEMENT - DRAINAGE & UTILITY
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6. PIPE LENGTHS INCLUDE FLARED END SECTIONS.

Profile View of 179TH AVE CL



PR. PROFILE / EX. PROFILE																														
	866.71	866.08	865.44	864.88	864.48	864.24	864.15	864.22	864.44	864.79	865.15	865.52	865.88	866.24	866.60	866.96	867.33	867.69	868.09	868.68	869.49	870.50	871.55	872.57	873.43	874.12	874.63	874.97	875.13	875.11
	866.57	865.85	865.24	864.73	864.42	864.11	864.01	863.99	864.15	864.43	864.55	865.46	865.97	866.39	866.78	867.01	867.36	867.75	868.27	868.87	869.64	870.41	871.51	872.54	873.54	874.13	874.63	874.88	874.96	874.97
	874.92	874.59	874.24	873.89	873.53																									
	874.81	874.52	874.12	873.73	873.45																									

DATE	REVISION

Dec 30, 2025 - 10:45am
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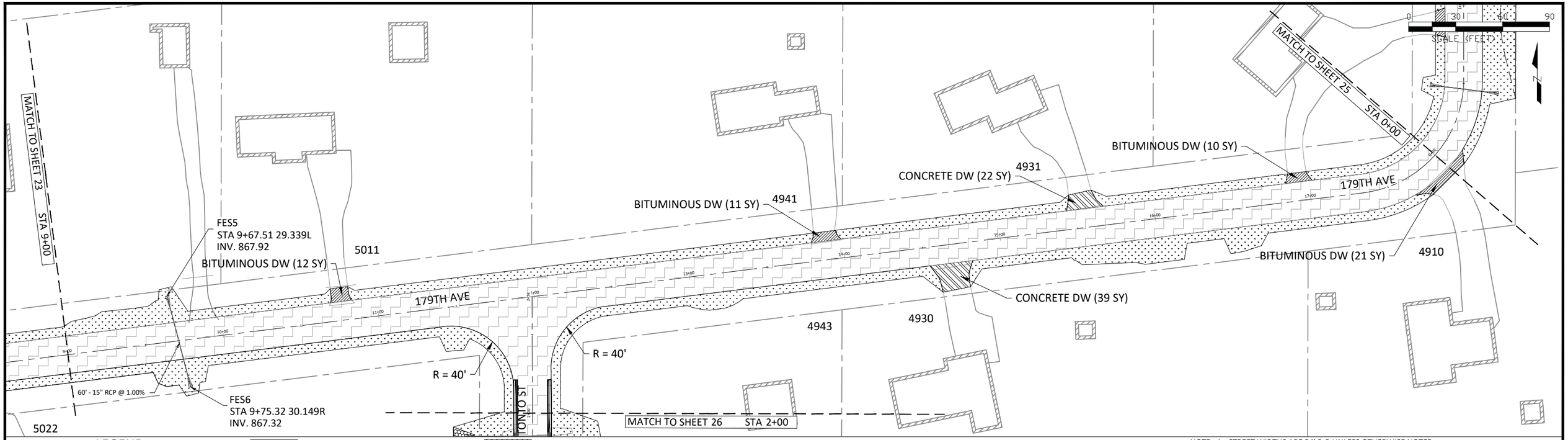
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 23 OF 46 SHEETS

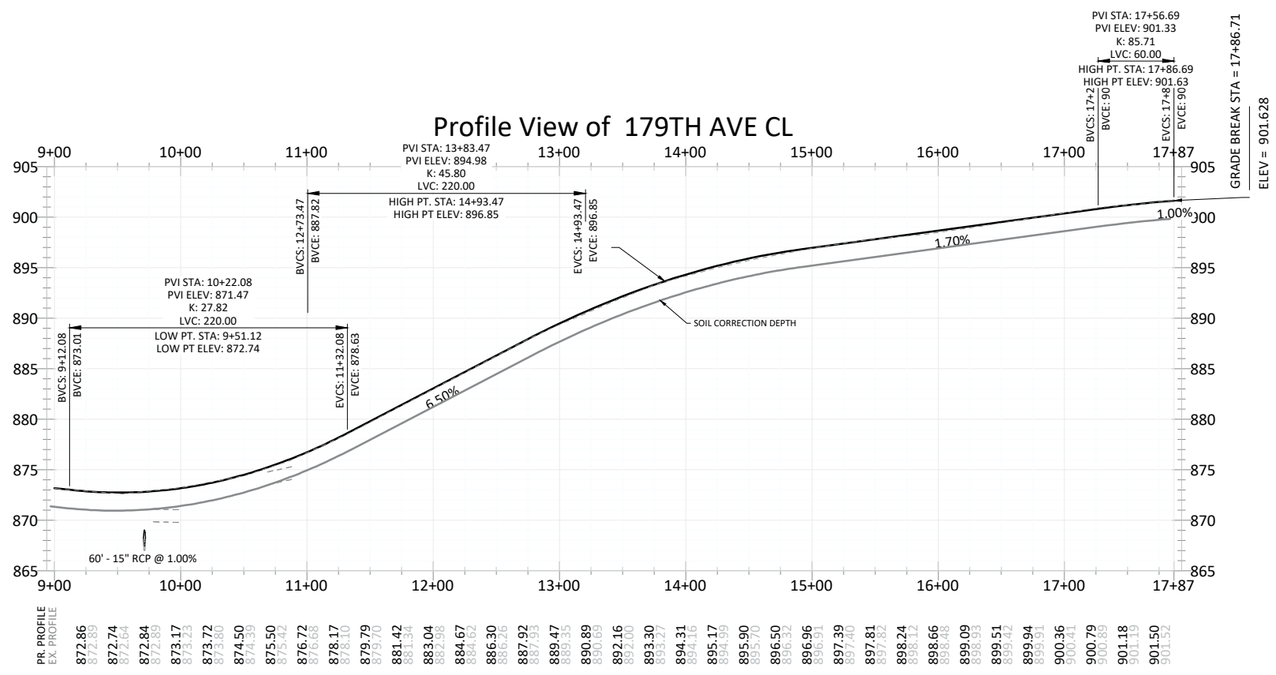


LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
- SOIL CORRECTION + BIT PAVEMENT
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- RIPRAP CLASS III
- CONCRETE FLUME
- EX. STORM SEWER
- PR. STORM SEWER
- PR. STORM CATCH BASIN
- PR. FLARED END SECTION
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE

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6. PIPE LENGTHS INCLUDE FLARED END SECTIONS.

0 60 120 180
SCALE (FEET)



DATE	REVISION

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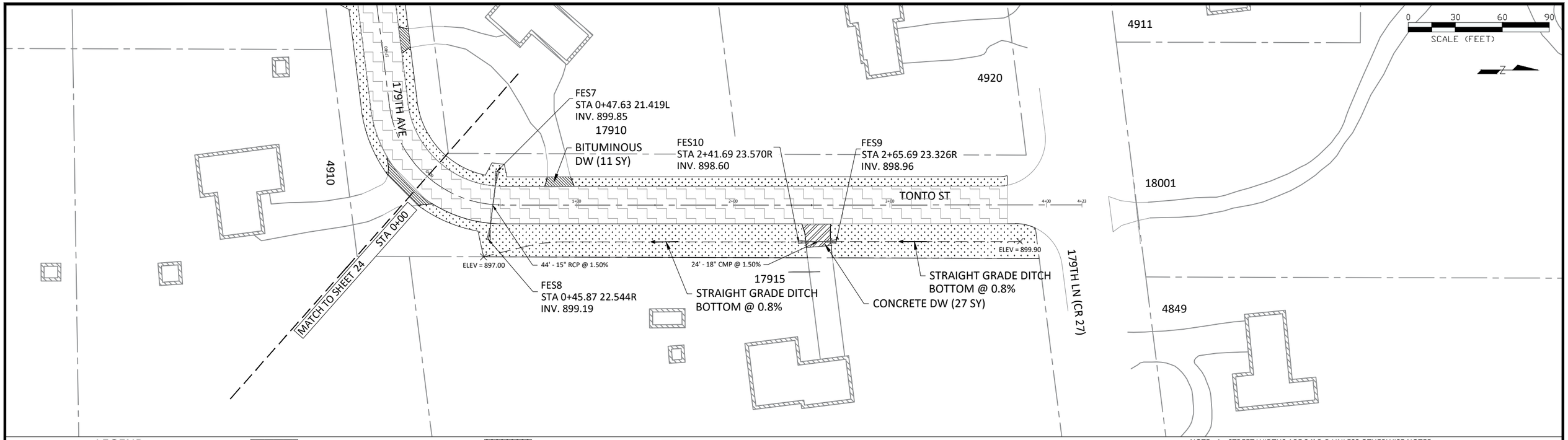
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 24 OF 46 SHEETS

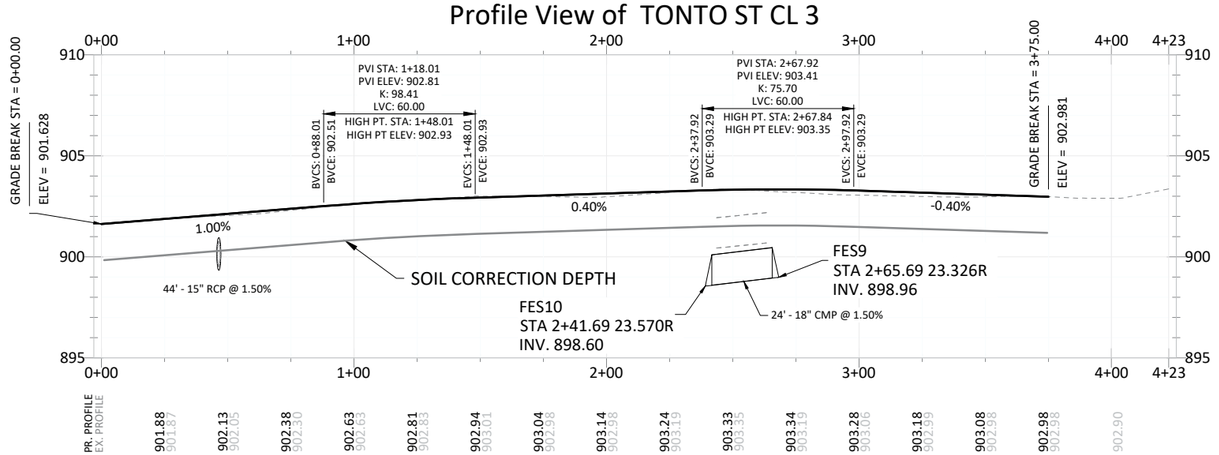


LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
- SOIL CORRECTION + BIT PAVEMENT
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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6. PIPE LENGTHS INCLUDE FLARED END SECTIONS.

Profile View of TONTO ST CL 3



DATE	REVISION

Dec 30, 2025 - 10:46am
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Date 12/30/25 Lic. No. 57095

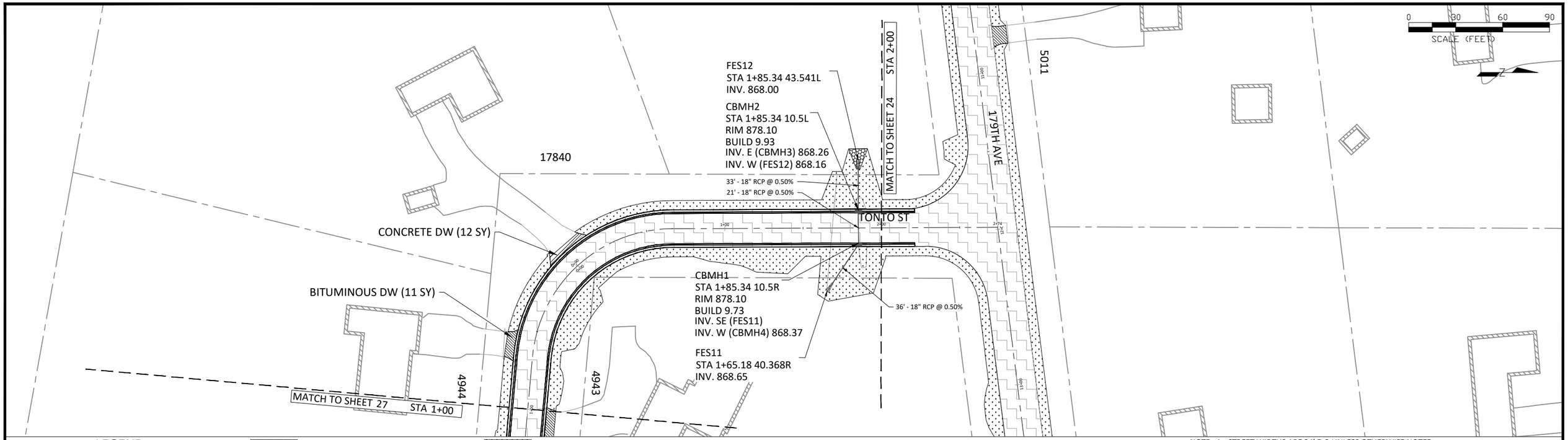
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 25 OF 46 SHEETS

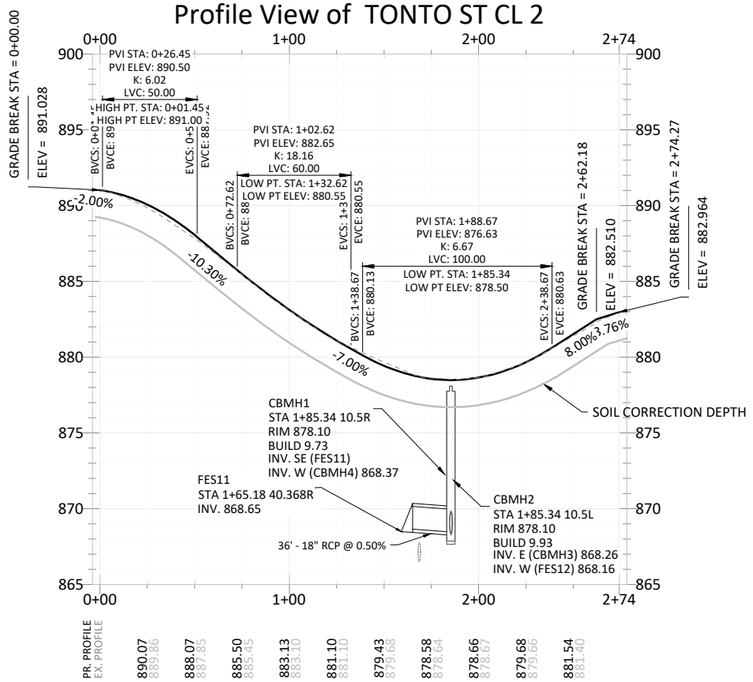


LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
- SOIL CORRECTION + BIT PAVEMENT
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- RIPRAP CLASS III
- CONCRETE FLUME
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- PR. FLARED END SECTION
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE

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6. PIPE LENGTHS INCLUDE FLARED END SECTIONS.

Profile View of TONTO ST CL 2





DATE	REVISION

Dec 30, 2025 - 10:47am
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CHECKED BY:	JJF	FILE: 26-07

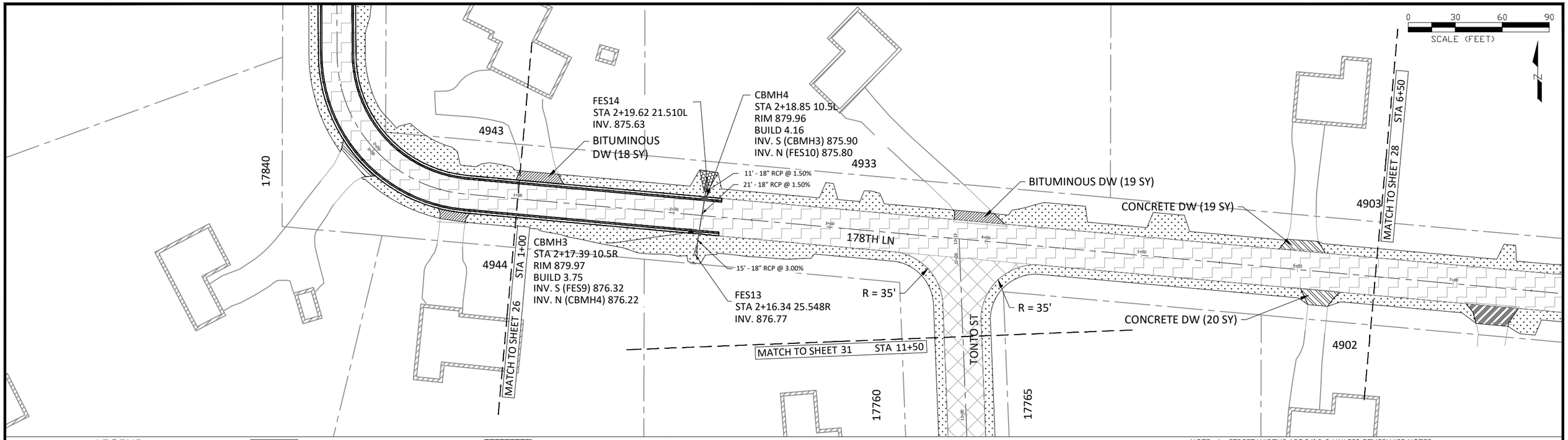
City of RAMSEY

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7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

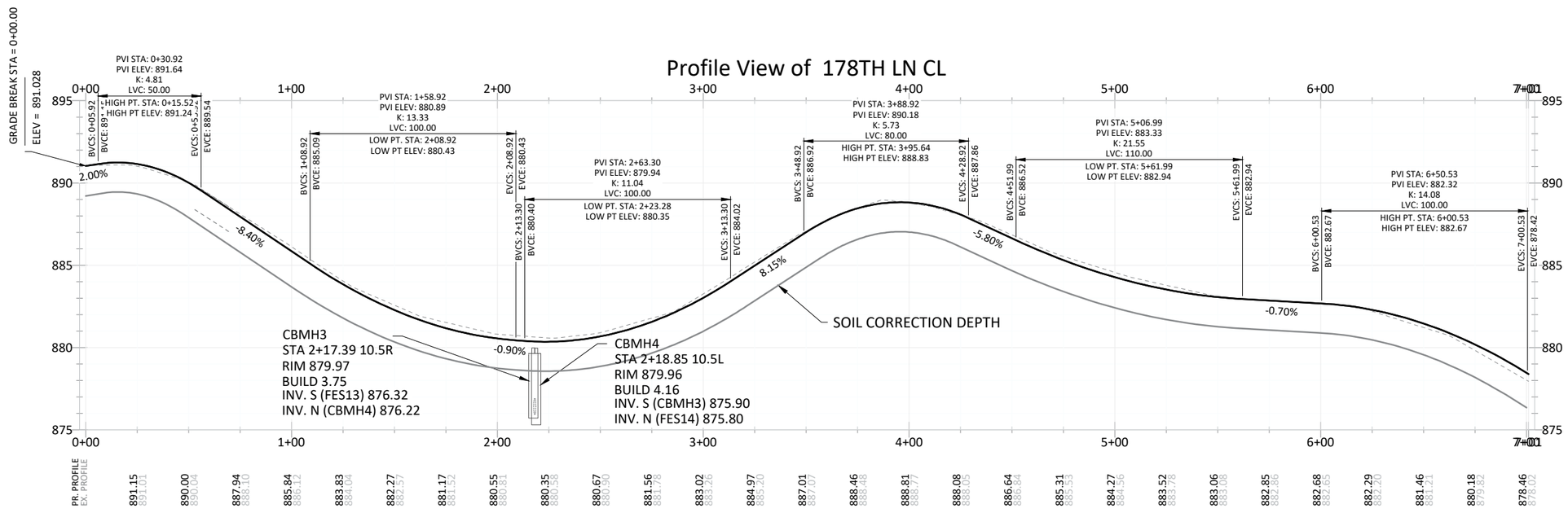
SHEET 26 OF 46 SHEETS



LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
- SOIL CORRECTION + BIT PAVEMENT
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- RIPRAP CLASS III
- CONCRETE FLUME
- EX. STORM SEWER
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DATE	REVISION

Dec 30, 2025 - 10:48am
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DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

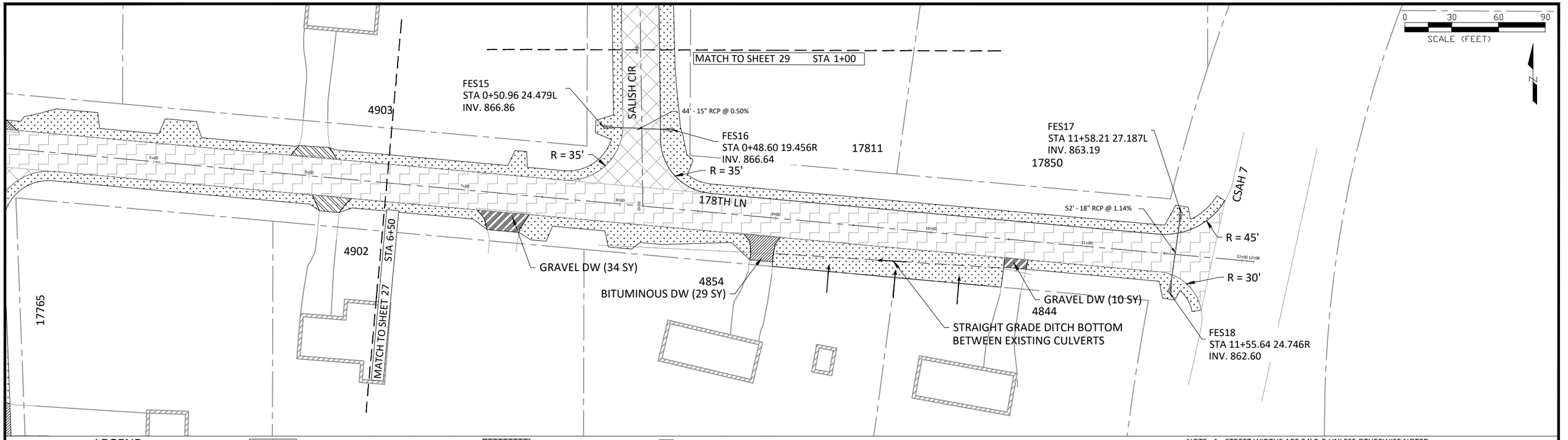
City of RAMSEY

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STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 27 OF 46 SHEETS

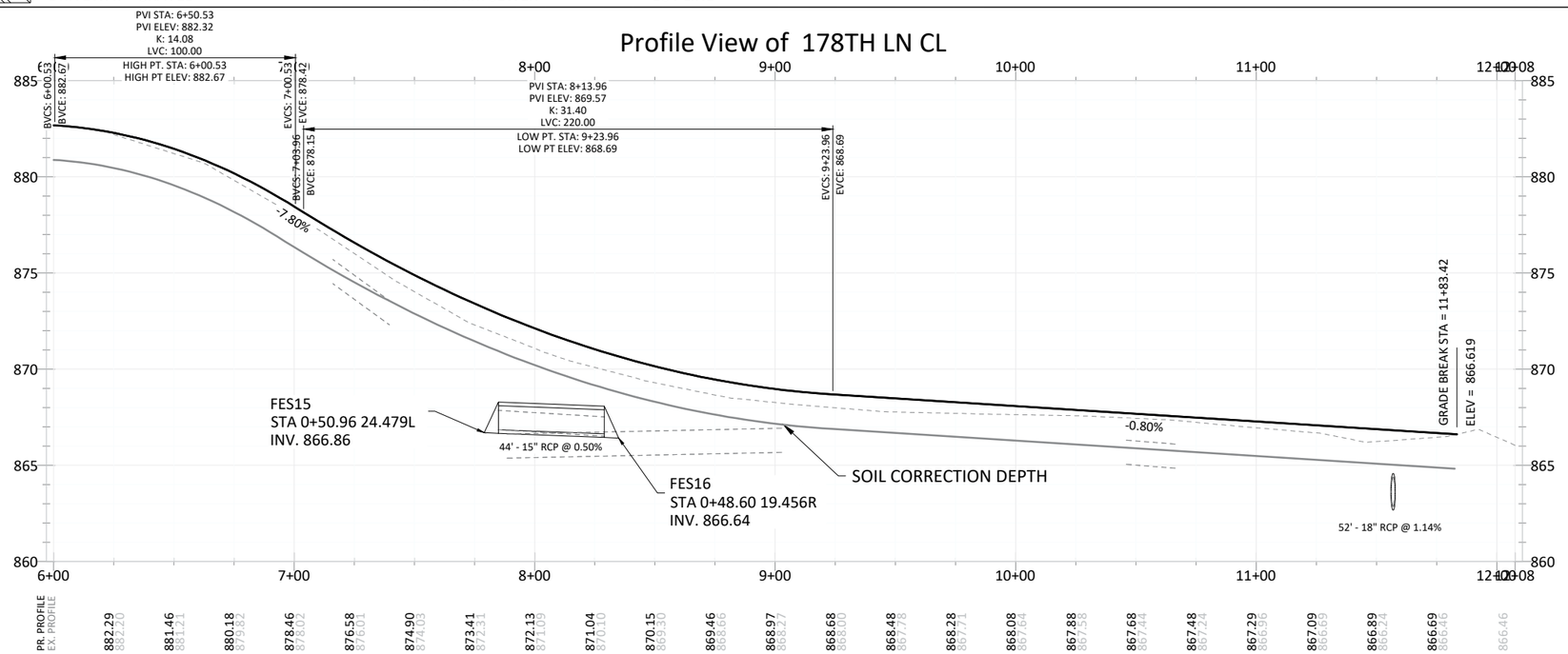


LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
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- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
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Profile View of 178TH LN CL



DATE	REVISION

Dec 30, 2025 - 10:48am
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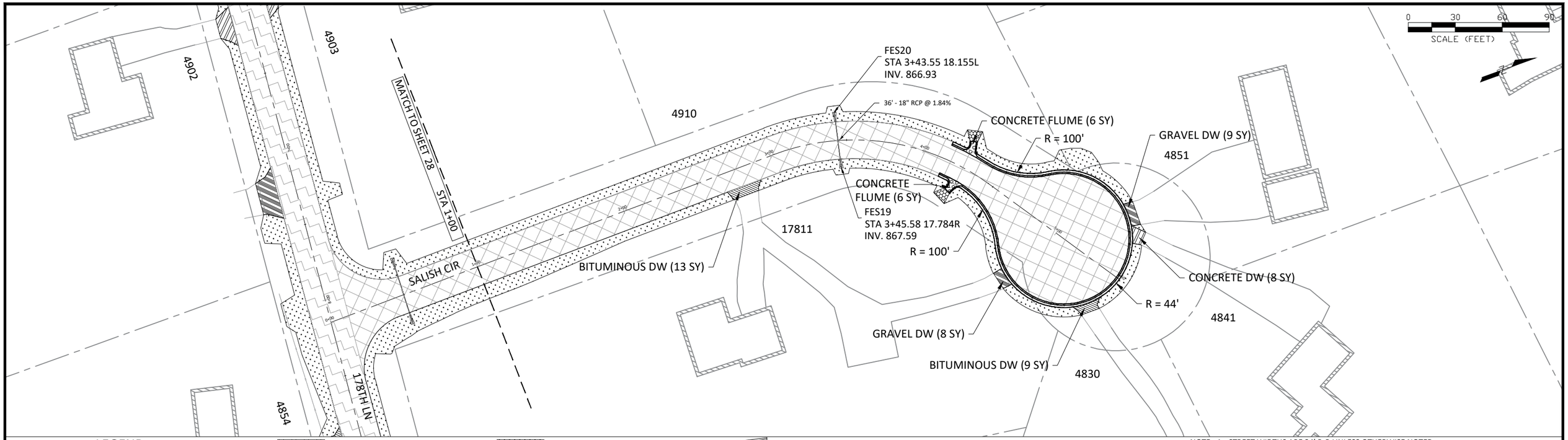
City of RAMSEY

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STREET CONSTRUCTION

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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

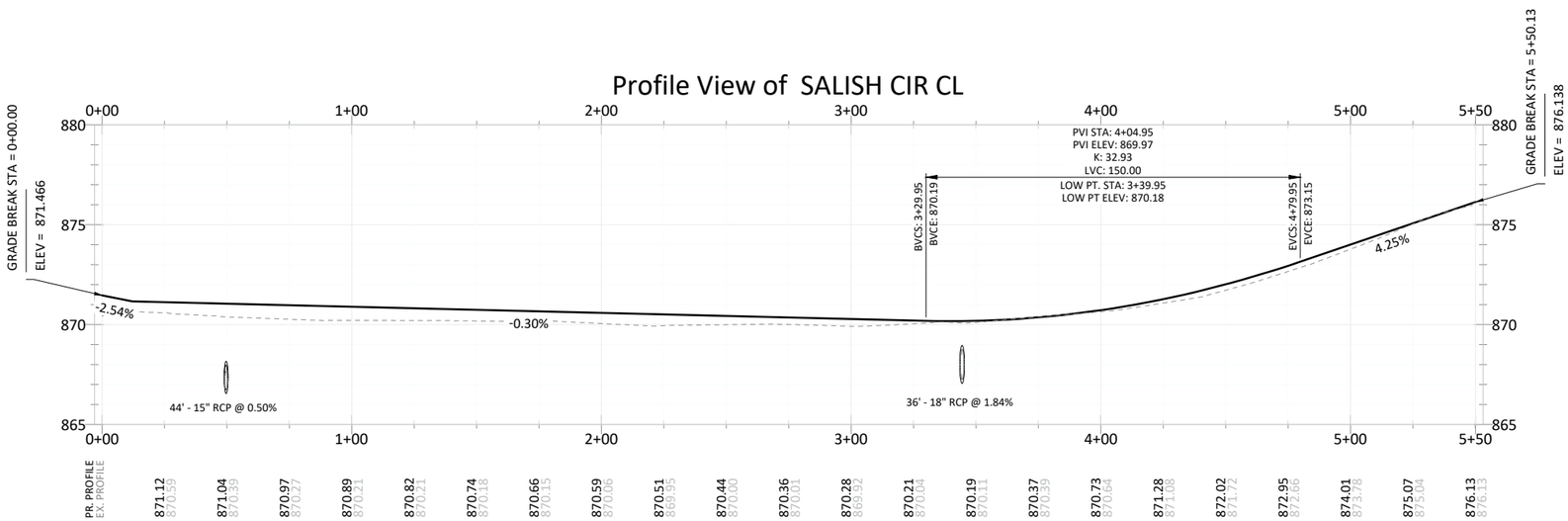
SHEET 28 OF 46 SHEETS



LEGEND

- BIT PAVEMENT
- SURMOUNTABLE CURB & GUTTER
- SEEDING AREA
- DRIVEWAY - CONCRETE
- DRIVEWAY - BITUMINOUS
- DRIVEWAY - GRAVEL
- CONCRETE FLUME
- RIPRAP CLASS III
- PR. STORM CATCH BASIN
- EX. STORM SEWER
- PR. STORM SEWER
- PR. FLARED END SECTION
- EASEMENT - DRAINAGE & UTILITY
- LOT LINE

NOTE:
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4. RESTORE ALL DISTURBED AREAS WITH MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT RESIDENTIAL TURFGRASS MIXTURE UNLESS OTHERWISE NOTED.
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6. PIPE LENGTHS INCLUDE FLARED END SECTIONS.



DATE	REVISION

Dec 30, 2025 - 10:49am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

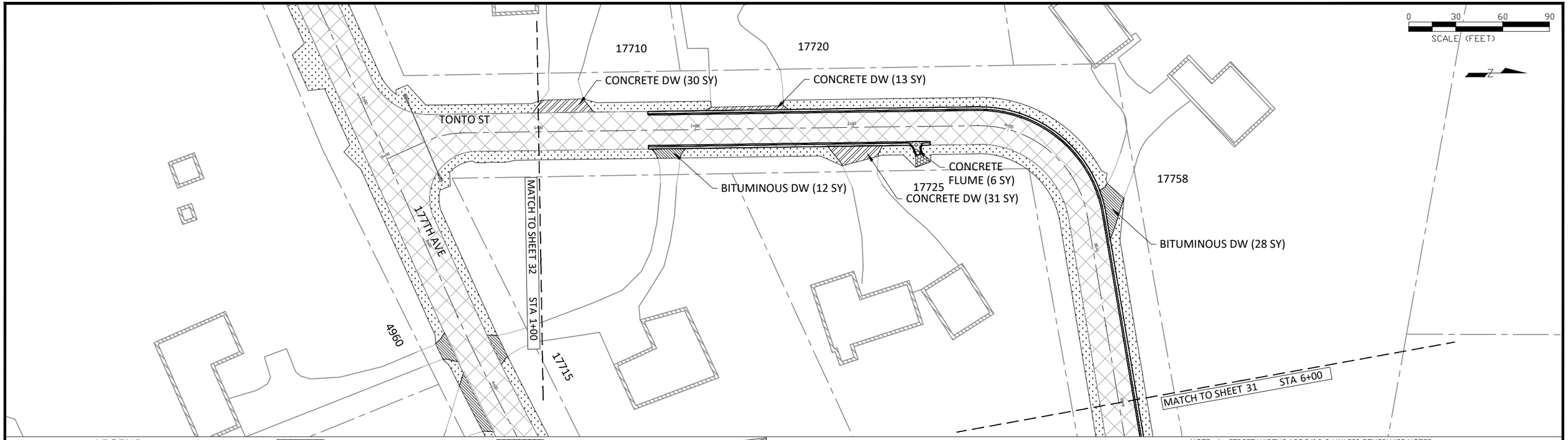
City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 29 OF 46 SHEETS



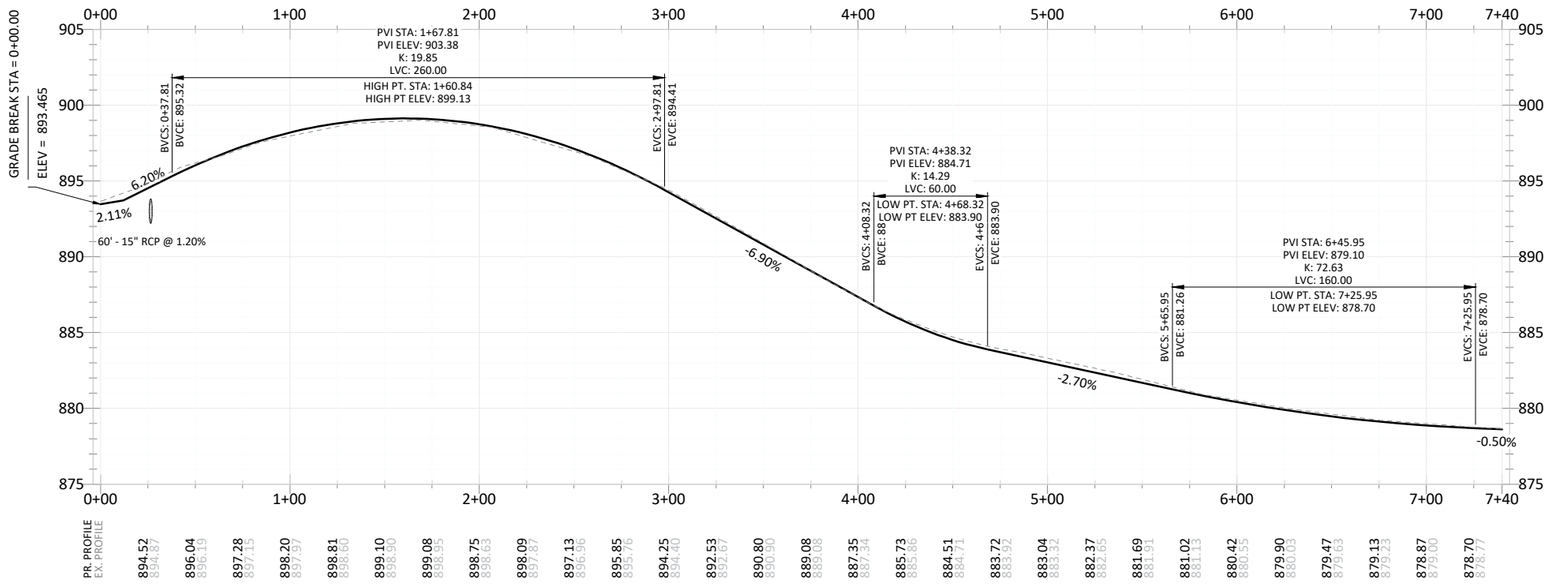
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0 40 80 120
SCALE (FEET)

Profile View of TONTO ST CL



DATE	REVISION

Dec 30, 2025 - 10:49am
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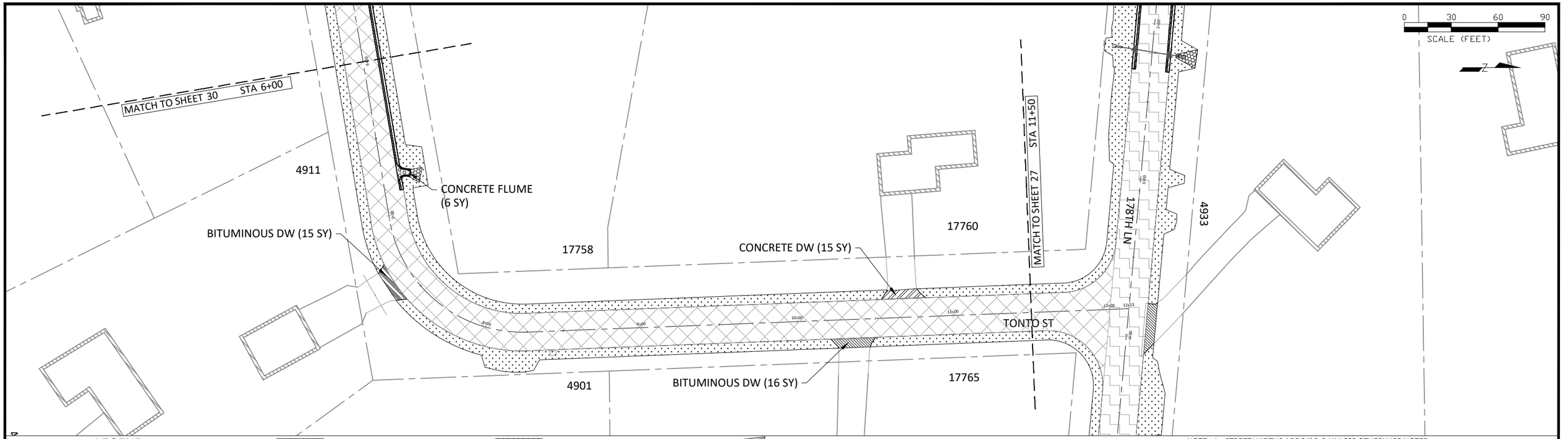
City of RAMSEY

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STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 30 OF 46 SHEETS

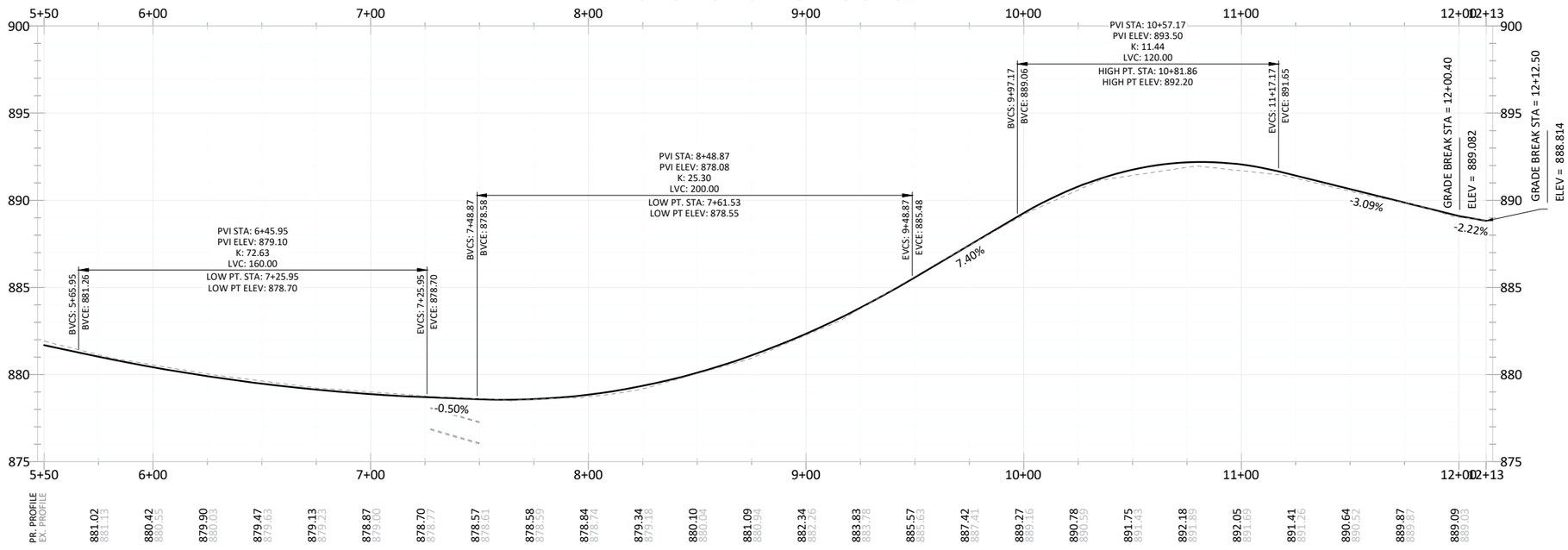


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Profile View of TONTO ST CL



PR. PROFILE	881.02	880.42	879.90	879.47	879.13	878.87	878.70	878.57	878.58	878.84	879.34	880.10	881.09	882.34	883.83	885.57	887.42	889.27	890.78	891.75	892.18	892.05	891.41	890.64	889.87	889.09
EX. PROFILE	881.13	880.29	880.03	879.85	879.23	878.80	878.77	878.81	878.59	878.74	879.18	880.04	880.94	882.45	883.78	885.85	887.41	889.16	890.59	891.43	891.89	891.69	891.26	890.92	889.87	889.65

DATE	REVISION

Dec 30, 2025 - 10:50am
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CHECKED BY:	JJF	FILE: 26-07

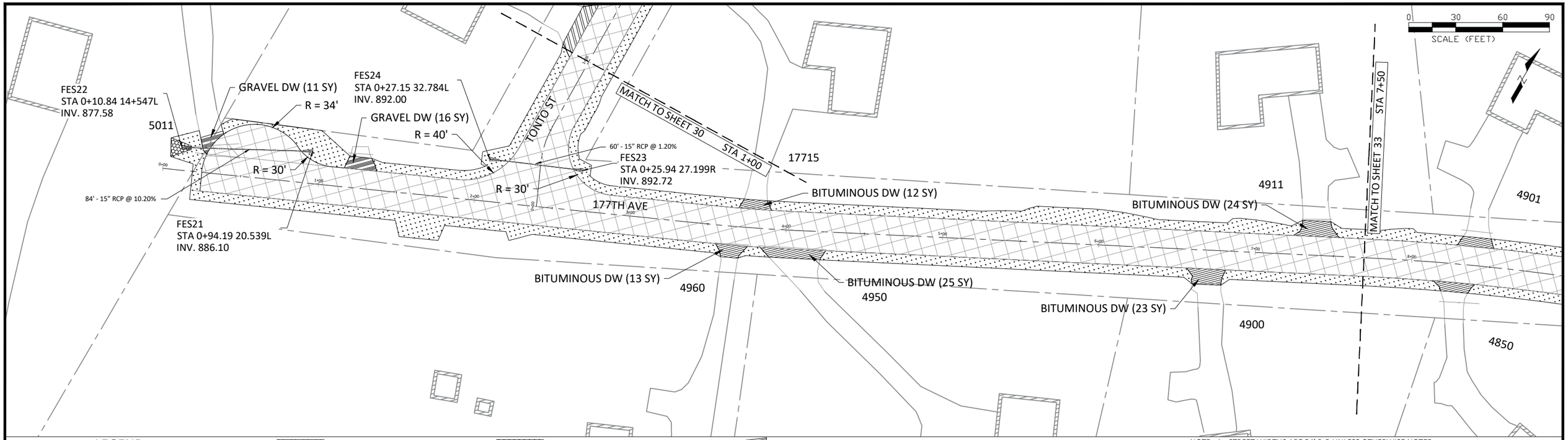
City of RAMSEY

CITY OF RAMSEY
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STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 31 OF 46 SHEETS

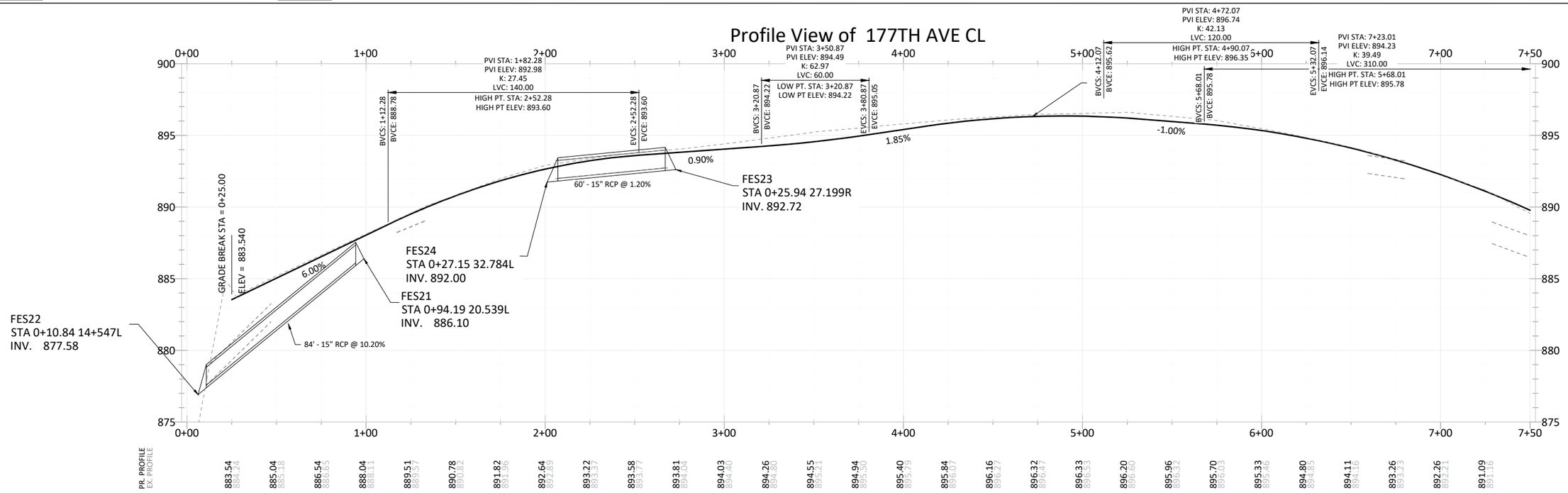


LEGEND

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Profile View of 177TH AVE CL



DATE	REVISION

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City of RAMSEY

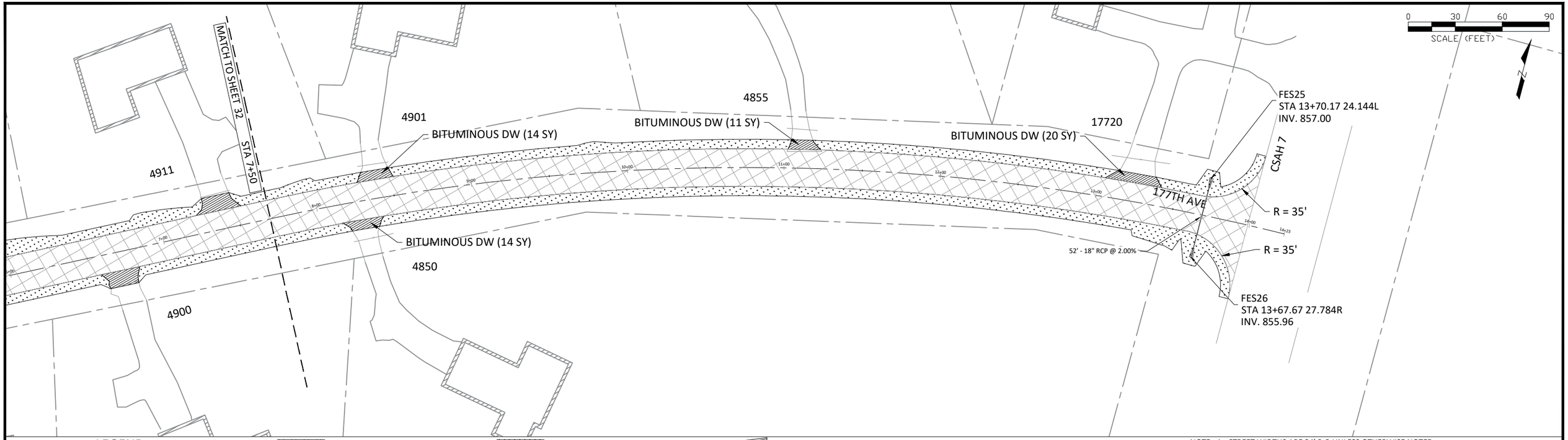
CITY OF RAMSEY
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STREET CONSTRUCTION

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 32 OF 46 SHEETS

Jan 20, 2026 - 10:03am
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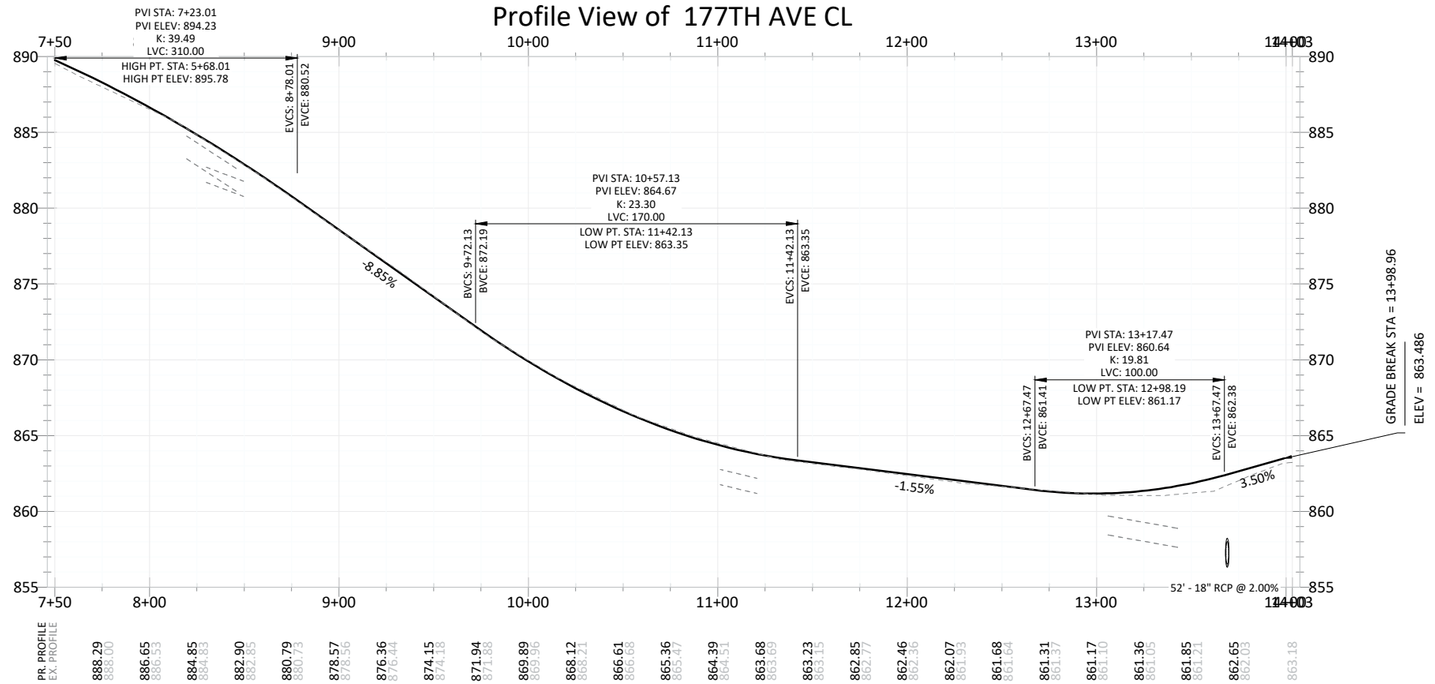


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Profile View of 177TH AVE CL



0 40 80 120
SCALE (FEET)

DATE	REVISION

Jan 20, 2026 - 10:07am
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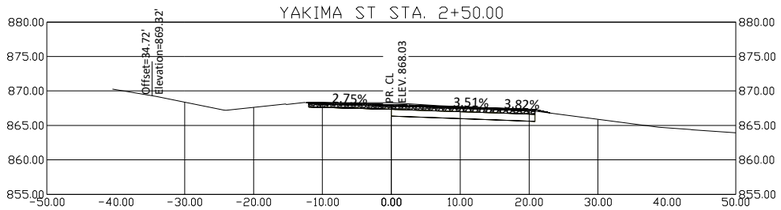
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

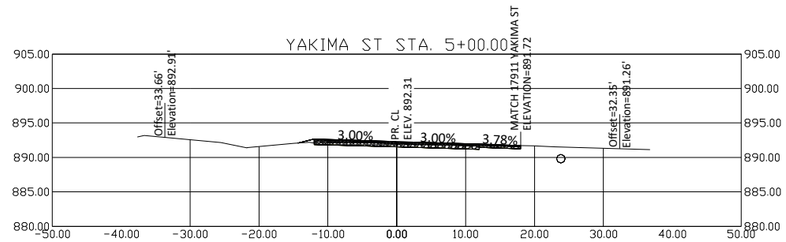
City of RAMSEY

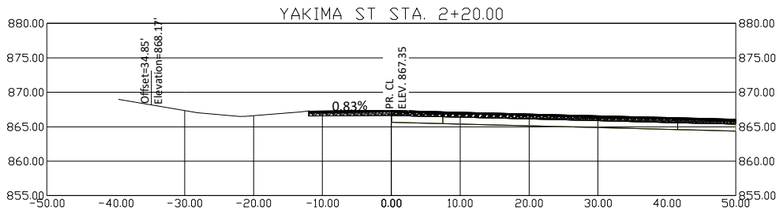
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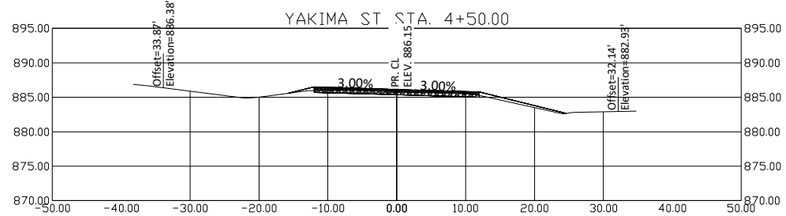
STREET CONSTRUCTION

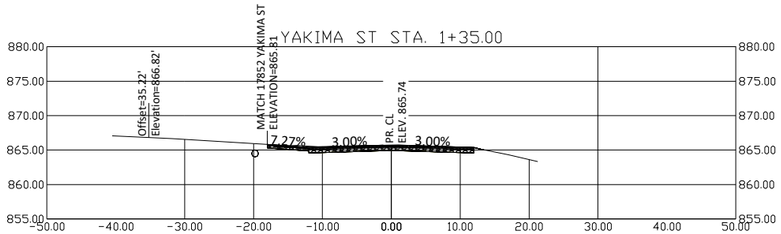
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

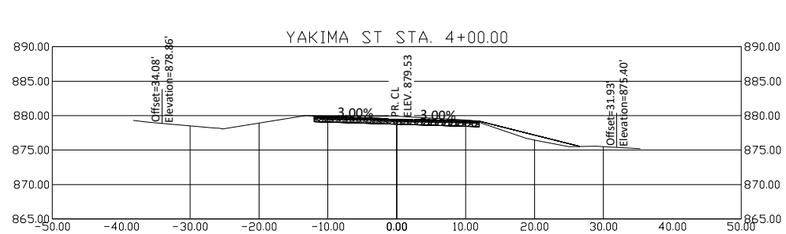


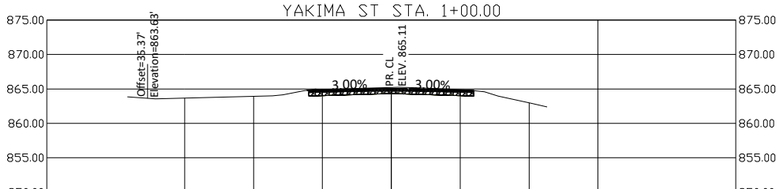


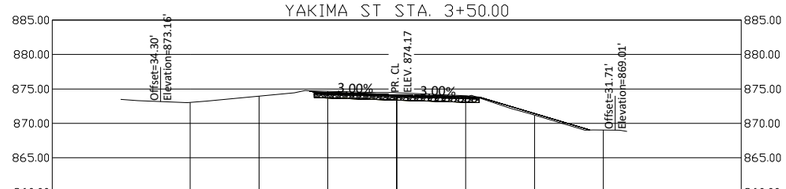


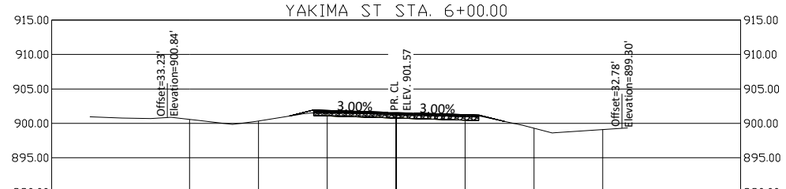


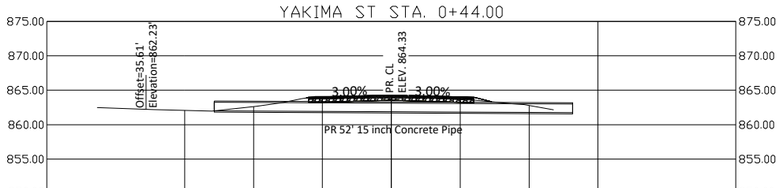


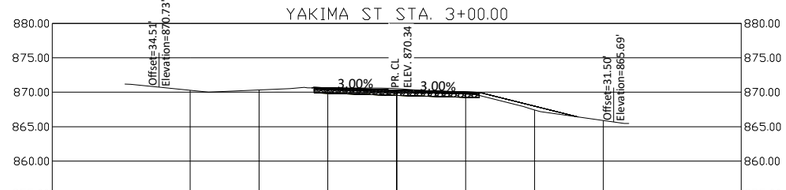


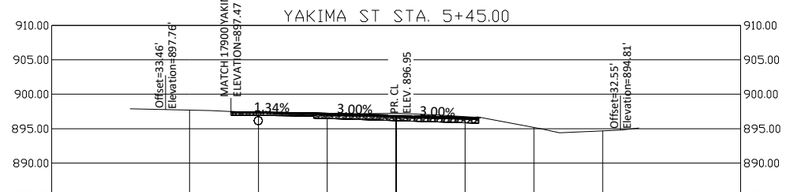












DATE	REVISION

Dec 29, 2025 - 3:07pm
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DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

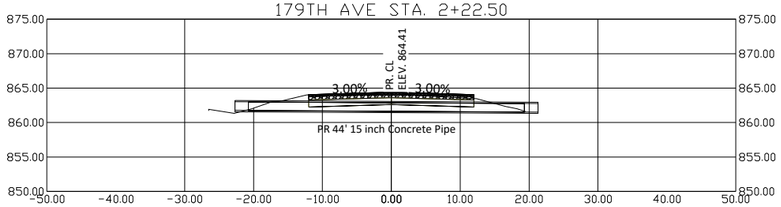
City of RAMSEY

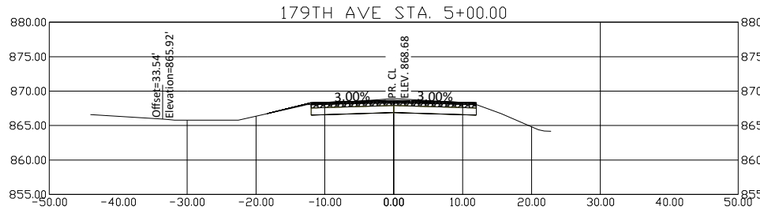
CITY OF RAMSEY
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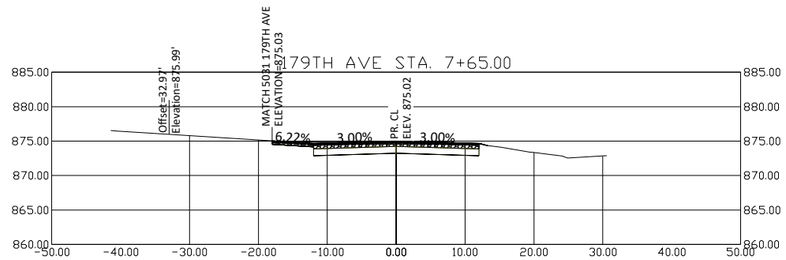
CROSS SECTIONS

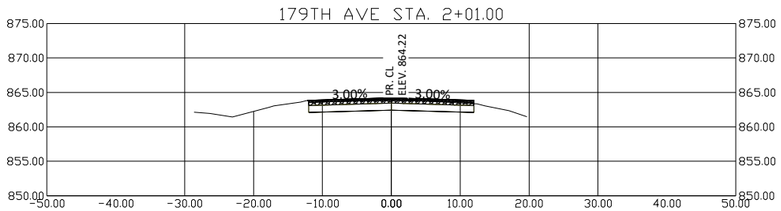
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

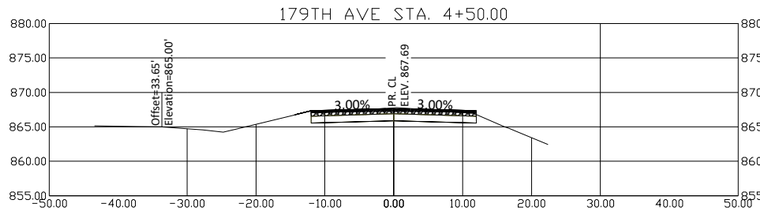
SHEET 34 OF 46 SHEETS

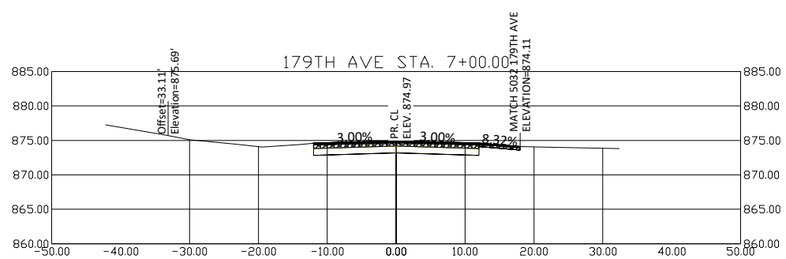


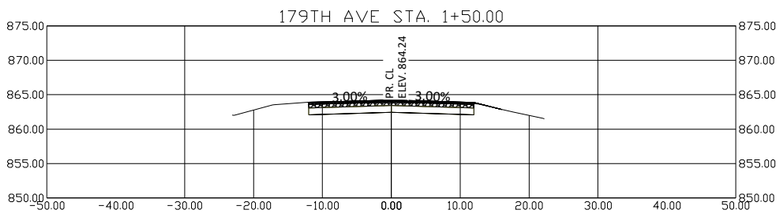


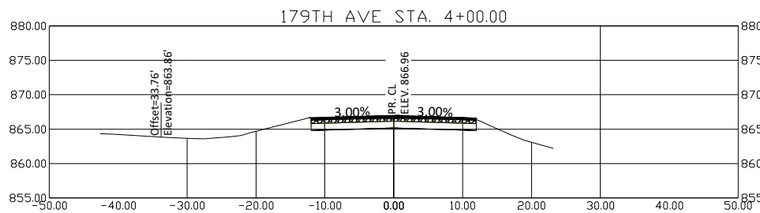


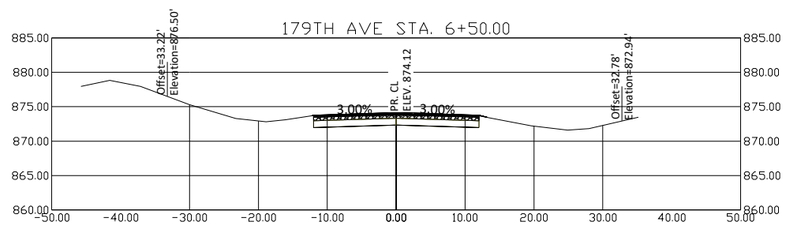


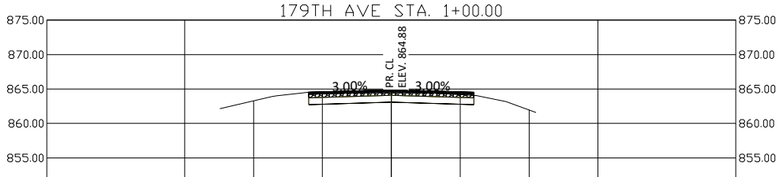


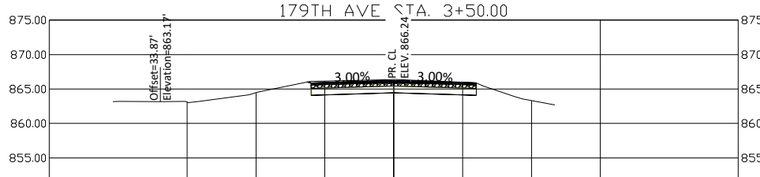


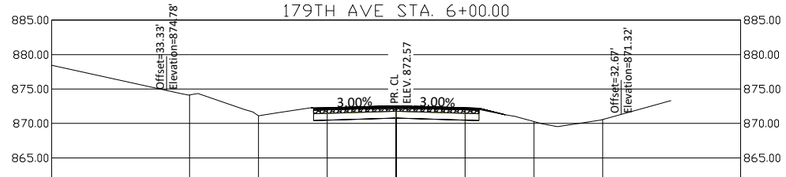


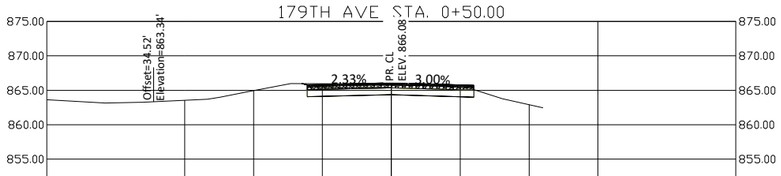


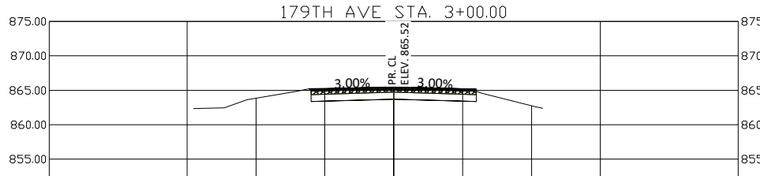


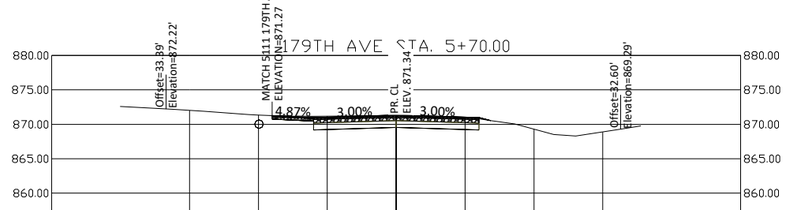












DATE	REVISION

Dec 30, 2025 - 11:13am
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

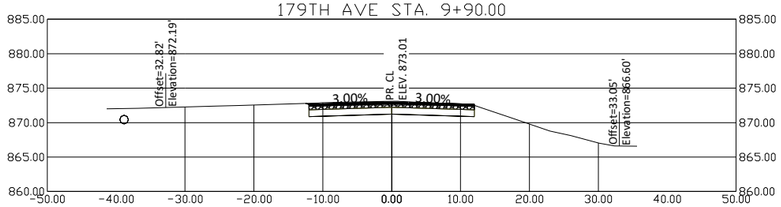
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DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

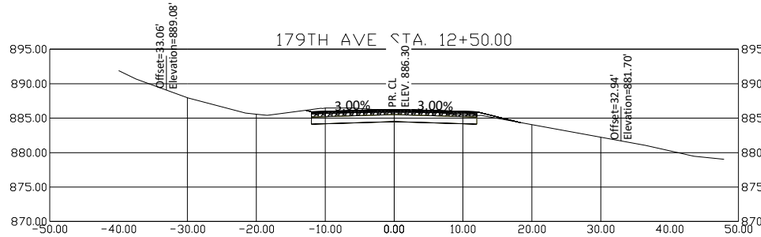
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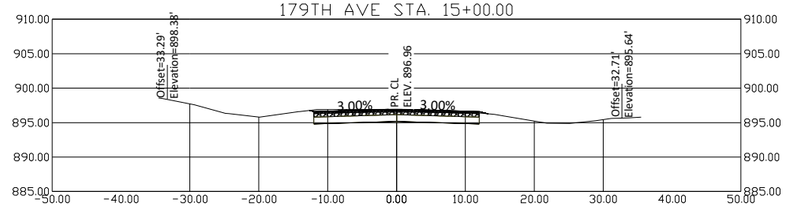
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

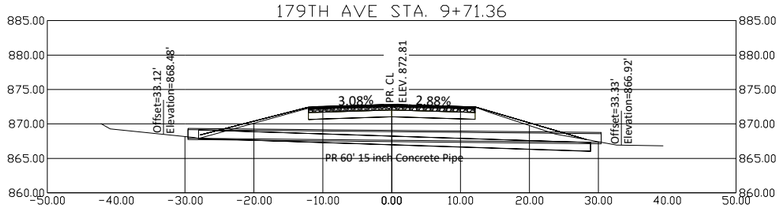
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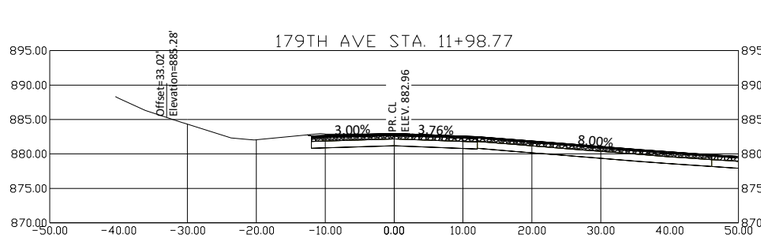
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

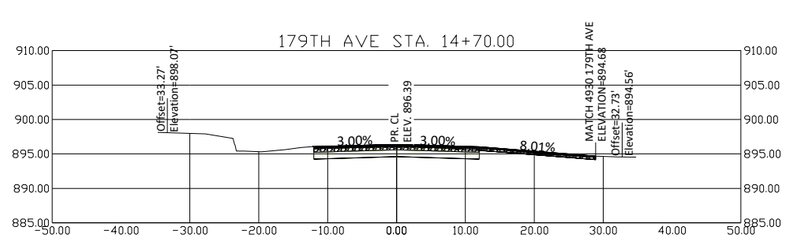


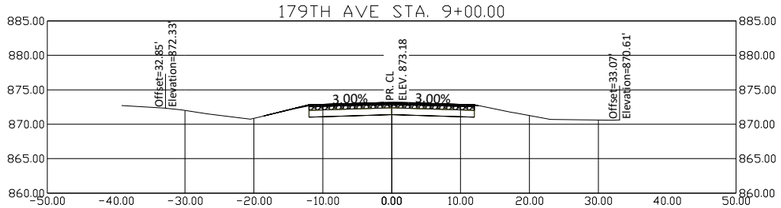


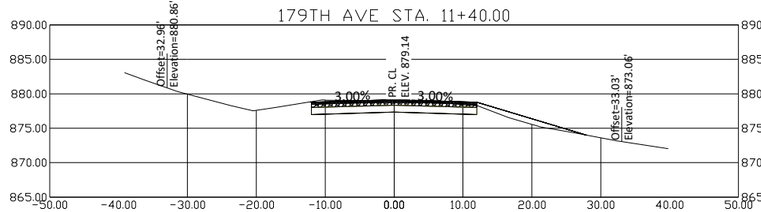


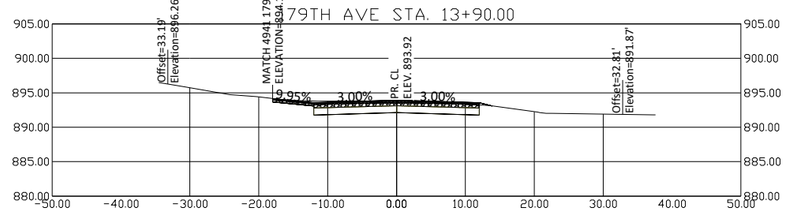


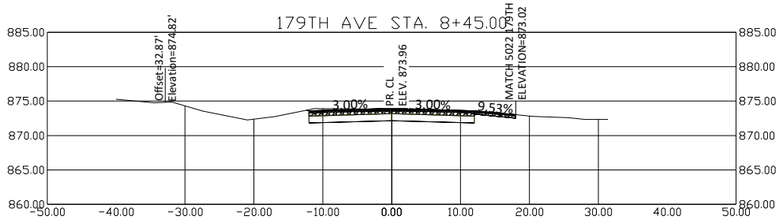


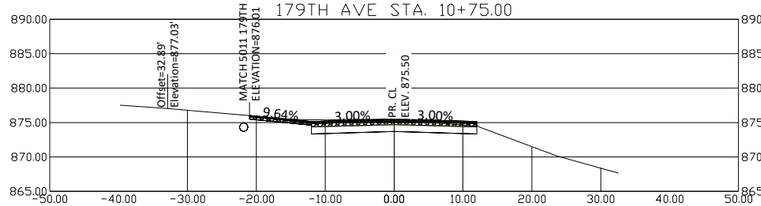


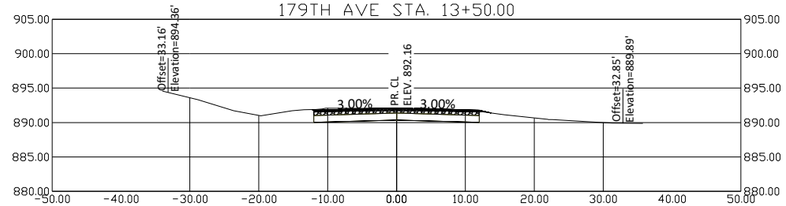


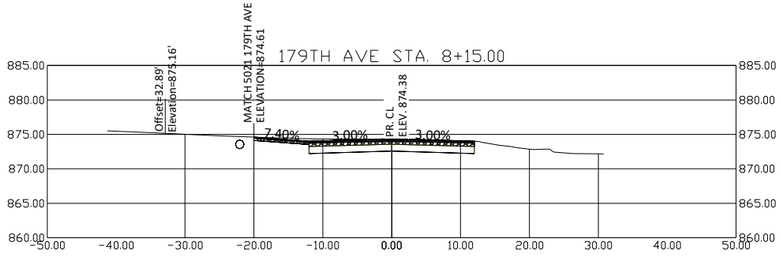


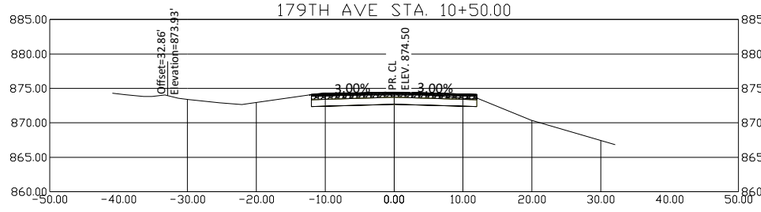


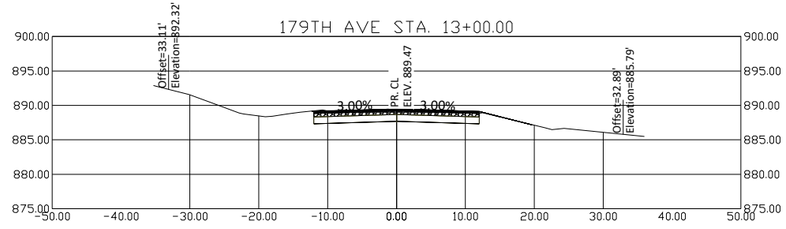












DATE	REVISION

Dec 30, 2025 - 11:23am
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Joe Feriancek

JOE FERIANCEK

Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

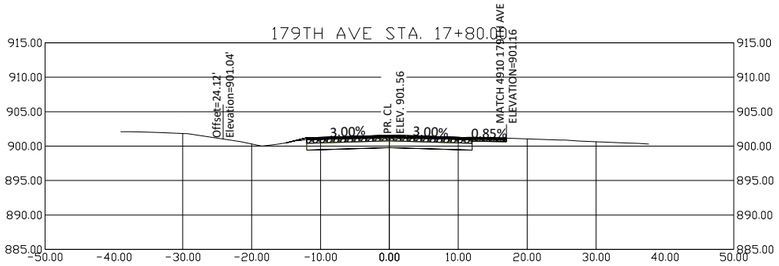
City of RAMSEY

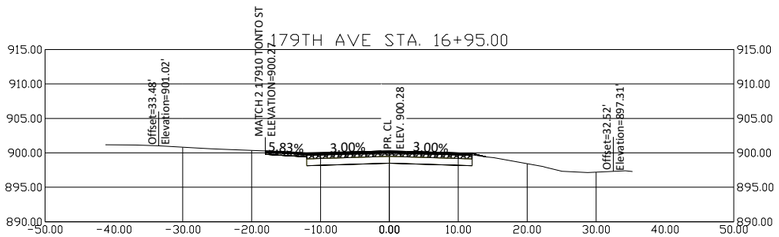
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

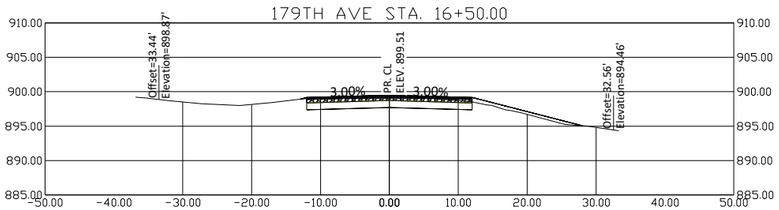
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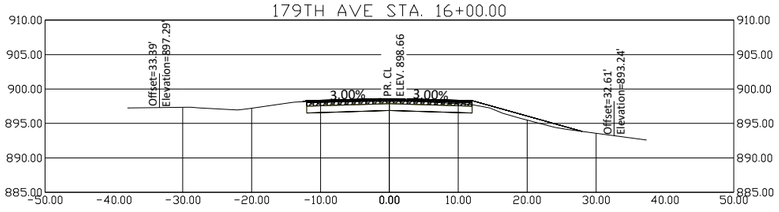
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

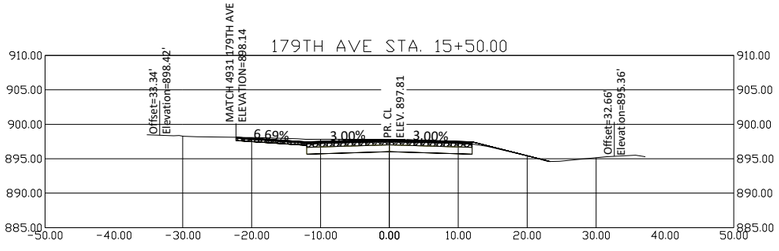
SHEET 36 OF 46 SHEETS











DATE	REVISION

Dec 30, 2025 - 11:24am
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

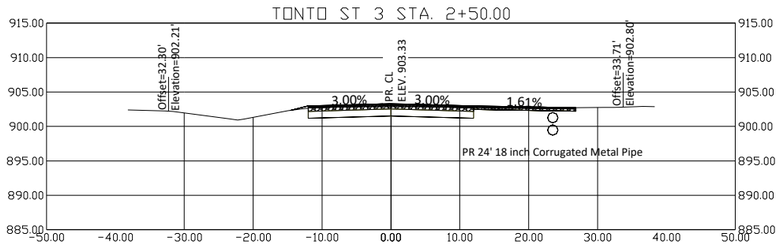
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DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

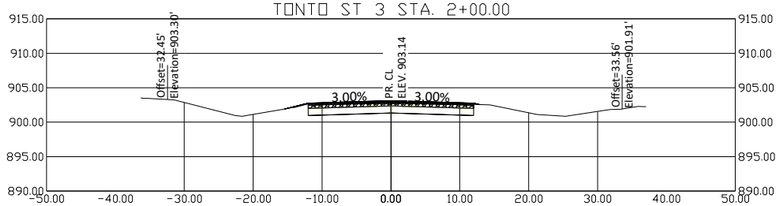
City of RAMSEY

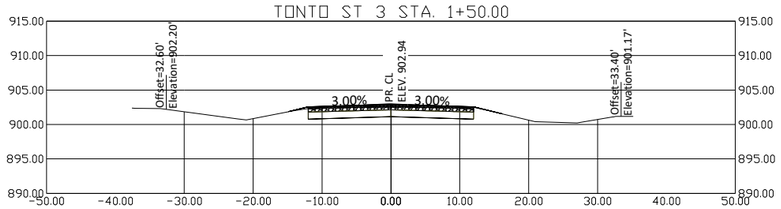
CITY OF RAMSEY
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RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

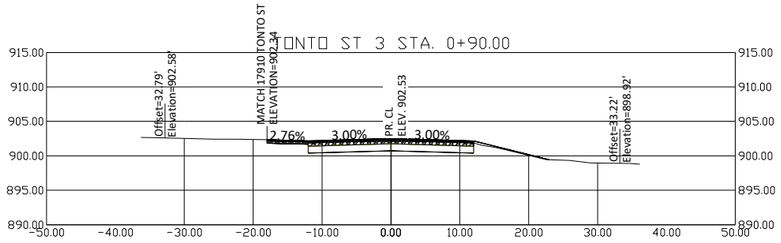
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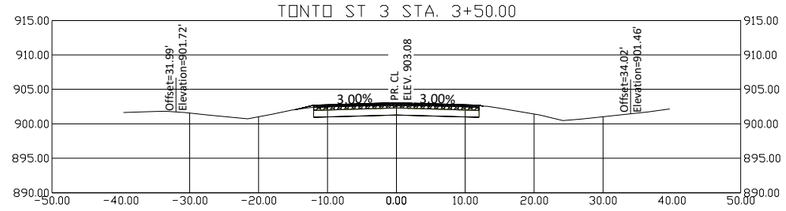
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

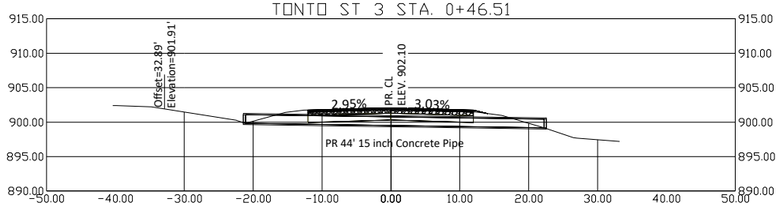


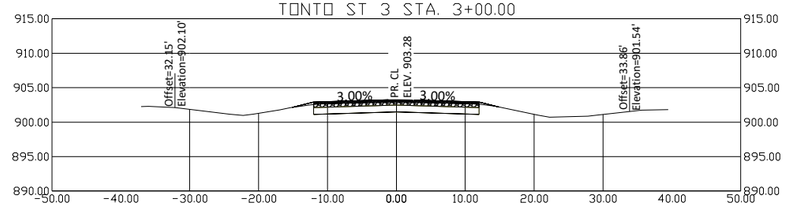












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Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

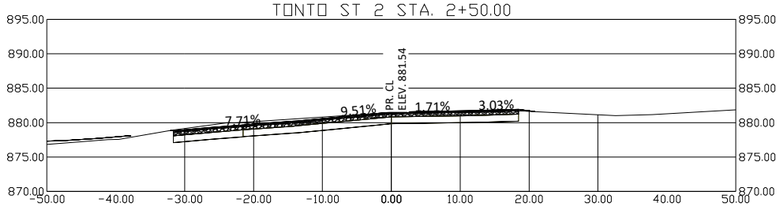
City of RAMSEY

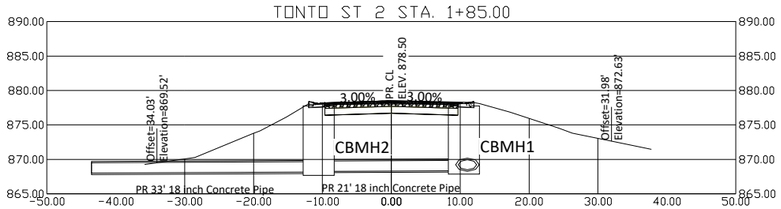
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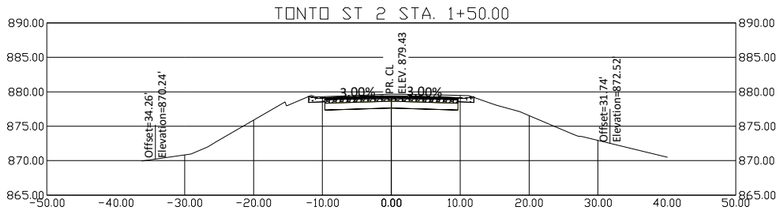
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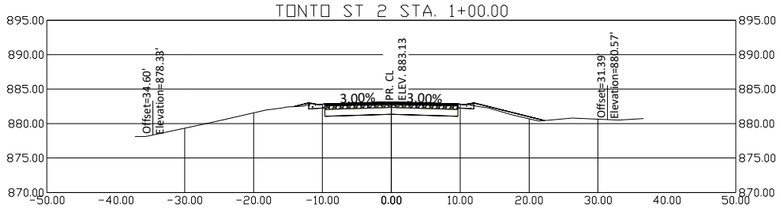
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

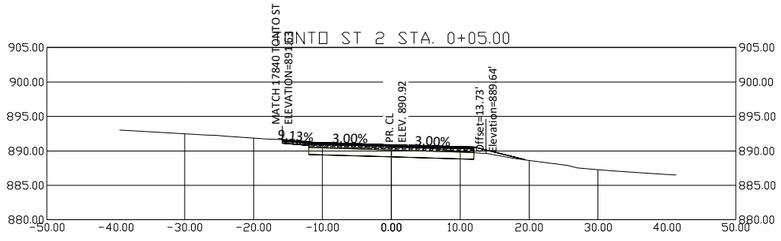
SHEET 38 OF 46 SHEETS











DATE	REVISION

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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

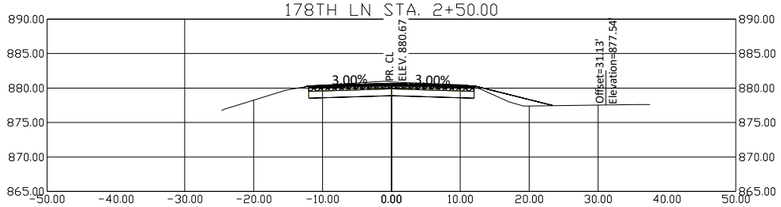
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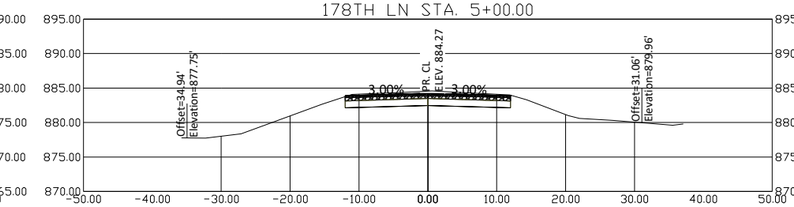
City of RAMSEY

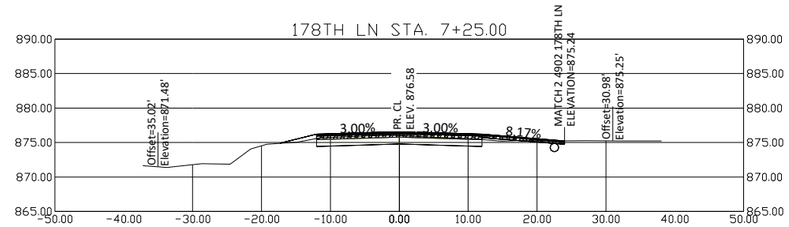
CITY OF RAMSEY
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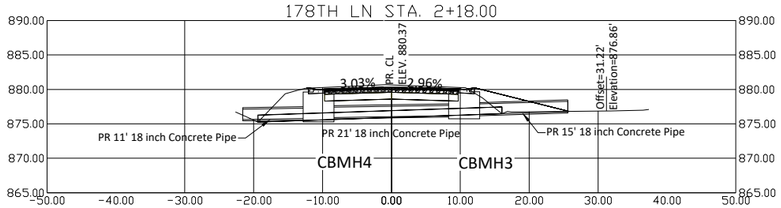
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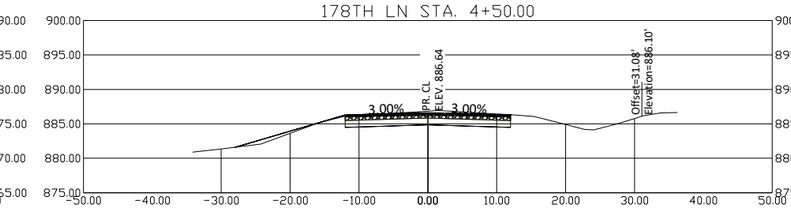
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

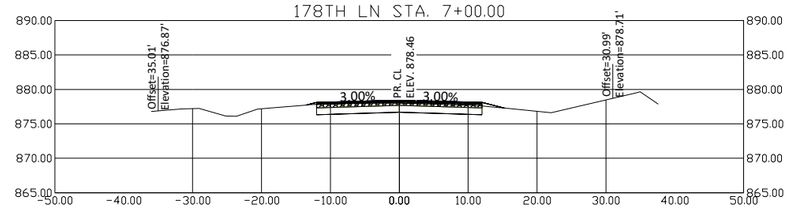


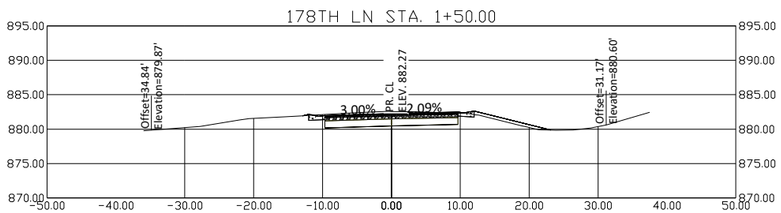


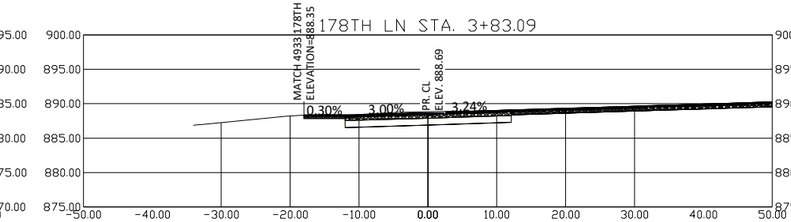


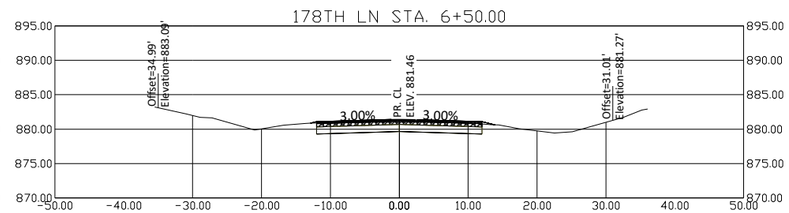


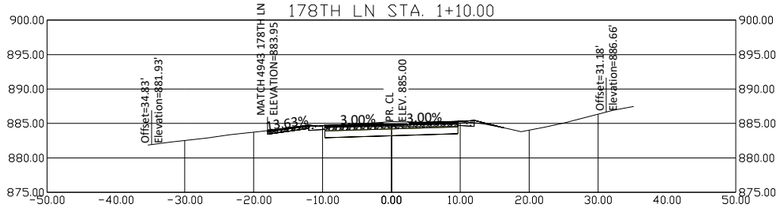


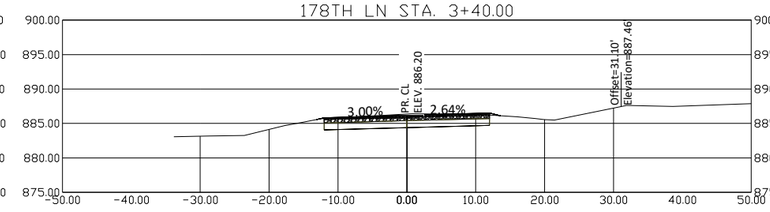


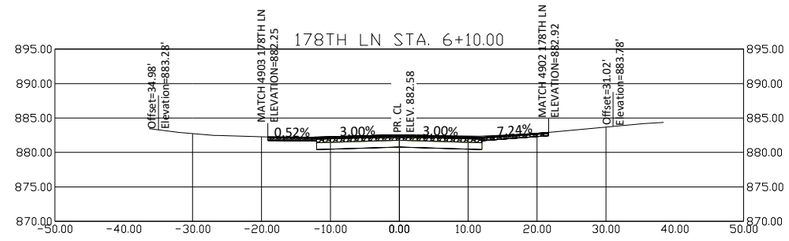


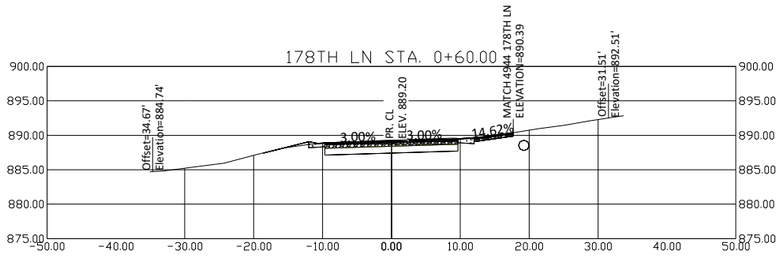


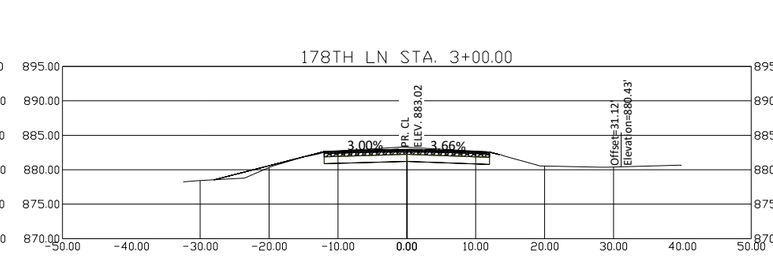


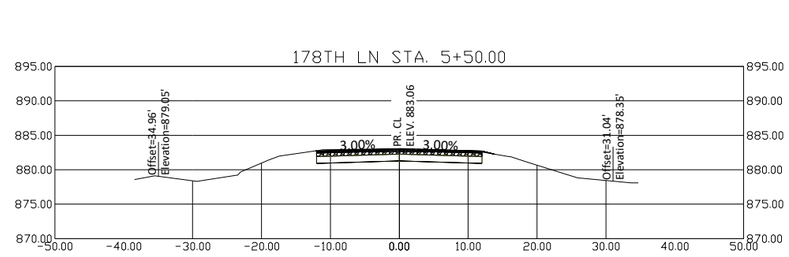












DATE	REVISION

Dec 30, 2025 - 11:27am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

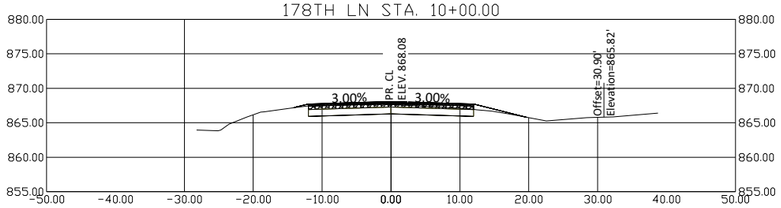
City of RAMSEY

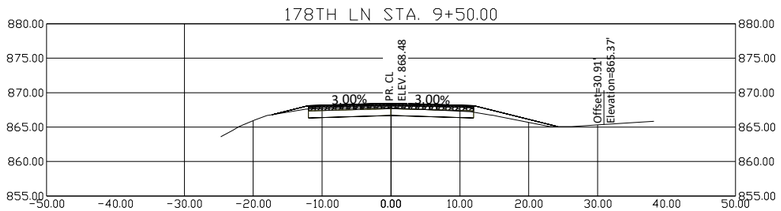
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

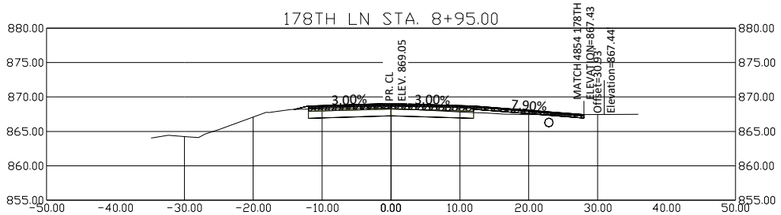
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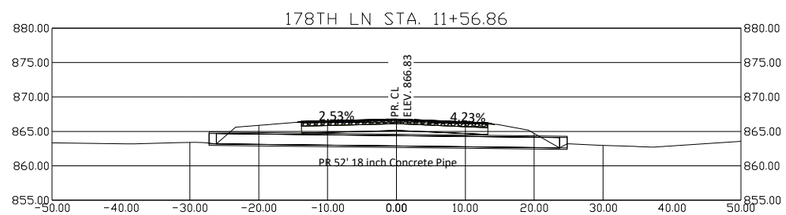
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

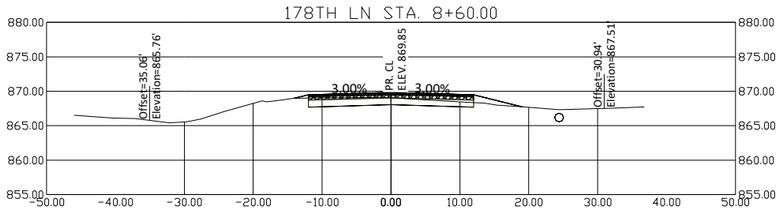
SHEET 40 OF 46 SHEETS

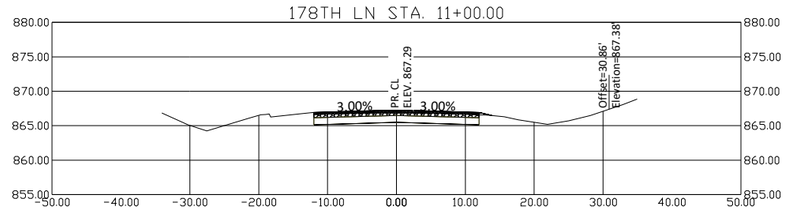


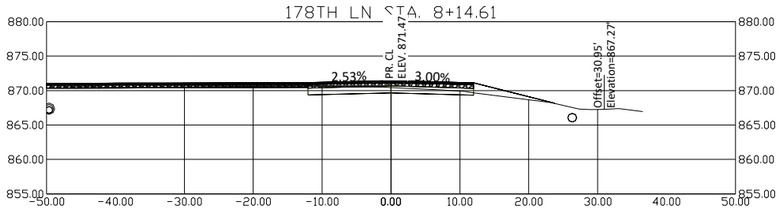


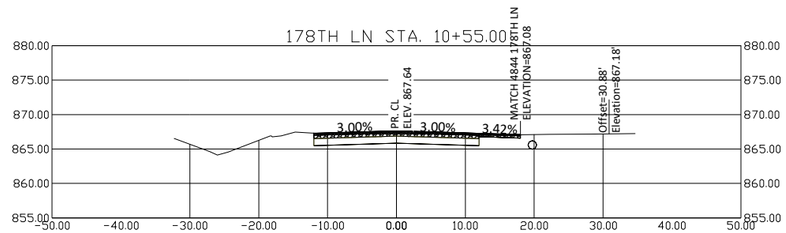












DATE	REVISION

Dec 30, 2025 - 11:28am
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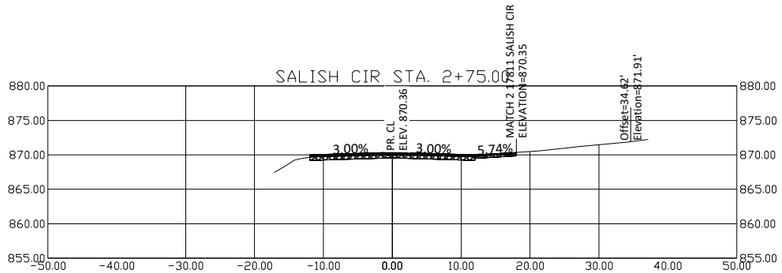
JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

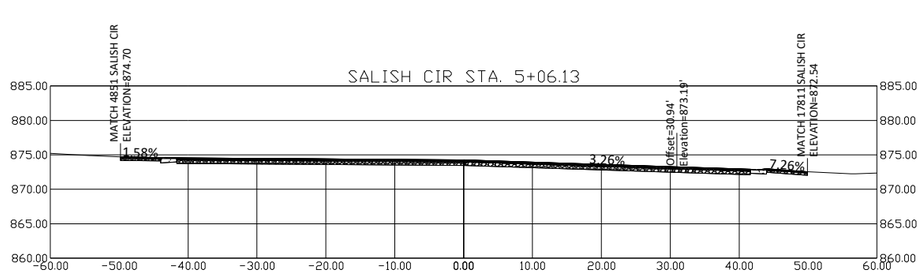
DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

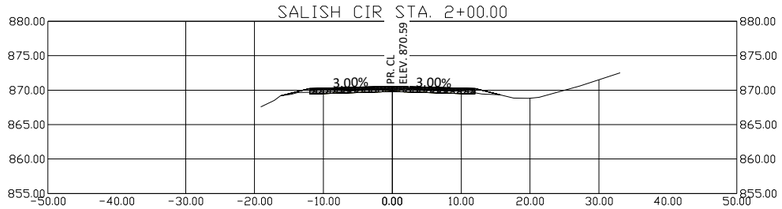
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

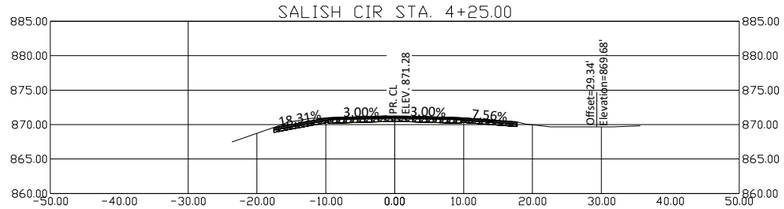
CROSS SECTIONS

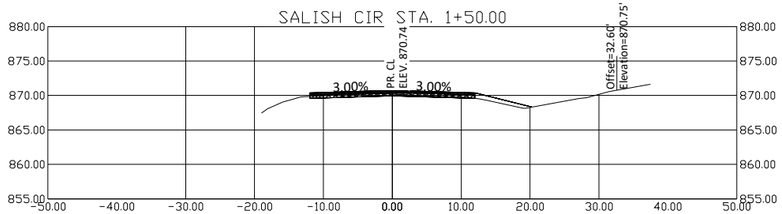
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CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

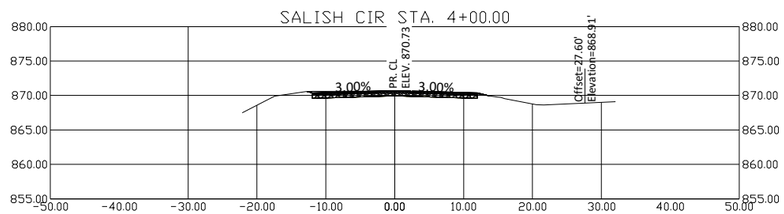


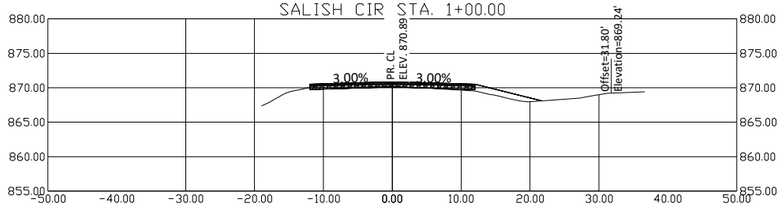


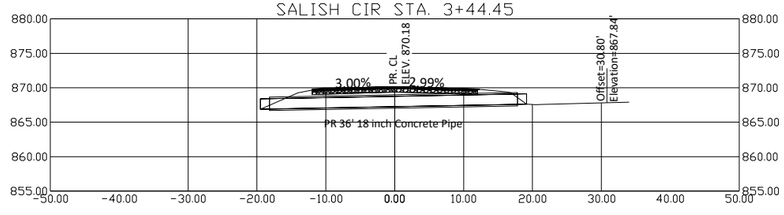


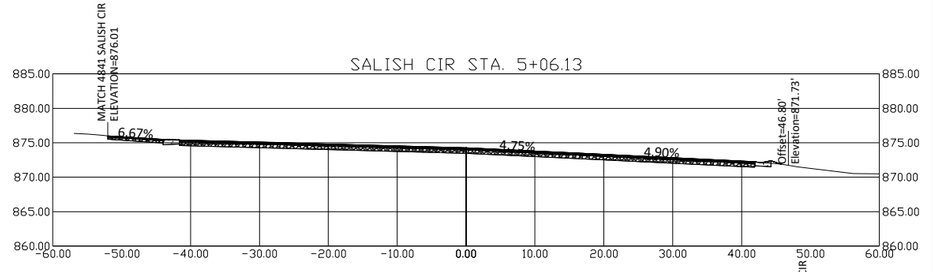


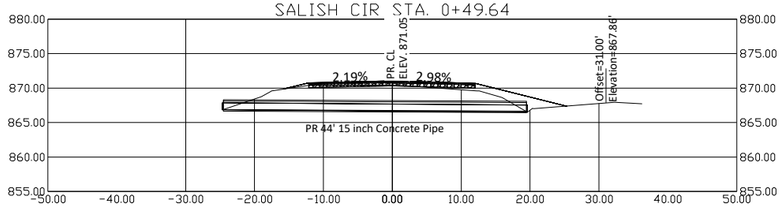


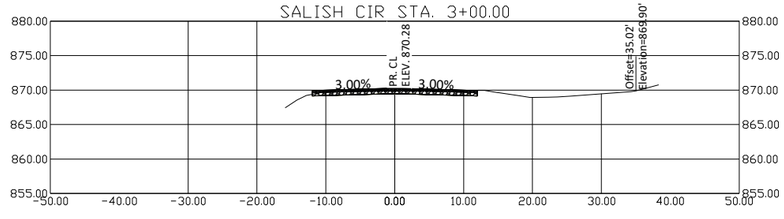


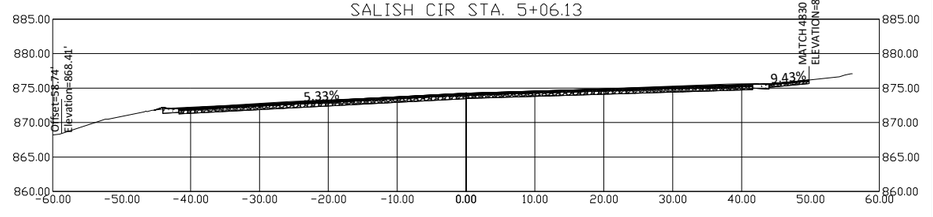












DATE	REVISION

Dec 30, 2025 - 11:29am
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

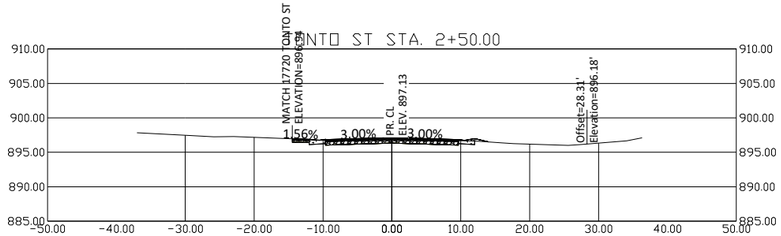
City of RAMSEY

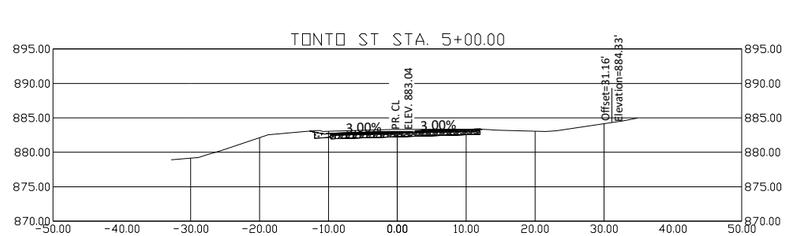
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

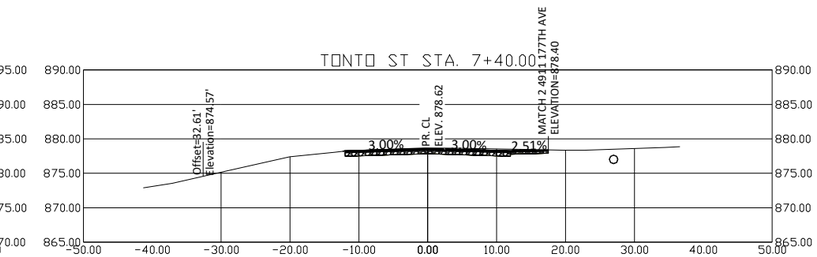
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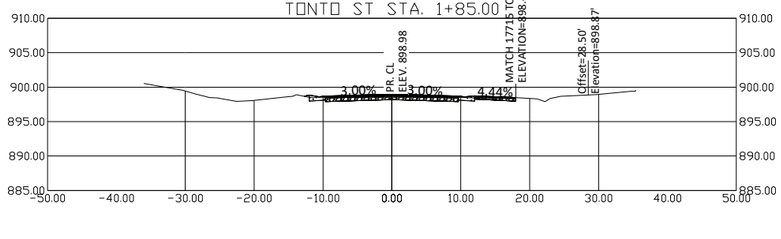
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

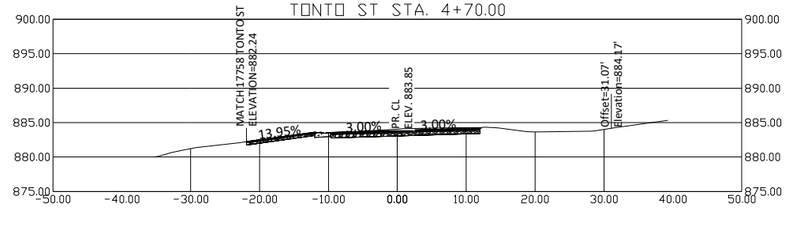
SHEET 42 OF 46 SHEETS

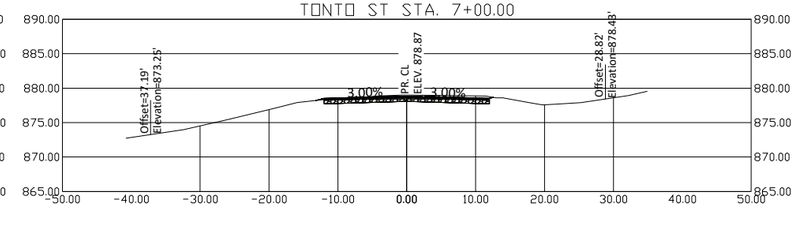


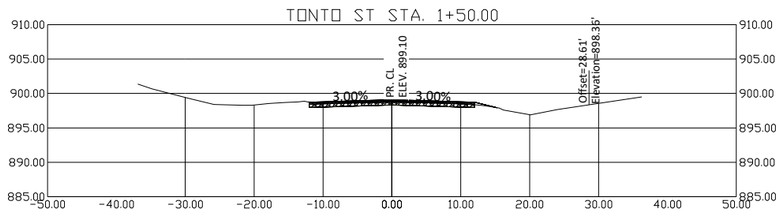


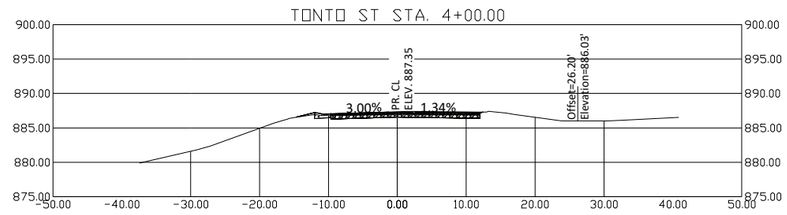


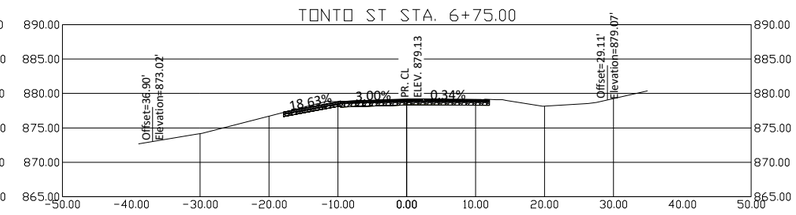


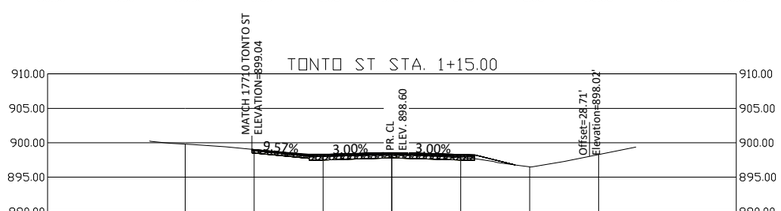


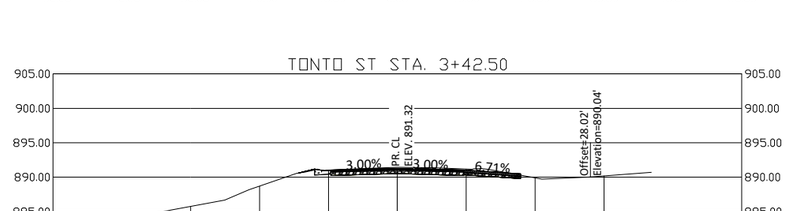


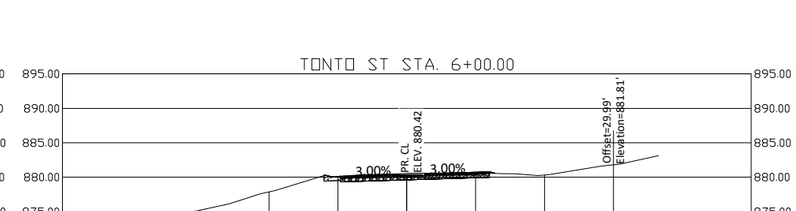


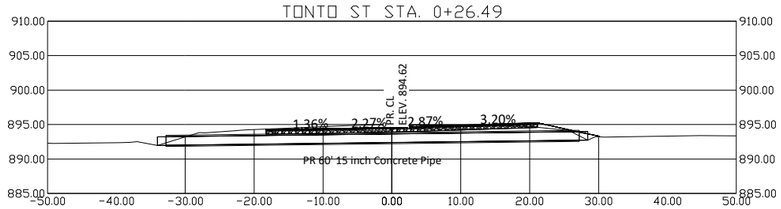


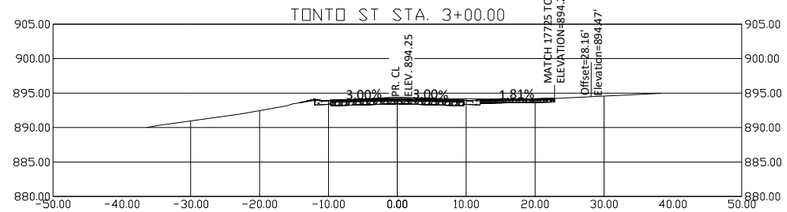


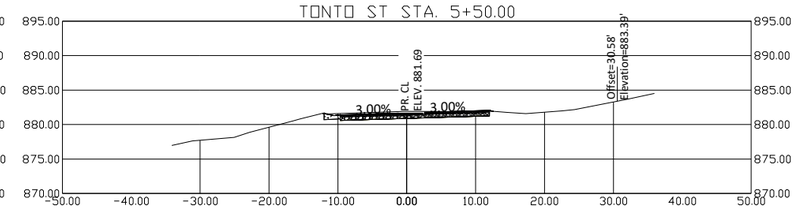












DATE	REVISION

Dec 30, 2025 - 11:30am
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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

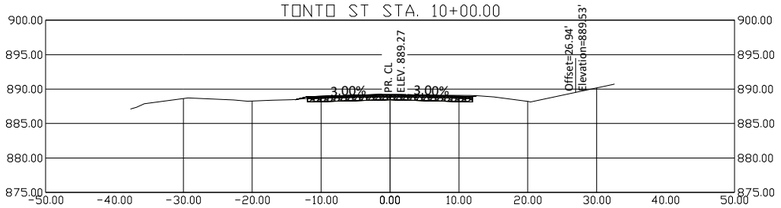
City of RAMSEY

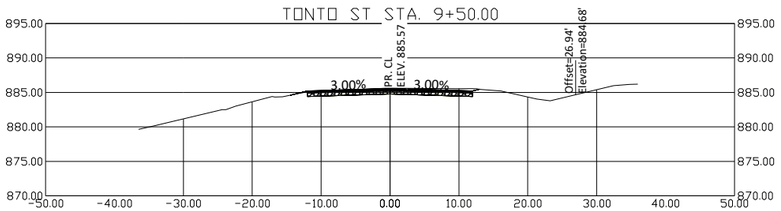
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

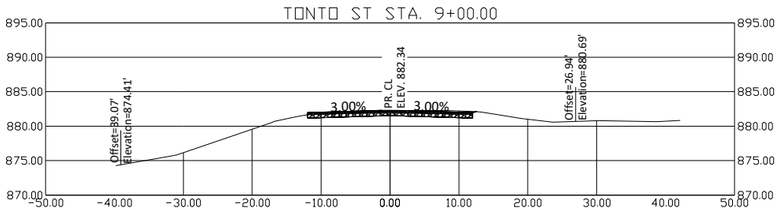
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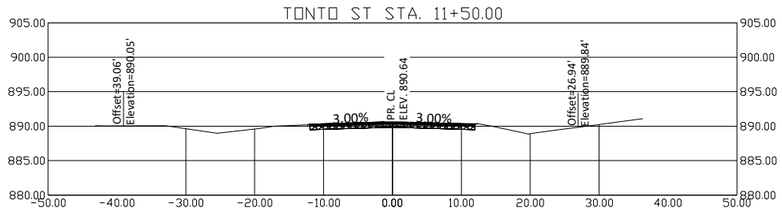
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

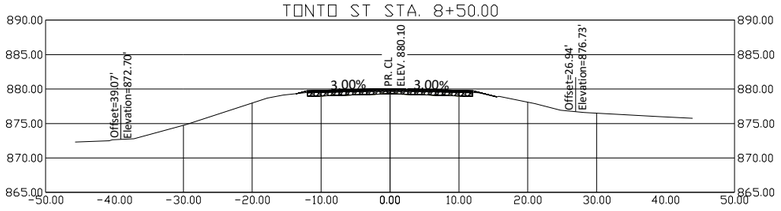
SHEET 43 OF 46 SHEETS

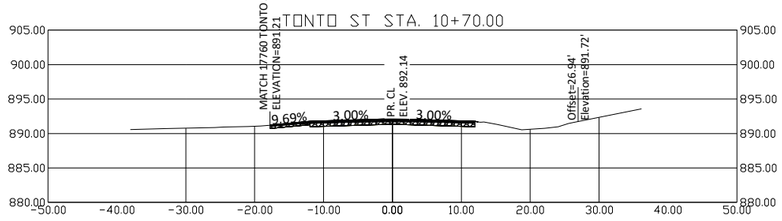


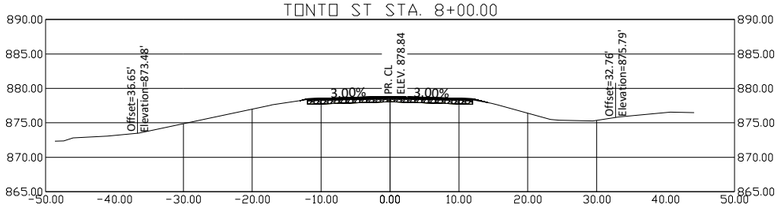


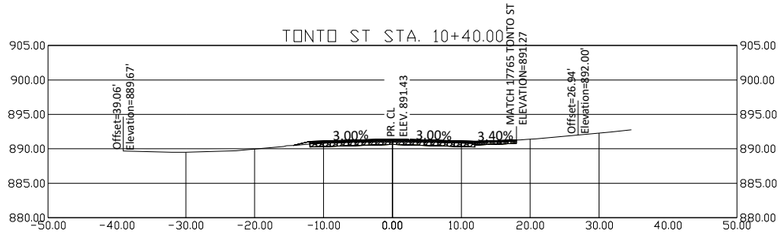












DATE	REVISION

Dec 30, 2025 - 11:32am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Section 01 Unplatted 26-07\Plan Drawings\26-07 Cross Sections.dwg

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JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 12/30/25
CHECKED BY:	JJF	FILE: 26-07

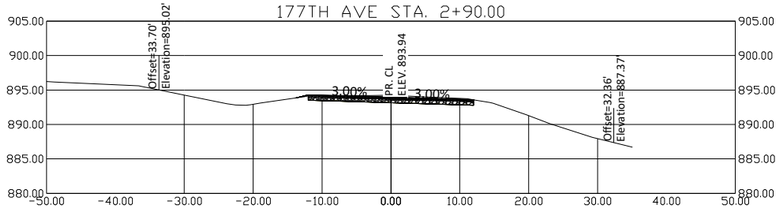
City of RAMSEY

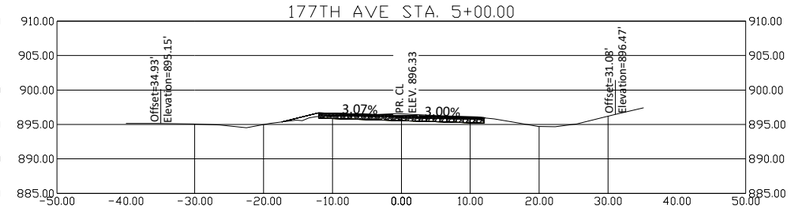
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

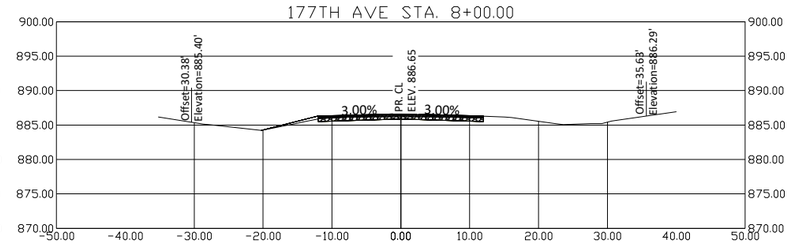
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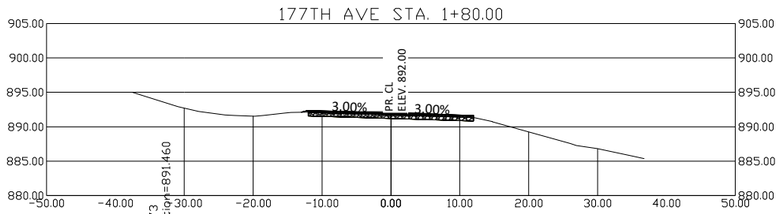
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

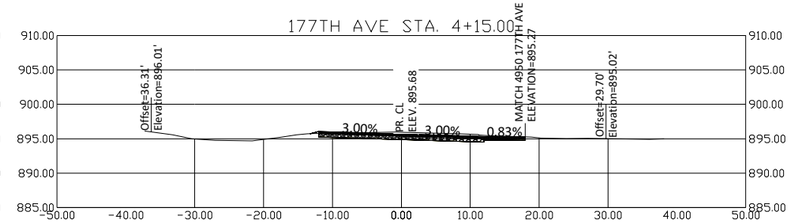
SHEET 44 OF 46 SHEETS

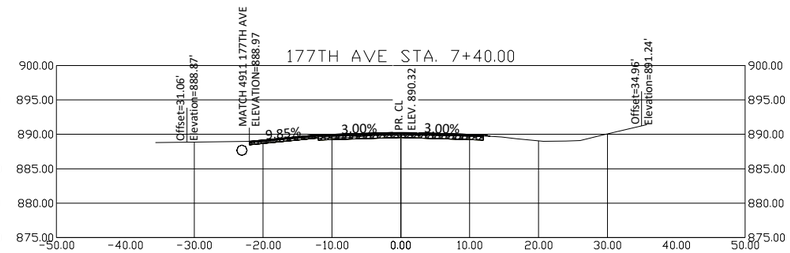


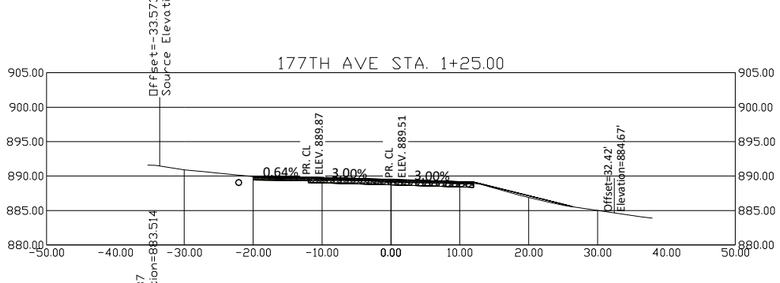


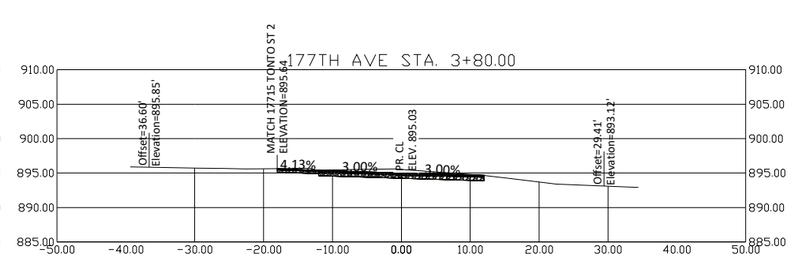


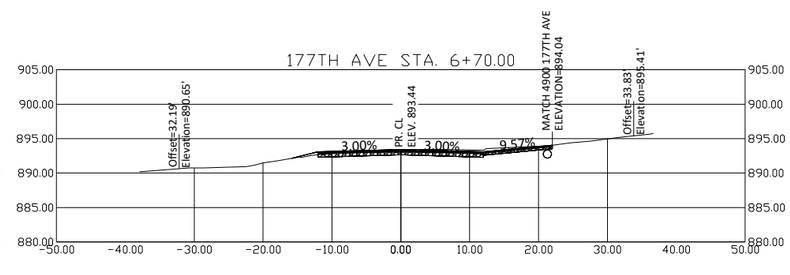


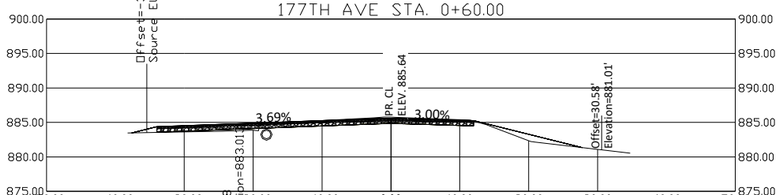


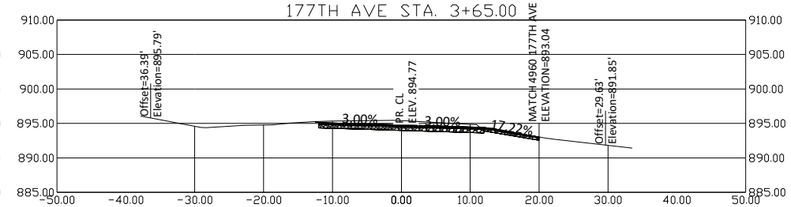


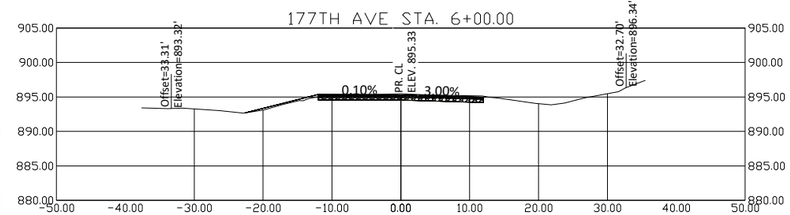


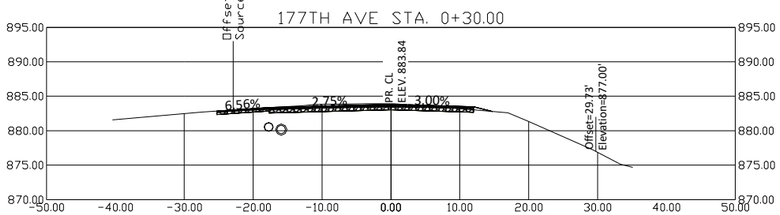


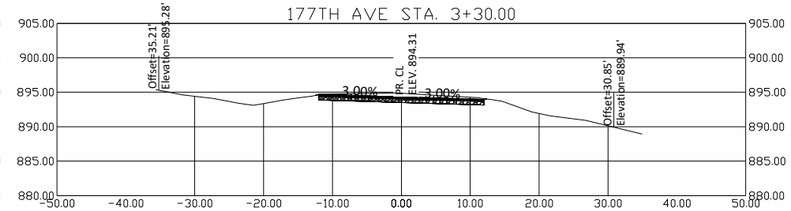


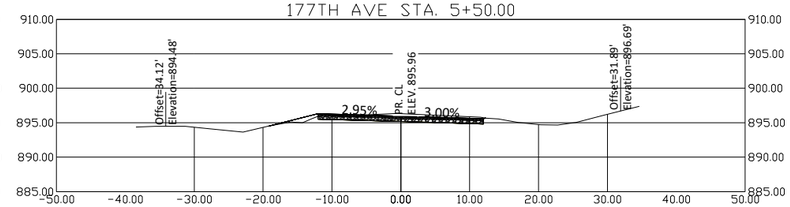












DATE	REVISION

Dec 30, 2025 - 11:33am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

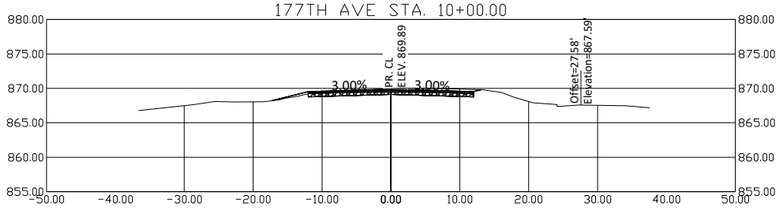
City of RAMSEY

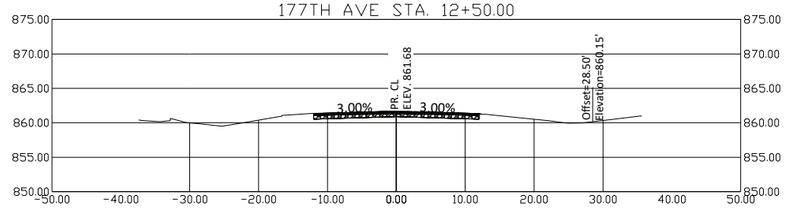
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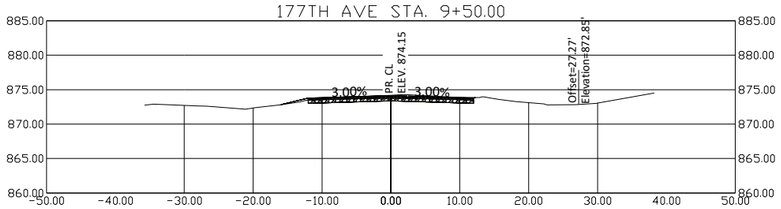
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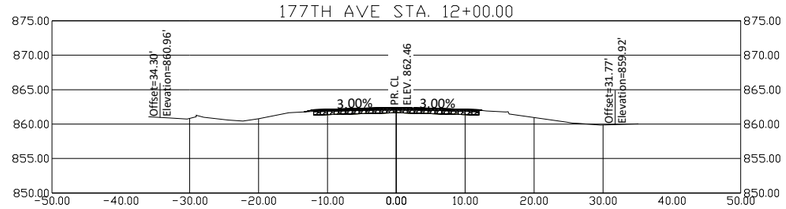
SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

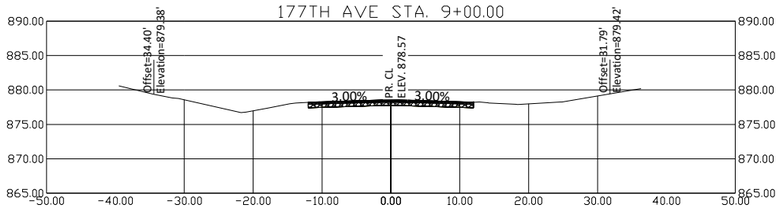
SHEET 45 OF 46 SHEETS

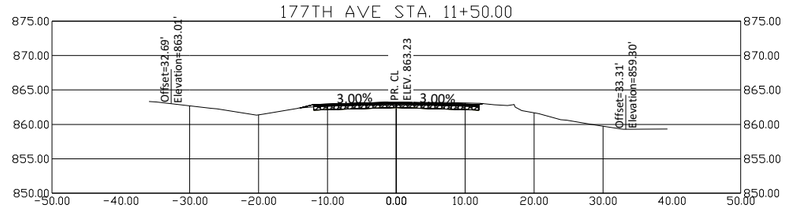


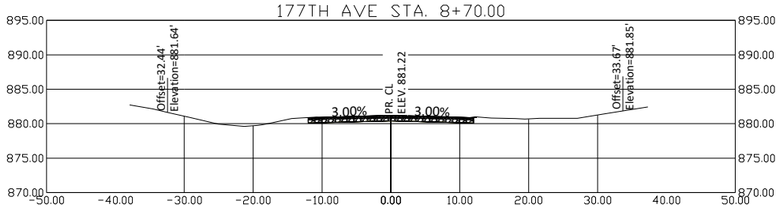


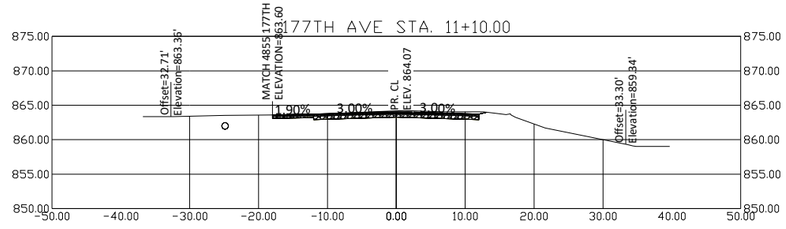


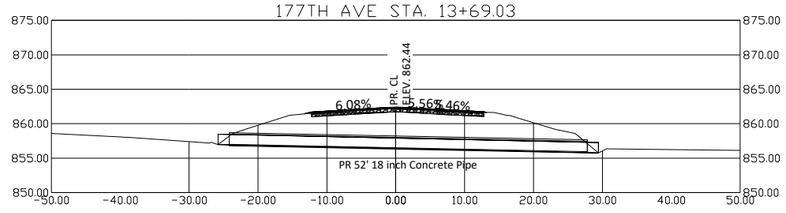


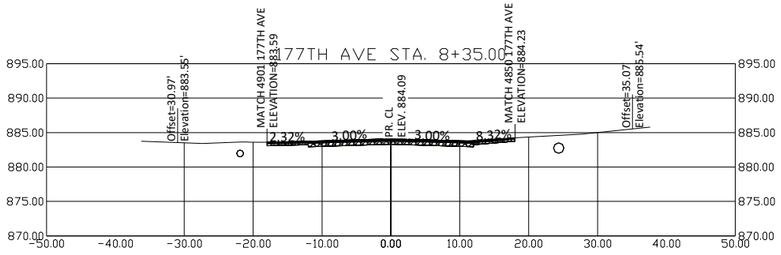


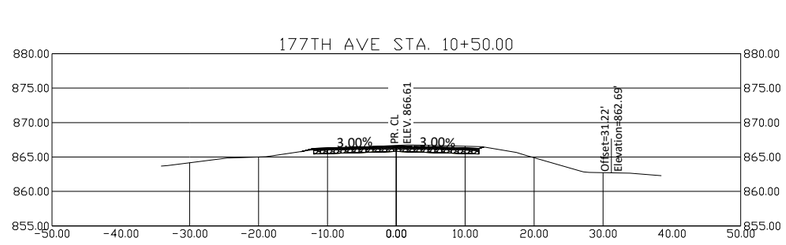


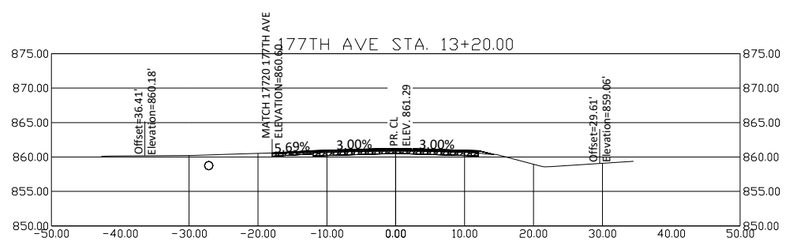












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Dec 30, 2025 - 11:34am
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 12/30/25 Lic. No. 57095

DESIGNED BY:	LWC		
DRAWN BY:	LWC	DATE:	12/30/25
CHECKED BY:	JJF	FILE:	26-07

City of RAMSEY

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-07
CITY OF RAMSEY, MINNESOTA

SHEET 46 OF 46 SHEETS

CC Regular Session

Meeting Date: 02/24/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-050 Accepting Bids and Awarding Contract for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-050 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,066,382.87 for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01. Also, to adopt Resolution #26-061 approving the terms of up to a $2,000,000 interfund loan in connection with infrastructure improvements – Bunker Lake Boulevard Reconstruction in connection with Tax Increment Financing District No.18.

Background:

The 2026 – 2035 Capital Improvement Program (CIP) identifies Bunker Lake Boulevard between Armstrong Boulevard and 600 feet west of Jackal Street (the tie-in point from the 2018 project) for reconstruction in 2026. A street segment summary is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-081, ordering plans and specifications and awarding engineering design services to Bolton & Menk for said improvements.
- December 16, 2025, the Ramsey Public Works Committee recommended City Council approve plans and specifications and authorize advertisement for bids for said improvements.
- January 13, 2026, the Ramsey City Council adopted Resolution #26-008 approving final plans and specifications and authorizing advertisement of bids for said improvements.
- January 27, 2026, the Ramsey City Council adopted Resolution #26-027 amending the design services proposal from Bolton & Menk for said improvements.
- February 12, 2026 Bolton & Menk publicly opened bids for said improvements. A contract award recommendation is attached to this case.

Project Scope

This project proposes to reconstruct Bunker Lake Boulevard in a similar fashion to the previously reconstructed Bunker Lake Boulevard and Puma Street segments. The existing street is 28-feet wide with concrete curb and gutter on the north side (westbound) and rural section including a drainage swale on the south side (eastbound). The project proposes expanding the pavement to the south, to create a shared center turn lane. The new eastbound lane is proposed to include concrete curb and gutter, the existing drainage swale is proposed to be re-graded. Storm sewer inlets will be placed in the eastbound curb line, tying into existing stubs.

Bunker Lake Boulevard is an MSA street, which will require it to be built to MSA standards, including a 10-ton pavement strength design. This will be achieved by placing 4.5-inches of new bituminous over a minimum of 6.5” aggregate base made up of recycled reclamation material. Bituminous trail exists on the north side of Bunker Lake Boulevard, the project does not propose to improve the existing trail. The western half of this segment has been developed with commercial/industrial users. The eastern half is generally not developed, a gas station is currently being built at the southwest corner of Bunker Lake Boulevard and Armstrong Boulevard. Coordination with proposed developments has been occurring during the project design. The project totals 0.47 miles in length.

To accommodate the ultimate buildout of the area, space is being created for a 2nd eastbound right turn or combo thru/right turn onto Armstrong Boulevard. This project will mark dedicated left, two dedicated thru and a dedicated right turn eastbound at Armstrong Boulevard. The new Kwik Trip gas station is building a right in / right out onto Bunker Lake Boulevard. To accommodate these additions, the center concrete median west of Armstrong Boulevard is being modified, additional modifications are required to the existing traffic signal system at Armstrong Boulevard. The City and Engineer have coordinated these modifications with both Anoka County and Kwik Trip.

Due to the nature of the work, the project is proposing to close Bunker Lake Boulevard between Jackal Street and Armstrong Boulevard during construction. A detour route along Puma Street and Alpine Drive will be used.

Utilities

Sanitary sewer, watermain and storm sewer exist within the project area. Additional storm sewer will be required to extend to the eastbound curb line. The existing swale on the south side of Bunker will be remaining in-place to accommodate drainage, but will be re-graded as necessary. Repairs to the existing sanitary sewer are not proposed. The existing hydrants will be relocated to be within 5 feet of the new eastbound curb lane.

Staff is proposing to complete these improvements in the first half of the summer construction season in 2026. This will be in-line with the completion of the Kwik Trip construction at the SW corner of Bunker Lake Boulevard and Armstrong Boulevard.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
  - February 24, 2026
- Contractor Begins Construction
  - Spring 2026
- Contractor Substantially Completes Construction
  - New bituminous pavement in-place, topsoil and seed in-place
  - July 31, 2026
- Contractor Final Completion
  - Verify final restoration; punch list created
  - August 31, 2026

Additional Permitting

Because Bunker Lake Boulevard is a Municipal State Aid Street and MnDOT MSA Funding is required, plans were reviewed and approved by MnDOT State Aid prior to the bid opening. This project will impact the Anoka County right-of-way, including impacts to the signal system at Bunker Lake Boulevard and Armstrong Boulevard, and will require an Anoka County Highway Department right-of-way permit prior to construction starting. Bolton & Menk routed plans through Anoka County and obtained sign off of the plans prior to MnDOT State Aid approval.

Notification:

If City Council awards a contract for construction, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement webpages with the most current project information. This can be found on the city website, Engineering Department page.

Time Frame/Observations/Alternatives:

Timeframe:
Staff estimates up to 10 minutes will be required to present this case and answer questions.

Alternatives:
Alternative #1 – Motion to adopt Resolution #26-050 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,066,382.87 for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01. Adopt Resolution #26-061 approving the terms of up to a $2,000,000 interfund loan in connection with infrastructure improvements – Bunker Lake Boulevard Reconstruction in connection with Tax Increment Financing District No.18.

Alternative #2 – Motion of other.

Funding Source:
Funding for this improvement is proposed to come from Public Improvement Revolving Funds (developer fees), Tax Increment #18, Municipal State Aid Funds, Water Utility Funds and Storm Water Utility Funds.

The Tax Increment #18 funding is an estimate based on availability at this time. Resolution #26-061 is attached to this case, which proposes to set up an interfund loan, allowing the city to reimburse the qualified costs back to itself from the TIF District in the future. Fifty-six-percent (56%) of the total project costs qualify for TIF #18 funding.

On February 12, 2026 a total of eight (8) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	**Total Bid**
North Valley, Inc.	$1,066,382.87
Forest Lake Contracting, Inc.	$1,100,364.50
Valley Paving, Inc.	$1,119,770.78
Douglas-Kerr Underground, L.L.C.	$1,122,881.06
New Look Contracting, Inc.	$1,137,841.75
Park Construction Company	$1,165,297.40
Northwest	$1,274,866.66
Dresel Contracting, Inc.	$1,434,658.03
Engineer's Estimate	*$1,208,370.00*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $1,066,382.87 for the total bid of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings the total project costs to $1,311,650.93.

The bid is 12-percent lower than the engineer's estimate, primarily due to lower than anticipated excavation and earthwork prices.

Funding Source Breakdown (Project Costs including 23-percent Indirect Costs):

Public Improvement Revolving Funds	$391,000.00
Tax Increment #18 Funds*	$386,750.00
Municipal State Aid Funds	$252,237.86
Water Utility Funds	$106,716.43
Storm Water Utility Funds	$174,946.64
Project Total	**$1,311,650.93**

*$386,750.00 of TIF #18 funds are anticipated to be available by the end of 2026. Fifty-six percent (56%) of the total project costs qualify for TIF #18 funding. Based on the bid prices, this can be up to $734,524.52.

Bolton & Menk has submitted a proposal for construction services including construction staking, as-built services, and being available to answer design related questions during construction for the total not-to-exceed amount of $34,091.00. These costs are included in the indirect costs.

City staff proposes to administer and inspect construction.

The CIP level estimate had a total estimated project cost of $826,965, which includes street costs $777,750 and storm sewer costs of $49,215. The final project costs may change depending upon bid prices and actual construction quantities.

Recommendation:

Bolton & Menk has provided an award memo, which states if the City of Ramsey decides to award the project to the low bidder, they recommend awarding the contract to North Valley, Inc. The memo is attached to this case for reference.

Staff recommends adopting Resolution #26-050 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,066,382.87 for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01. Also, to adopt Resolution #26-061 approving the terms of up to a $2,000,000 interfund loan in connection with infrastructure improvements – Bunker Lake Boulevard Reconstruction in connection with Tax Increment Financing District No.18.

Outcome/Action:

Motion to adopt Resolution #26-050 accepting bids and awarding a contract to North Valley, Inc. for the total amount of $1,066,382.87 for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01. Adopt Resolution #26-061 approving the terms of up to a $2,000,000 interfund loan in connection with infrastructure improvements – Bunker Lake Boulevard Reconstruction in connection with Tax Increment Financing District No.18.

Attachments

Res 26-050

BMI Bid Award Memo

BMI Construction Services Proposal

26-01 Street Summary

26-01 Title Sheet

Res 26-061

Form Review

Inbox	Reviewed By	Date
Bruce Westby		02/18/2026 08:52 AM
Brian Hagen	Kathy Schmitz	02/18/2026 08:56 AM
Bruce Westby	Bruce Westby	02/19/2026 01:41 PM
Brian Hagen	Brian Hagen	02/19/2026 02:30 PM
Form Started By: Joe Feriancek		Started On: 02/17/2026 08:20 AM
Final Approval Date: 02/19/2026		

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

RESOLUTION #26-050

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR MSA BUNKER LAKE BOULEVARD RECONSTRUCTION, IMPROVEMENT PROJECT #26-01

WHEREAS, the City of Ramsey proposes to reconstruct Bunker Lake Boulevard between Armstrong Boulevard and 600 feet west of Jackal Street in 2026 as identified within the 2026-2035 10-Year Capital Improvement Program: and

WHEREAS, pursuant to Resolution #25-081, adopted April 22, 2025, the Ramsey City Council accepted a proposal from Bolton & Menk, Inc. to prepare final plans and specifications for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01 for the not-to-exceed amount of $118,347.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-008, adopted on January 13, 2026, the City Council approved final plans and specifications as prepared by Bolton & Menk, Inc. and authorized advertisement for bids for the same improvements; and

WHEREAS, proposals were received for Construction Related Services from Bolton & Menk for said improvements in the amount of $34,091.00; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday January 16 and Friday January 23, 2026; and

WHEREAS, eight (8) bids were received, opened and tabulated on February 12, 2026, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
North Valley, Inc.	$1,066,382.87
Forest Lake Contracting, Inc.	$1,100,364.50
Valley Paving, Inc.	$1,119,770.78
Douglas-Kerr Underground, L.L.C.	$1,122,881.06
New Look Contracting, Inc.	$1,137,841.75
Park Construction Company	$1,165,297.40
Northwest	$1,274,866.66
Dresel Contracting, Inc.	$1,434,658.03

WHEREAS, the bid of North Valley, Inc. in the amount of $1,066,382.87 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Bolton & Menk, Inc. proposal for construction related services for said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

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

MEMORANDUM

Date: **February 13, 2026**
To: **Bruce Westby, P.E., City Engineer / Director of Public Works**
From: **Zach Lingl, P.E., Principal Engineer**
Kevin Kielb, P.E., Principal Engineer
Subject: **Bid Results and Recommendation**
2026 Bunker Lake Boulevard Reconstruction
City Project No: 26-01

Eight bids were received for 2026 Bunker Lake Boulevard Reconstruction Project (City Project #26-01). The bids were read aloud at 10:00 AM on February 12, 2026. The bids were then reviewed, tabulated and the results are summarized below:

CONTRACTOR	Total Project Base Bid
North Valley Inc.	$1,066,382.87
Forest Lake Contracting, Inc.	$1,100,364.50
Valley Paving, Inc.	$1,119,770.78
Douglas-Kerr Underground, LLC	$1,122,881.06
New Look Contracting, Inc.	$1,137,841.75
Park Construction Company	$1,165,297.40
Northwest Asphalt, Inc.	$1,274,866.66
Dresel Contracting, Inc.	$1,434,658.03
Engineer's Estimate	$1,208,370.00

We reviewed North Valley, Inc. unit prices and compared them to the Engineer's Estimate and other bids received. It is our opinion that the bid is responsive and not materially unbalanced.

If the City of Ramsey decides to award the project to the low bidder, we recommend awarding the contract to North Valley, Inc.

If you have any questions, please contact me at (612)965-9740.

Bolton & Menk is an equal opportunity employer.

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

January 29, 2026

Joe Feriancek, P.E.
Assistant City Engineer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Related Services – Bunker Lake Boulevard – IP 26-01

Dear Mr. Feriancek:

We appreciate the opportunity to present this scope of services for the Bunker Lake Boulevard Improvements. Our scope and fees were prepared based on our understanding of the project and our previous experience in assisting the City of Ramsey with similar project types. Our proposed services will be as described below:

Contract Preparation – Assist with Notice of Award, Contracts, and Notice to Proceed. Prepare sets of contract documents (plans and specifications) for City and Contractor.

Pre-Construction Conference – Facilitate the Pre-Construction Conference and address questions that may arise related to project design or construction staking. Prepare Agenda and Minutes.

Shop Drawing / Submittal Review – Review submittals for key project components.

Construction Staking – Includes the following:

- Staking Calculations and Preparation of Data,
- Establishing Survey Control,
- Staking of Erosion Control, ROW, and Removals,
- Ditch Grading,
- Culverts and Storm Sewer,
- Sidewalks,
- Bluetops, and
- Striping.

Pay Application Assistance – Work with City and Contractor to complete payment documents.

As-Built Survey and Record Drawings – Survey key project components after completion of construction and prepare of Record Drawings.

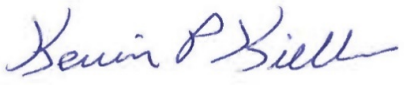
Construction Revisions / Plan Updates – To be performed as needed during construction. We have assumed a total of 24 hours for this task.

We have attached a fee spreadsheet depicting hours, rates, and total compensation on a per task basis. Our proposed Not-To-Exceed fees for the work are $34,091.00.

If there are any questions related to this proposal, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Principal Engineer

ATTACHMENT – Fee Spreadsheet

DETAILED COST ESTIMATE

CLIENT: City of Ramsey PROJECT: Bunker Lake Boulevard IP 26-01	BOLTON & MENK, INC.							
WORK TASK DESCRIPTION	**Project Manager**	**Design Engineer**	**EIT**	**Survey Technician**	**Survey**	**Clerical**	**Total Hours**	**Cost**
Construction Services Assistance								
Contract Preparation	1	2	0	0	0	4	**7**	$1,090
Pre-Construction Conference	1	4	0	0	1	0	**6**	$1,261
Construction Staking	0	4	0	14	60	0	**78**	$16,006
Shop Drawing Review	0	8	0	0	0	0	**8**	$1,632
Pay Application Assistance	0	16	0	0	0	0	**16**	$3,264
As-Built Survey	0	0	0	2	12	0	**14**	$2,866
Record Drawings	0	12	6	0	0	0	**18**	$3,384
Revisions / Plan Updates	2	14	8	0	0	0	**24**	$4,588
Total Bolton & Menk Hours	**4**	**60**	**14**	**16**	**73**	**4**	**171**	
			TOTAL for Staking and Construction Admin					**$34,091**

IP 26-01
MSA Bunker Lake Boulevard Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA Bunker Lake Boulevard	Bunker Lake Boulevard	Jackal Street / Armstrong Boulevard (CSAH 83)	2463	Urban	Conc.	7	2011	CS 2020					5.6	0**	**
	Ramsey Town Center 6th Total		*2463*	*0.47 mi.*											
	MSA Bunker Lake Boulevard Total		**2463**	**0.47 mi.**											

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

MINNESOTA DEPARTMENT OF TRANSPORTATION
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA
CITY IMPROVEMENT PROJECT #26-01

DESIGN DESIGNATION	BUNKER LAKE BOULEVARD
STA. 100+50 TO STA. 129+22.05	
FUNTIONAL CLASSIFICATION	MINOR COLLECTOR
R-VALUE	70
ΣN-18	1,581,000
NO. & WIDTH OF TRAFFIC LANES	2 & 12 ft
NO. & WIDTH OF PARKING LANES	N/A
ADT (PRESENT YEAR) 2026	4390
ADT (PROJECTED YEAR) 2046	13780
HCADT (PROJECTED YEAR) 2046	6.10%
DESIGN SPEED	40 mph
DESIGN LOAD	10 ton

DESIGN SPEED FOR ROADWAY BASED ON
ON STOPPING SIGHT DISTANCE:
HEIGHT OF EYE = 3.5 FT
HEIGHT OF OBJECT = 2.0 FT

CONSTRUCTION PLAN FOR: RECLAIMATION, GRADING, AGGREGATE BASE, PLANT MIXED BITUMINOUS PAVEMENT, CONCRETE CURB AND GUTTER, ADA IMPROVEMENTS, STORM SEWER, SANITARY SEWER, WATER MAIN ADJUSTMENTS, AND SIGNAL ADJUSTMENTS

SAP 100-121-003 LOCATED ON BUNKER LAKE BOULEVARD FROM 675' WEST OF JACKAL STREET TO ARMSTRONG BOULEVARD

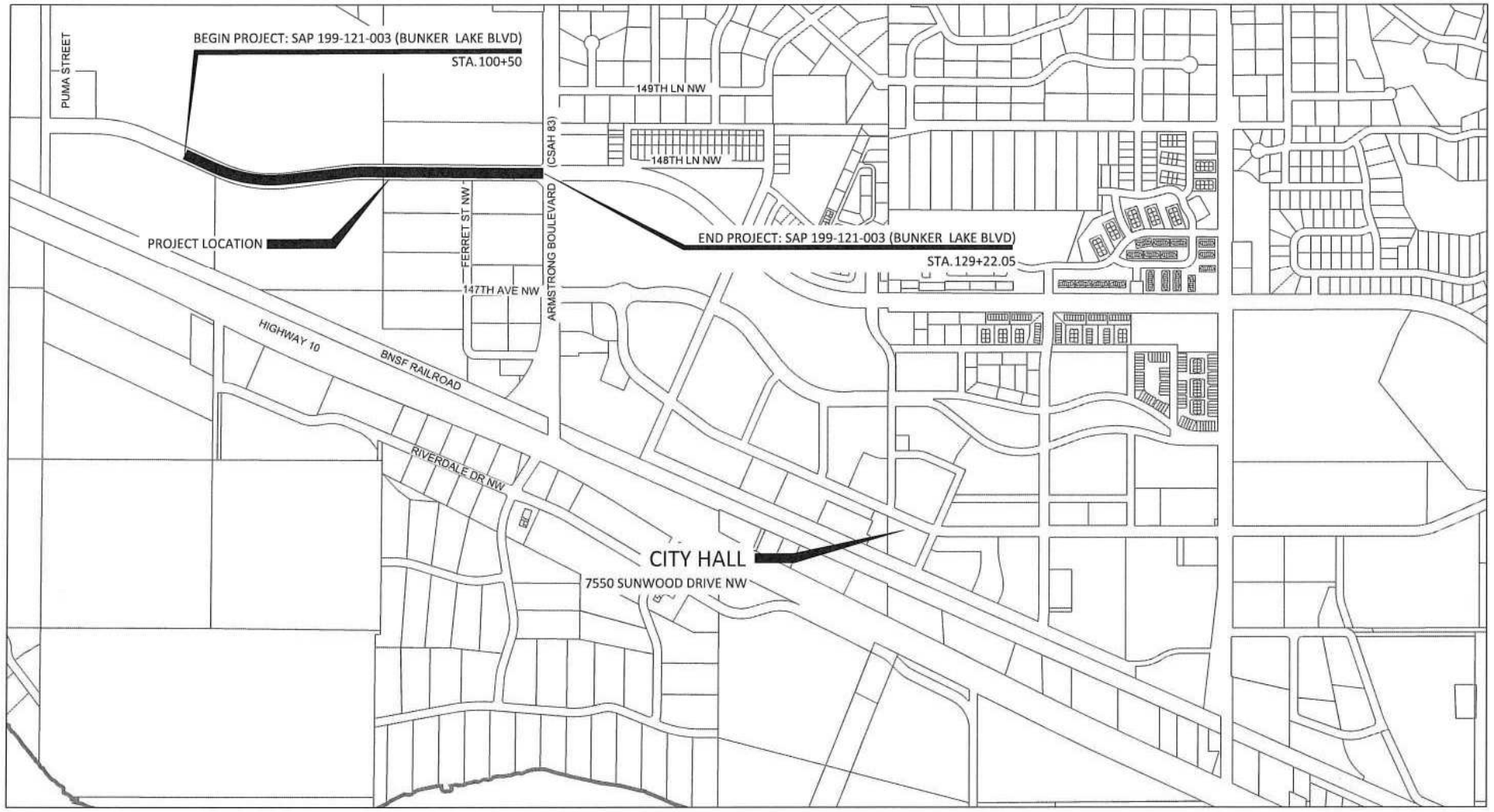
BUNKER LAKE BOULEVARD (SAP 199-121-003)

GROSS LENGTH	3012.00	FEET	0.570	MILES
BRIDGE LENGTH	0.00	FEET	0.000	MILES
EXCEPTION LENGTH	0.00	FEET	0.000	MILES
NET LENGTH	3012.00	FEET	0.570	MILES

LENGTH AND DESCRIPTION BASED UPON
PROPOSED BUNKER LAKE BLVD CENTERLINE

STOCKPILE LOCATION:
16600 ST. FRANCIS BOULEVARD NW

VICINITY MAP



INDEX MAP 0 600 1200 SCALE FEET

TYPICAL PLAN SCALE
UNLESS OTHERWISE NOTED:

HORZ. 0 25 50 SCALE FEET

VERT. 0 5 10 SCALE FEET

PROJECT LOCATION



CITY: RAMSEY
COUNTY: ANOKA: T32N R25W, S29
DISTRICT: METRO

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NGVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

MINN. PROJ. NO. STATE FUNDS

--- GOVERNING SPECIFICATIONS ---
THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" SHALL GOVERN.

THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA STANDARD SPECIFICATIONS SHALL GOVERN PUBLIC UTILITY INFRASTRUCTURE CONSTRUCTION.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE LATEST "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD), INCLUDING THE LATEST "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET NUMBER	SHEET TITLE
GENERAL	
1	TITLE SHEET
2	LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
4	TABULATIONS
CIVIL	
5-15	TYPICAL SECTIONS & DETAILS
16	ALIGNMENT PLAN & TABULATION
17	TRAFFIC CONTROL PLAN
18-19	REMOVALS PLAN
20-22	STORMWATER POLLUTION PREVENTION PLAN
23-24	EROSION CONTROL PLAN
25-28	CONSTRUCTION PLAN & PROFILE
29-30	STORM SEWER CATCH BASIN LEADS
31-33	INTERSECTION DETAILS
34-35	SIGNAGE & STRIPING PLAN
36-42	TRAFFIC SIGNAL SYSTEM PLAN
43-56	CROSS SECTIONS

THIS PLAN SET CONTAINS 56 SHEETS.

ZACHARY F. LINGL, P.E.
Design Engineer: I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date 1/12/2026 License Number 56344

Approved: City of Ramsey Engineer Date 1/20/2026

Joe MacPherson Digitally signed by Joe MacPherson Date: 2026.02.03 15:42:46 -06'00' Date 02/03/2026
Approved: Anoka County Engineer

Date
District State Aid Engineer:
Reviewed for compliance with State Aid Rules/Policy

Date
Approved for State Aid Funding: State Aid Engineer

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RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	ZFL
DRAWN	JMB
CHECKED	ZFL
CLIENT PROJ. NO.	26-01

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2026 BUNKER LAKE BOULEVARD RECONSTRUCTION
STATE AID PROJECT NO. 199-121-003

SHEET 1 OF 56

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-061

RESOLUTION APPROVING THE TERMS OF UP TO A $2,000,000 INTERFUND LOAN IN CONNECTION WITH INFRASTRUCTURE IMPROVEMENTS – BUNKER LAKE BOULEVARD RECONSTRUCTION IN CONNECTION WITH TAX INCREMENT FINANCING DISTRICT NO. 18

WHEREAS, the City of Ramsey, Minnesota (the "City") has established TIF District No. 18 (The "TIF District"), An Economic development district within Development District No. 1 in the City, pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended (the "TIF Act"); and

WHEREAS, the City may pay for certain costs related to and incurred within the TIF District (the "Qualified Costs"), 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, 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 (consisting of $2,000,000), 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 $2,000,000 from the City's Public Improvement Revolving (PIR), 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% and will not fluctuate.

(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 the tax increment generated in the preceding twelve (12) months with respect to 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 this 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 tax increments.

(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 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. 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 24th day of February, 2026.

_____
Mayor

ATTEST:

_____
City Clerk