

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

Remote Attendance available at [www.cityoframsey.com/meetings](http://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 March 10, 2026
2. City Council Regular Session dated March 10, 2026
3. City Council Special Work Session dated March 17, 2026

**2. Approve Business License Applications**

**3. Authorization to Hire an Engineering Technician II**

**4. Adopt Resolution #26-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2026 through March 18, 2026.**

5. Adopt Resolution #26-056 Approving Minnesota Department of Transportation Limited Use Permit #020-0113
6. Adopt Resolution #26-062, Approving a Final Plat and Development Agreement for Waterfront Village 3rd Addition
7. Adopt Resolution #26-068 Approving Final Payment to Park Construction Company for Improvement Project #25-03, MSA Alpine Drive Reconstruction.
8. Adopt Resolution #26-070 Authorizing Final Payment to Design Electric for Improvement Project #24-56, Lift Station #1 Permanent Generator.
9. Adopt Resolution ~~#26-075~~ #26-075A Authorizing the Application for MN DNR Grant Funding for 2026-27 Playground Improvements at Riverdale Park
10. Adopt Resolution #26-080 Ordering Request for Proposals for Topographic Surveys, Geotechnical Evaluations and Utility Testing for 2027 Pavement Management Program Projects
11. Adopt resolution #26-081 Approving Partial Payment No. 1 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement **Updated**
12. Adopt Resolution #26-083 Approving the Development Agreement for OSHAUGHNESSY THIRD ADDITION
13. Adopt Resolution #26-084 Appointing Board and Commission Members
14. Adopt Resolution #26-085 Approving Partial Payment #33 to Magney Construction, Inc., for Improvement Project #21-09; Centralized Water Treatment Plant.

**6. Public Hearing**

**7. Council Business**

1. Adopt Ordinance #26-04 Amending Chapter 26 of the City Code
2. Adopt Resolution #26-082 Amending Development Agreement for Northstar Truck & RV Parking

**8. Mayor/Council/Staff Input**

1. Legislative Update

**9. Adjournment**



**CC Regular Session**

**Meeting Date:** 03/24/2026

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

**Title**

Approve the Following Meeting Minutes:

- 1. City Council Work Session dated March 10, 2026
- 2. City Council Regular Session dated March 10, 2026
- 3. City Council Special Work Session dated March 17, 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 March 10, 2026
- 2. City Council Regular Session dated March 10, 2026
- 3. City Council Special Work Session dated March 17, 2026

**Attachments**

- 03-10-26 CCWS
- 03-10-26 Meeting
- 03-17-26 Special CCWS

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	03/19/2026 02:47 PM
Form Started By: Katie Schmidt		Started On: 03/18/2026 09:07 AM
Final Approval Date: 03/19/2026		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 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  
Police Chief Brad Bluml  
Administrative Services Director Colleen Lasher  
Economic Development Manager Sean Sullivan

**1. CALL TO ORDER**

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

**2. TOPICS FOR DISCUSSION**

**2.01: Review Proposed Senior Project by Trident Development and Provide Feedback to Developer**

Economic Development Manager Sullivan introduced a proposed senior housing development by Trident. He explained that the Council had previously reviewed a smaller Trident proposal for assisted living and memory care units on a nearby site, which included a Tax Increment Financing (TIF) request and rezoning. Still, the Council did not support it at that time.

Economic Development Manager Sullivan explained that the developer has now returned with a new proposal on a different site with existing infrastructure. The updated project is larger and includes 78 assisted living units, 24 memory care units, and 84 independent living units. Trident is requesting approximately \$5.54 million in TIF assistance through a 25-year housing district with a 90/10 split. As part of the proposal, 20% of the assisted living and memory care units would be affordable at 50% of the area median income.

Economic Development Manager Sullivan introduced representatives from Trident, Roger Fink, and Andy Brummer to present additional details about the project.

Mr. Roger Fink, Senior Vice President and Principal with Trident Development, introduced the company and its experience developing and operating senior housing. He explained that the company has been operating for about 20 years and currently develops and manages nearly 2,500 senior living units across Minnesota, primarily focusing on assisted living, memory care, and market-rate senior apartments. Trident has worked with many communities across the state and has completed several projects using tax increment financing (TIF).

Mr. Fink presented the proposed site plan for the Ramsey project. The development would include three components: an 84-unit independent living building facing Sunwood Drive, a 24-unit single-story memory care building, and a two-story assisted living building connected to the memory care facility. Access to the site would be provided by both Sunwood Drive and Veterans Drive. The property would likely be subdivided into three lots, with the assisted living and memory care portion forming the tax increment district.

Mr. Fink also highlighted Trident's partnership with Lifespark Senior Living, a Minnesota-based management company that operates their facilities. Lifespark provides comprehensive senior care services, including on-site physicians and a program focused on complete senior health, allowing many residents to receive medical care within the facility rather than traveling to outside clinics or hospitals. He noted that existing senior living facilities in the area are largely full, suggesting an unmet need for additional senior housing in Ramsey. A market study conducted by Viewpoint Consulting also indicated strong future demand, driven by projected growth in the senior population over the next decade. He added that the development would designate 20 percent of assisted living and memory care units as affordable housing for residents with lower incomes.

Finally, Mr. Fink stated that the development team understands the importance of Ramsey's core district design standards and is prepared to meet or exceed those requirements. The project is being considered in Ramsey due to both the identified market demand and the company's existing relationships with local development partners.

Mr. Andy Brummer explained the current senior housing options in Ramsey and how the proposed project would compare with them. He noted that there are three existing senior housing facilities in the area. Stoney River and Suite Living both provide assisted living and memory care services, while Affinity is a 55-plus independent living apartment building that does not offer supportive services.

Mr. Brummer said the proposed development would differ by offering a continuum-of-care campus. The project would include independent living, assisted living, and memory care on the same site. This model allows residents to move through different levels of care as their needs change. For example, seniors may initially move into independent living to reduce responsibilities such as home maintenance and yard work, then transition to assisted living if they need help with daily activities like meals or medication management, and eventually move to memory care if cognitive support becomes necessary.

Mr. Fink explained that the proposed development follows a "campus concept" that Trident has implemented in several other communities, including North St. Paul and Winona. In this model, the independent living building often serves as a feeder for the assisted living facility.

Mr. Fink noted that residents who first move into independent living areas become familiar with the location, staff, and management company, which helps make the transition to assisted living easier if their needs change. In some cases, residents from the independent living building may also receive priority placement in the assisted living units if availability becomes limited.

Andy Brummer reviewed findings from the market study supporting the proposed senior housing development. He explained that the study focused primarily on assisted living and memory care facilities because Ramsey currently does not have a continuum-of-care campus that includes independent living, assisted living, and memory care together. The study identified Stoney River and Suite Living as the primary competitors, with a combined total of 207 assisted living and memory care units. Brummer noted that the market analysis also examined a broader regional area beyond Ramsey, including surrounding communities such as Nowthen and other nearby locations. The study showed limited competition within the primary market area.

Mr. Brummer explained that according to the market study's projections, demand by 2030 is expected to support approximately 130 independent living units, 62 assisted living units, and 47 memory care units in the market area. These estimates were calculated using demographic data, particularly projected growth in the population aged 75 to 85, along with projected capture rates for senior housing demand.

Mr. Fink explained the financial considerations involved in developing the proposed senior housing project and why the developer is requesting tax increment financing (TIF). He stated that projects of this scale require outside investment capital, and investors expect competitive rates of return due to the risks associated with senior housing developments. These risks can include economic conditions, regulatory changes, and unforeseen events such as public health crises. He noted that without TIF assistance, the projected returns may not be sufficient to attract the necessary investment.

Mr. Fink explained that TIF improves the project's financial feasibility by enhancing the potential rate of return, making it more attractive to investors, and enabling the development to move forward. He also presented examples of similar projects developed by Trident to demonstrate the type and quality of buildings proposed for Ramsey. One example was a recently completed assisted living project in Willmar, Minnesota, which closely reflects the design proposed for this project.

Mr. Fink explained that the assisted living and memory care buildings would likely be constructed as two-story wood-frame structures, a cost-effective method that meets building code requirements. He noted that constructing taller buildings would require noncombustible materials such as steel and concrete, significantly increasing construction costs. As a result, the assisted living portion is proposed as a two-story building. In contrast, the independent living building along Sunwood Drive would be a four-story structure with underground parking.

Mr. Fink also noted that the development team plans to work with the same architect and contractor who have completed other projects in Ramsey, including Skyline and Sapphire Apartments. He referenced additional developments built by the team, such as Urbana Place in Brooklyn Park.

Finally, Mr. Fink highlighted that the independent living building would include several amenities for residents, such as community gathering spaces, a golf simulator, lounge areas, and a rooftop patio with seating, grilling areas, and a fireplace. These amenities are intended to enhance the living experience and provide a high-quality senior living environment.

Mr. Fink described additional amenity features that could be included in the proposed independent living building. He referenced examples from other Trident developments to illustrate the types of shared spaces planned for residents.

Mr. Fink explained that one example is a rooftop patio like those built at Somerville Flats and at another project in Chaska. The rooftop space connects directly to an indoor recreation area, allowing residents and guests to move easily between indoor and outdoor gathering spaces. This design supports social events and community activities for residents.

Mr. Fink also highlighted a unique amenity used in another development called a “speakeasy lounge,” located at the Avalon property in Inver Grove Heights. He described it as a themed resident gathering space resembling a speakeasy-style lounge where residents can socialize and relax. Although alcohol is not sold in the space, it functions as a comfortable community room for resident activities and gatherings.

Mr. Fink further noted that many of their properties include a golf simulator room, which has become a popular amenity among residents. The simulator can be used for multiple activities, including golf, bowling, baseball, and other virtual sports. He indicated that a similar amenity would likely be included in the independent living building proposed for Ramsey.

Economic Development Manager Sullivan paused the presentation and invited the City Council to ask questions related to the proposed development. He noted that this would be a good point for Councilmembers to ask questions specifically about the project and the facility.

Economic Development Manager Sullivan also explained that he would later provide additional information on the proposal's financial aspects, including details on the tax increment financing (TIF) request. He asked the council whether they preferred to ask questions at that moment or to wait until the full presentation was complete before discussing both the project and the financial components.

Mayor Heineman preferred to finish the presentation first, then allow time for questions.

Economic Development Manager Sullivan summarized key points of the proposal and highlighted how the project would differ from the earlier proposal reviewed by the City Council. He explained that the project is a hybrid development that includes independent living, assisted living, and memory care components.

Economic Development Manager Sullivan clarified that while the site is located within the boundaries of TIF District 14, the project itself would not use that district. Instead, a new TIF district would need to be created to provide the requested tax increment financing.

Economic Development Manager Sullivan noted that the market study supports demand for the project and that the current zoning is appropriate for the development. He shared financial estimates indicating that the assisted living and memory care portion would have an assessed tax value of approximately \$22 million. Based on the developer's project pro formas, the total investment for that portion of the development could exceed \$30 million.

Economic Development Manager Sullivan stated that the developer is requesting up to \$5.54 million in TIF over approximately 27 years, with a 90/10 split. He explained that the existing property taxes on the site, currently about \$18,000 annually, would continue to be paid and would not be captured by TIF. Only the additional tax revenue generated by the new development would be captured within the district.

Economic Development Manager Sullivan explained that the City has used different TIF splits in past projects when the City had costs to recover. For example, the City used a 70/30 split for the hotel project to recoup land costs and a 60/40 split for the Opus project due to anticipated improvements to Bunker Lake Boulevard. In this case, because the City does not anticipate significant infrastructure investments, the proposed 90/10 split was considered appropriate.

Economic Development Manager Sullivan noted that the developer's projections show the project's cash-on-cash rate of return increasing from approximately 7.3 percent without TIF to about 9.9 percent with TIF by year five. He explained that this increase helps make the project financially viable for investors. He also noted that the developer provided these numbers and would be independently reviewed by the City's financial consultant, Ehlers, to verify their accuracy and ensure the developer is not receiving excessive benefits.

Economic Development Manager Sullivan then discussed the independent living portion of the project. He explained that the independent living building represents an estimated \$19.3 million investment and would not be part of the TIF district. Over approximately 27 years, it is projected to generate about \$6.6 million in total taxes, including approximately \$2.65 million that would go directly to the City.

Economic Development Manager Sullivan emphasized that the independent living component adds value to the City's core area because residents are expected to be active and to regularly visit nearby businesses, such as restaurants, salons, and other services, in the Cor district.

Economic Development Manager Sullivan also noted that while job creation is not required for housing TIF districts, the development is expected to create approximately 40 jobs across the three facilities, including about 30 full-time positions with salaries ranging from approximately \$40,000 to \$80,000 annually.

Economic Development Manager Sullivan concluded by reviewing the projected tax impacts. He explained that without redevelopment, the site would generate approximately \$440,000 in taxes over the same period. With the project, approximately \$5.54 million in tax increment would be generated for the developer under the proposed 90/10 split. In comparison, the City would receive approximately \$615,000 for administrative costs associated with managing the TIF district. He

added that the independent living portion would also generate additional tax revenue that would go directly to the City's general fund.

Economic Development Manager Sullivan then opened the discussion for questions from the City Council and asked whether the Council had consensus to proceed to the next step in the review process.

Councilmember Specht asked for clarification regarding ownership of the land involved in the proposed development. He asked whether PSD currently owns all the property or if the City owns any portion of the land.

Councilmember Buscher asked whether the developer intends to use union labor during the construction of the project.

Mr. Fink explained that the general contractor operates as a merit shop. He stated that subcontractors will be selected based on competitive pricing, meaning the project may use either union or non-union labor, depending on which subcontractors provide the most competitive bids.

Councilmember Buscher asked whether there would be a mix of union and non-union subcontractors.

Mr. Fink added that some union labor could be used on the project. He explained that certain trades, such as excavation and elevator installation, are often unionized, so construction typically includes a mix of both union and non-union labor depending on the subcontractors involved.

Councilmember Buscher asked whether the developer would be open to paying prevailing wages if the project receives Tax Increment Financing (TIF) assistance.

Mr. Fink responded that requiring prevailing wages would make the project financially unfeasible and would effectively prevent the development from moving forward.

Councilmember Stewart commented that she believes the proposal is a good project for the property. She noted that the independent living component would bring active residents who could take advantage of the City's sidewalks and nearby amenities. Councilmember Stewart added that she feels the development would fit well in that area and indicated she would likely support the project.

Mr. Fink stated that he believed the site had been designated for senior housing or a senior center during earlier planning discussions.

Economic Development Manager Sullivan explained that the site had previously been considered for a similar senior housing project. He stated that around 2008 or 2009, the City worked with a group called Crestview Senior Housing and went through the process of creating a TIF district to support assisted living and memory care development on the site.

Economic Development Manager Sullivan noted that the project did not move forward at that time due to market conditions. He added that the current proposal is similar but stronger because it

includes an independent living component that was not part of the earlier plan. Economic Development Manager Sullivan concluded that the proposal represents a return to the original vision for the site and said he believes the development would be a good fit, particularly because of its proximity to the VA clinic, which could create additional synergy for the area.

Councilmember Riley stated that he agreed with the earlier comments regarding the project. He noted that the previous proposal was not supported when it did not include an independent living component, and he believes that the addition makes a meaningful difference.

Councilmember Riley said the independent living units would bring more residents to the area who could support local businesses, restaurants, and other services. He indicated that he supports the project in concept but suggested that the City Council may want to discuss it further or negotiate the Tax Increment Financing (TIF) request.

Mayor Heineman stated that while he agrees that bringing more people to the area is important, he has concerns about the overall balance of development in the City's Cor area. He said he appreciates developments like Skyline that include ground-floor retail space and believes that approach helps create activity and destinations in the downtown area.

Mayor Heineman expressed concern that the City could end up with a downtown center that includes many housing developments but limited restaurants and commercial amenities. He noted that the City has limited property available in the Cor area and cautioned that filling it with too much housing could leave residents with too few activities.

Mayor Heineman then directed a question to the Police Chief, asking about potential calls for service and how a development like the proposed senior housing facility might affect police resources.

Police Chief Bluml responded that calls for service would likely increase with the addition of the facility, noting that this is typical when a larger number of people live in a smaller area, similar to apartment developments.

Police Chief Bluml said he was encouraged to hear that the facility plans to have an on-site physician. He explained that many calls from senior housing facilities involve situations in which residents need assistance, such as lift assistance or help with moving, rather than significant medical emergencies. He noted that these types of calls often require assistance from the police or fire department for transportation or support, rather than direct medical treatment.

Councilmember Specht stated that he appreciated the information provided by staff and the development team. He then asked for clarification about the process for creating a new TIF district.

Councilmember Specht asked whether establishing the district would require State approval or whether the City has the authority to create the district on its own and requested an explanation of the process.

Economic Development Manager Sullivan explained that under state statute, Cities have the authority to create Tax Increment Financing (TIF) districts. He stated that the City would need to hold a public hearing as part of the process.

Economic Development Manager Sullivan noted that the proposal would then be sent to the County for review, but the County does not have an approval role in the process. He explained that the County can provide comments or identify potential improvements related to the project, such as roadway or turn lane needs on County roads. He concluded that the City ultimately has the statutory authority to establish the TIF district independently following the required public hearing process.

Councilmember Buscher stated that she supports the project concept and was initially excited to hear about the proposal. She said she believes this type of senior housing is needed in the community.

Councilmember Buscher also expressed concern about the developer's response regarding prevailing wages. She stated that if the project cannot support prevailing wages, it raises questions about the development's financial capacity and whether cost savings could affect the quality of the facility or the services provided to residents.

Mr. Fink responded that, based on information from the contractor, requiring prevailing wages would significantly increase construction costs. He stated that prevailing wage requirements would not change the construction methods or the quality of the building, but would add additional administrative and labor expenses.

Mr. Fink explained that these added costs could increase the overall construction expenses by approximately 20 to 25 percent. He said that this level of cost increase would make the project financially unfeasible.

Councilmember Buscher responded that she believes prevailing wage requirements are important for protecting workers and ensuring proper labor practices. She stated that prevailing wages help prevent situations in which workers may be performing jobs they are not properly trained for or in which wage theft could occur.

Councilmember Buscher also expressed concern that without prevailing wage requirements, there is a risk of undocumented or off-the-books labor being used. She said these policies help ensure that workers are properly documented and paid and protect the City from potential liability or federal penalties for labor violations.

Mayor Heineman responded that prevailing wage requirements can help prevent those issues. He acknowledged Councilmember Buscher's point that such policies can protect workers.

Mayor Heineman also noted that some non-union organizations and contractors perform quality work and operate responsibly. He indicated that while he understands the concerns raised, he did not want to assume that non-union labor automatically results in poor practices or lower standards.

Economic Development Manager Sullivan stated that the site is privately owned property and that he believes the project could be a good addition to the area. He indicated support for the concept of development.

Economic Development Manager Sullivan added that he would like to have further discussions about the Tax Increment Financing (TIF), particularly regarding the requested amount and the proposed 90/10 split. He noted that while he may not yet be fully comfortable with the 90 percent share, he believes the proposal is a good project idea overall and would have no issue continuing discussions on it.

Councilmember Stewart asked who currently owns the portion of land being referenced. She also asked what the future development concept for that parcel might be if the proposed project moves forward.

Mr. Brummer responded that the parcel is somewhat challenging to develop due to its shape. He explained that the lot is narrow, which makes it difficult to accommodate a large building with sufficient parking, as most parking would need to be at the far end of the site.

Mr. Brummer stated that the development team has explored several potential concepts for the parcel. Early discussions considered building an apartment, but that option did not align well with the overall concept proposed for the area.

Mr. Brummer noted that he has sketched several possible layouts for the site, including designs with angled parking. He said that one possible concept could be a multi-tenant commercial building or small retail uses. He mentioned that a pharmacy such as Walgreens could potentially work well in the area, particularly given the nearby VA clinic, medical services, and the potential addition of senior housing residents.

Mr. Brummer added that ideally, he would like to see another restaurant on the corner to help support activity in the area. He explained that a mix of restaurant and small retail uses could work well, depending on how the rest of the block develops.

Mr. Brummer also noted that site conditions, including a high-water table in the area, may limit development options. He explained that during previous nearby construction, excavation nearly reached the groundwater level, which makes underground parking difficult. Because of that, parking would likely need to remain at ground level for any future development on that parcel.

Mr. Brummer stated that his company has worked with the contractor on multiple projects and has had positive experiences. He noted that they previously sold a property in Zimmerman to the Lion Contracting Group for a senior center project.

Mr. Brummer explained that his company has completed 9 buildings with that contractor and emphasized that they typically continue working only with partners who perform well. He stated that the contractor is organized and professional and indicated that City building staff have worked well with them on past projects. He added that his company would not continue to work repeatedly with a contractor if they caused problems.

Mayor Heineman stated that the City Council would begin looking for consensus on the proposal. He asked Councilmembers whether they supported the project as presented and requested a show of thumbs up from those who were comfortable with the proposal in its current form.

Councilmember Stewart stated that she would like to discuss the Tax Increment Financing (TIF) portion of the proposal before indicating support.

Mayor Heineman stated that, since there was no consensus on the proposal as presented, the City Council should discuss the changes needed for the project to move forward. He explained that rather than voting it down entirely, the Council could identify specific modifications they would like to see.

Mayor Heineman then asked the Councilmembers what changes they would like to see made to the proposal to support the project.

Councilmember Stewart stated that she would like to hear Councilmember Riley's thoughts on the proposed Tax Increment Financing (TIF) structure. She said she would like to explore whether the City's share could be increased beyond the proposed 10 percent in the 90/10 split.

Councilmember Stewart noted that she is supportive of the overall project but believes the TIF terms should be negotiated further so that the City receives a slightly larger share.

Councilmember Riley stated that he agreed with Councilmember Stewart. He indicated that he supports the project concept but believes the details, particularly the Tax Increment Financing terms, should be negotiated further.

Economic Development Manager Sullivan provided input regarding the discussion about modifying the Tax Increment Financing (TIF) terms. He explained that increasing the City's share in the 90/10 split may not be the most effective approach, as the funds available through TIF are limited and must be used for specific eligible expenses.

Economic Development Manager Sullivan suggested that if the City Council wanted to improve the City's financial benefit, a better approach would be to shorten the TIF district's duration rather than change the percentage split. For example, instead of a 25-year term, the City could consider a 20-year term so that the property would return to the full tax rolls sooner.

Economic Development Manager Sullivan noted that even if the City received a larger share of the increment, there may not be sufficient eligible uses for those funds in this project area. Therefore, shortening the district's duration could provide a clearer benefit to the City by allowing the full tax revenue to return sooner.

Councilmember Buscher stated that she knows Matt and believes he is a good person who would not bring a harmful project to the City. She reiterated that she stands by the concerns she previously expressed.

Councilmember Buscher said she would like the opportunity to continue discussing those concerns and the reasoning behind them, while also hearing the perspectives of others involved in the project. She indicated that she would like to see the proposal move forward so those conversations can continue.

Councilmember Buscher concluded that she would support moving forward with the process as suggested, noting her trust in Matt and her willingness to continue discussions as the project progresses.

Councilmember Riley stated that he agrees with the explanation regarding the Tax Increment Financing structure. He said the reasoning about the percentage split makes sense, particularly if the City would not have eligible uses for additional increment funds.

Councilmember Riley added that adjusting the duration of the TIF district would be a more reasonable approach. He indicated that negotiating a shorter timeframe would allow the property to return to the full tax rolls sooner, benefiting the City.

City Administrator Hagen added clarification regarding the Tax Increment Financing structure. He explained that changing the percentage split would reduce the annual TIF payment provided to the developer. While the district's duration could remain the same, a smaller annual TIF payment would reduce the developer's rate of return.

City Administrator Hagen noted that adjusting the percentage split would therefore have a greater financial impact on the project than negotiating a shorter duration for the TIF district. He suggested that negotiating a shorter term would likely be an easier and more practical approach while still allowing the City to receive full tax revenues sooner.

Mayor Heineman asked the City Council if there was consensus to move forward with staff continuing discussions with the developer. He stated that Economic Development Manager Sullivan would follow up with the developer to negotiate the details, particularly regarding the Tax Increment Financing terms.

Mayor Heineman explained that staff would then report back to the City Council with the results of those negotiations for final consideration, including the required public hearing later in the process.

Mr. Fink thanked the City Council for their time, attention, comments, and questions regarding the proposal. He stated that the development team would continue working with Economic Development Manager Sullivan and expressed hope that they would return in the future with an updated proposal.

## **2.02: Consider Approval of Process for Gap Assistance (Loan) for Anoka Ramsey Athletic Association Facility Project**

Economic Development Manager Sullivan provided background on the project's financing structure and explained the current status of funding discussions. He noted that on January 13,

2026, the group established a potential \$2.5 million funding package that included up to \$300,000 in fee waivers, if needed. After reviewing the financing in more detail, he said the current funding gap under the proposed structure is approximately \$1.34 million.

Economic Development Manager Sullivan explained that ARAA is leading the financing process with the bank and has already received approval from the bank's loan committee. However, final approval from the bank's board has not yet occurred. He noted that the bank is scheduled to meet the following morning to determine whether the financing can be finalized.

Economic Development Manager Sullivan stated that the City's contribution would likely be structured as a Housing and Redevelopment Authority (HRA) loan. To use these funds, the City would need to establish a development and redevelopment project area. Creating this project area would require adopting a redevelopment plan and incurring administrative costs estimated at \$20,000 to \$30,000. He explained that these costs could be paid from the HRA fund, allowing the City to reuse the funds in the future once loan payments are repaid.

Economic Development Manager Sullivan explained that Ramsey HRA funds would be used for the loan. The City would need to file a resolution with the County specifying how the funds will be used. Once approved, the County would transfer the funds to the City, which would then issue the loan.

Economic Development Manager Sullivan presented a map of the proposed redevelopment project area. He noted that the area includes both the Highway 10 and Highway 47 corridors, as well as the 160th Avenue area, where the City currently has a water tower but no sewer service. He stated that future loan repayments could be reinvested in projects in this area, including extending the sewer infrastructure, which was previously estimated at \$1.5 million.

Economic Development Manager Sullivan reviewed the proposed timeline, explaining that if the process begins immediately, it would first go to the Economic Development Authority (EDA) at the next meeting and could move through the approval process by approximately May 14.

Economic Development Manager Sullivan then described the proposed loan structure. The City loan would address the approximate \$1.34 million financing gap. He noted that interest rates have recently decreased due to changes in Treasury bill rates. The current proposal being discussed with the bank includes either a seven- or ten-year term with a 25-year amortization schedule. Under this structure, the project would likely be refinanced after the initial term and repay the City loan at that time.

Economic Development Manager Sullivan explained that the bank also requires a stabilization period before the City begins receiving loan repayments. Because the project developers do not yet have an operational track record, the bank wants to see a debt coverage ratio of at least 1.2 before the City begins collecting payments. He stated that this typically results in about a one-year delay before repayments begin, though the City would likely limit any deferral period to no more than two years.

Economic Development Manager Sullivan concluded by outlining the next steps. These include receiving final bank approval for financing, determining whether the City should begin the redevelopment plan process immediately or wait until the bank financing is confirmed, finalizing the HRA loan structure, preparing the redevelopment plan and subsidy agreement, completing site plan approval, and ultimately closing on the project financing. He then asked the City Council if they had any questions.

Councilmember Riley asked whether the proposed area would qualify as a redevelopment district. He requested confirmation that the project meets the statutory requirements for establishing a redevelopment district.

Economic Development Manager Sullivan clarified that the proposal involves creating a redevelopment area, not a redevelopment TIF district. He explained that redevelopment districts are typically associated with Tax Increment Financing, whereas this proposal establishes a redevelopment project area.

Economic Development Manager Sullivan stated that the area would be designated as Redevelopment Area Number One. The purpose of defining the area is to identify where the City anticipates future development or redevelopment activity may occur.

Economic Development Manager Sullivan explained that establishing this redevelopment area would provide the City with greater flexibility in using Housing and Redevelopment Authority (HRA) funds. By defining the area in advance, the City would be able to reinvest future loan repayments and other HRA funds within that designated area for eligible activities such as housing, infrastructure improvements, or economic development support.

Councilmember Specht asked whether the County would need to approve the creation of the redevelopment area.

Economic Development Manager Sullivan explained that the County would approve the City's request to use the HRA funds and then transfer them to the City. He stated that once the funds are provided to the City, they would be under the City's control for administration in accordance with the proposed plan.

Councilmember Stewart stated that she is concerned about the risks involved, as the developers do not yet have an operational history. She noted that under the proposed structure, the City would need to wait about a year to receive loan repayments, increasing the City's exposure during that period.

City Administrator Hagen responded that the lack of operating history is not unusual in this situation because the organization does not sell a traditional product or service that would generate a profit history. He explained that multiple parties have reviewed the organization's financial information and show revenue streams such as gambling proceeds and registration fees, indicating that it handles a significant amount of money.

City Administrator Hagen noted that the organization is currently spending a substantial amount on leased space, and the proposed project would allow them to reduce or eliminate those lease payments. Instead of paying rent to another party, those funds could be applied toward a mortgage payment on their own facility.

City Administrator Hagen added that the bank's involvement provides an additional level of assurance, since the bank would not approve financing unless it believed the project was financially viable. He also explained that the funding source the City is considering is very flexible. Technically, the City could provide the funds as a grant, but instead, the proposal is to structure the assistance as a low-interest loan. He stated that this approach allows the City to help the project move forward, eventually receive repayment, and reinvest those funds into future community projects.

Mayor Heineman stated that the organization has a long history, noting it has operated successfully since 1979. He explained that while the group does not have a history of owning and operating a building of this type, it has previously leased its space and has financial records showing its profit and loss performance.

Councilmember Riley referred to the staff's suggestion that the City make its action contingent on the organization's approval of bank financing. He asked whether that approval was expected to occur the following day.

Economic Development Manager Sullivan responded that the bank is scheduled to meet the following day and that the City should have more information after that meeting. He confirmed that the outcome of that meeting will determine whether the financing moves forward.

Councilmember Riley stated that he believes the City should make the process contingent on the organization receiving approval for bank financing. He said the City should avoid spending approximately \$30,000 on the redevelopment planning process if the project ultimately does not move forward.

Councilmember Riley added that he still believes the proposal is a smart approach and expects the financing approval will likely proceed without issue.

City Administrator Hagen explained that when staff first began preparing the proposal, they did not expect the planning costs to be as high as the estimates recently received. He also noted that the timing of the bank's decision was uncertain, as it was unclear whether the bank would take a week, a month, or longer to finalize its approval.

City Administrator Hagen stated that the goal of bringing the item forward was to obtain City Council consensus so staff could begin the process quickly once the bank financing decision is known. He explained that this would allow the City to move forward and incur the planning costs at the appropriate time, depending on when it makes sense after the bank's decision.

Mayor Heineman stated that he is excited about the project and believes there is general support for it. He asked the City Council for consensus to proceed with the process, as Economic Development Manager Sullivan presented.

Mayor Heineman noted that the next steps would proceed under the previously discussed contingency regarding the bank's approval of the financing. He concluded that with the City Council's consensus, staff could proceed accordingly.

### **2.03: Discussion on Police Department Embedded Social Worker Pilot Program**

Police Chief Bluml presented information to the City Council about a grant opportunity to fund a mental health professional embedded within the Police Department. He explained that the purpose of the position would be to help officers respond to the increasing number of mental health-related calls for service.

Police Chief Bluml referenced data prepared by the City's crime data analyst showing mental health-related calls for service. He explained that in 2025, approximately 17 percent of total reports involved mental health-related issues. He noted that this number is difficult to measure precisely because many police calls include some mental health component. He also highlighted that officers spent at least 160 hours on suicide-related calls alone in 2025.

Police Chief Bluml stated that he initially had concerns about creating this type of position within the Police Department. He said he was worried that adding specialized services within the department could require multiple additional professionals across different disciplines. However, when the grant opportunity became available, he began researching similar programs in other communities.

Police Chief Bluml said he contacted several law enforcement leaders for feedback, including the Anoka County Sheriff, police chiefs from Coon Rapids, Blaine, Champlin, St. Cloud, and Woodbury, as well as representatives from Brooklyn Park and Roseville Police Departments. He reported that the feedback he received from these agencies was overwhelmingly positive.

Police Chief Bluml shared several comments from those agencies. One department reported that the funding helped them launch a behavioral health unit they had been working toward for years. Another department stated that the program significantly reduced mental health-related calls while connecting residents to county resources. Another department said their City has committed to continuing the position even if future grant funding is not awarded. Another agency reported that their social workers have become extremely busy and have been a tremendous asset to their operations.

Police Chief Bluml explained that several agencies initially relied on social workers through county partnerships but later transitioned to having the professionals directly employed by their Police Departments. He said those agencies reported that the program works better when the mental health professionals are embedded within the department and have direct access to police records and information.

Police Chief Bluml also discussed potential funding sources with Anoka County. He noted that some communities are using opioid settlement funds to support these positions. However, Ramsey did not qualify for that funding because the City's population is below 30,000 residents. He said the County did receive funding and discussions have begun about possible partnerships, though nothing has been finalized.

Police Chief Bluml explained that the program would not necessarily involve a co-responder riding with officers on calls. Instead, many agencies have found success with what they call "wraparound services," in which the mental health professional follows up with individuals after a crisis call to ensure they receive appropriate services and support.

Police Chief Bluml emphasized that officers currently do an excellent job responding to mental health calls, even though they are not specifically trained for that type of work. He said having a trained professional available to follow up with individuals, coordinate with healthcare providers, and connect people to resources could significantly benefit both residents and police officers.

Police Chief Bluml clarified that creating this position would not replace the need for police officers. He noted that law enforcement still faces other challenges, including violent crime and gang activity, which require traditional policing resources. He stated that the position should not be viewed as a substitute for hiring officers in the future.

Police Chief Bluml concluded by explaining that the grant would fund the position for two years. However, he emphasized that if the program proves successful, the City Council would eventually need to consider whether to continue funding the position after the grant expires. He said the grant application requires authorization from the City Administrator to sign on behalf of the City, and he is seeking the City Council's direction and support for that request.

Councilmember Buscher stated that she believes the grant opportunity is a very positive opportunity for the City. She said she was excited when she first saw the proposal and had previously discussed similar ideas before joining the City Council.

Councilmember Buscher explained that she believes mental health plays a significant role in many situations handled by law enforcement. She noted that other police departments have implemented similar programs and have seen successful outcomes.

Councilmember Buscher added that although the City does not yet know how the position might be funded after the two-year grant period, the grant would effectively provide a two-year trial period to evaluate the program. She said this would allow the City to determine whether the position positively impacts the community before making any long-term funding decisions.

Councilmember Buscher concluded by stating that she strongly supports the proposal and thanked Police Chief Bluml for bringing the opportunity forward to the City Council.

Councilmember Stewart asked for clarification about the role of the proposed mental health professional. She questioned what specific responsibilities the position would have if the individual did not respond directly to emergency calls.

Councilmember Stewart asked whether the program would involve sending a social worker to calls instead of officers or if the position would primarily provide follow-up and support services after incidents occur.

Police Chief Bluml responded that the social worker would not replace officers as first responders. He explained that officers would still respond first to ensure the scene is safe and to handle the initial situation.

Police Chief Bluml stated that the social worker would typically work from an office within the Police Department and would be available to respond to certain calls upon an officer's request. In those situations, the social worker would travel to the scene in a regular vehicle and provide support once officers determine the situation is stable.

Police Chief Bluml explained that other departments report that when both an officer and a social worker are present, individuals involved in the situation may choose to speak with either one. In some cases, individuals prefer speaking with the officer, while in other cases, they are more comfortable speaking with the social worker. He noted that the social worker can also assist officers by providing guidance and insight during interactions.

Police Chief Bluml added that one of the most significant benefits reported by other departments is a reduction in the number of mental health transports officers must make. He said agencies are also seeing fewer repeat calls from the same individuals because social workers can connect people with appropriate long-term care and support services.

Police Chief Bluml explained that the position would also involve follow-up work after incidents. For example, if officers have responded to multiple calls involving the same individual, the social worker may visit that person the following day to help arrange evaluations or connect them with appropriate services. He noted that social workers typically have stronger connections with healthcare providers and community resources, allowing them to help individuals access long-term care options that officers alone may not be able to coordinate.

Councilmember Stewart asked whether the program would require the City to add a vehicle to the budget if the social worker position is created.

Police Chief Bluml explained that if the City Council directed the grant application, it would include funding for a vehicle associated with the position. He noted that the Police Department currently has a vehicle scheduled for retirement later in the year, which could be used for this purpose.

Police Chief Bluml stated that the department would still include vehicle-related costs in the grant request. He explained that staff have been working with the City's fleet manager to estimate expenses such as fuel, electricity, and vehicle operating costs. He also noted that City staff assisted in calculating additional costs such as depreciation and other operational expenses to ensure the grant request accurately reflects the full cost of supporting the position.

Councilmember Stewart asked whether the Police Department currently has space available in the building to accommodate the new position and whether there would be room for the person to have an office within the facility.

Police Chief Bluml responded that the question of space within the Police Department building is one he has been considering and that he does not yet have a definitive answer. He stated that if the City Council provides direction to move forward with the grant application, the department would then work to determine where the position could be accommodated within the facility.

Councilmember Stewart asked for clarification about the scope of the grant funding. She questioned whether the approximately \$300,000 grant would support only one position or fund multiple staff members.

Police Chief Bluml confirmed that the grant would fund one position for two years. He explained that the position would be for a licensed mental health professional and, based on current salary levels for that role, would likely be six-figure.

Police Chief Bluml stated that when salary and benefits are included, the estimated cost for the position is currently around \$247,000 over the two years. However, updated estimates prepared with assistance from City staff suggest the total cost may be somewhat higher. He noted that the maximum grant amount available is \$300,000.

Police Chief Bluml explained that there are two possible approaches when applying for the grant. One option would be to request a lower amount to increase the likelihood of receiving the grant, but that could make it more difficult to recruit or retain a qualified professional at a lower salary. The other option would be to request the full amount to ensure the City can offer competitive compensation, though that could potentially reduce the chances of being selected.

Police Chief Bluml also noted that, in some cases, grant awards may be less than the requested amount. If that were to happen, the City might not have sufficient funding to move forward with the position.

Councilmember Buscher shared that she has personal experience working with individuals who have interacted with similar programs in other police departments. She explained that having a mental health professional involved can be very helpful for individuals following a crisis, particularly when they are trying to understand what happened and what steps they need to take afterward.

Councilmember Buscher noted that the follow-up component can also be valuable for other professionals involved in those individuals' lives. She said that in her work in child welfare, being able to communicate with someone from the police department who understands the situation can help provide better support and ensure the well-being of families and children involved.

Councilmember Buscher added that she believes the program's benefits could extend beyond the individual receiving assistance, potentially helping families, neighbors, and the broader community by reducing repeat calls and improving outcomes.

Councilmember Buscher then asked Police Chief Bluml whether he has access to anyone who has previously applied for and successfully received the grant. She suggested that speaking with those departments might help determine the best application strategy, such as whether it is better to request the full amount of funding or apply for a more modest amount to increase the likelihood of receiving the grant.

Police Chief Bluml responded that he did reach out to a colleague from Alexandra House who has significant experience writing state-related grants. He explained that she provided helpful insight, although the funding structure of their organization differs somewhat from that of the grant discussion.

Police Chief Bluml stated that she explained that there are generally two approaches when applying for grants. In some cases, applicants request the maximum amount. They may receive only a portion of it, while in other cases, requesting a more moderate amount can result in them receiving the full award.

Police Chief Bluml added that the grant applications are reviewed by a committee rather than solely by state staff. He also noted that several of the police departments he contacted had successfully received the grant in the previous year and were willing to share their budget proposals and application information. He said that reviewing those examples was helpful while preparing the City's potential application.

Councilmember Riley stated that he supports the proposal and likes the idea of having a two-year opportunity to evaluate the program through the grant. He noted that the City would be able to see how effective the program is before deciding whether to fund the position long term.

Councilmember Riley added that while he understands the program would not replace police officers, he believes it could reduce the amount of time officers spend on mental health calls. He suggested this could slow the growth rate of future requests for additional officers.

Police Chief Bluml responded that he understood the reasoning and initially considered a similar possibility. However, he emphasized that the program should not be viewed as a replacement for law enforcement staffing. He explained that the City continues to experience growth and emerging public safety challenges that still require trained police officers.

Police Chief Bluml noted that recent trends, including East African gang-related activity that has been reported in other parts of the county and has begun appearing in Ramsey, highlight the continued need for traditional policing resources. He stated that while a mental health professional could reduce the number and duration of certain calls, the Police Department will likely still need to hire additional officers.

Police Chief Bluml added that in communities where similar programs have been operating for several years, such as St. Cloud, departments have continued to expand their behavioral health programs. He said that, based on feedback from those agencies, Ramsey could eventually develop a dedicated unit for this type of work if mental health-related calls continue to increase.

Councilmember Riley stated that if the City Council approves moving forward with the grant application, he would support requesting funding that accurately reflects the City's actual needs rather than simply requesting the maximum possible amount. He noted that he would defer to those with more experience applying for grants to determine the best strategy for submitting the application.

Councilmember Riley then asked where the position would be located within the Police Department and how the program would be integrated into the department's operations.

Councilmember Specht asked whether the position funded by the grant would be a full-time City employee position with benefits and union affiliation.

Police Chief Bluml clarified that the position would be a full-time City employee but would not be part of a union.

Administrative Services Director Colleen Lascher stated that the position would likely be classified as a non-union City employee. She then confirmed whether that the position would not make it one of the highest-paid positions within the City.

Mayor Heineman noted that the estimated cost discussed for the position includes more than just salary. He explained that the amount also covers related expenses such as cell phones, computer equipment, and office setup.

Mayor Heineman added that the average cost for the position would be approximately \$120,000 per year, totaling around \$240,000 over the two-year grant period.

Councilmember Olson suggested that when preparing the grant application, it may be helpful to include some financial cushion beyond the basic estimated cost. He noted that if the current numbers leave little flexibility, it could be wise to account for potential unexpected expenses. He recommended requesting the amount needed for the position, with a modest buffer to cover contingencies or unforeseen costs.

Mayor Heineman asked if the City Council had any additional questions or comments regarding the item. After confirming that there were none, he moved the meeting forward.

### **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 6:53 p.m.

Respectfully submitted,

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Brian S. Hagen  
City Administrator

ATTEST:

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Katie M. Schmidt  
City Clerk

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

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

The Ramsey City Council conducted a regular meeting on Tuesday, March 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  
Planning Manager Todd Larson  
Recreation Coordinator Abby Proulx  
Assistant City Engineer Joe Feriancek

**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 Stewart, 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: Presentation of 2025 Photo Contest Winners**

Recreation Coordinator Proulx presented the results of the City's 2025 photo contest, noting that the contest will celebrate its 10th anniversary next year and has received more than 750 photo submissions over the past nine years, including a record 123 photos from 34 photographers in 2025. She explained that the City frequently uses contest photos on the City website, in park program advertisements, at park kiosks, in the Ramsey Resident newsletter, and in the City's

popular puzzle competitions. She announced the winners in several categories: Built Landscapes and Architecture (1st: Don’s Promise by Megan Zacharias Buck; 2nd: Take a Seat by Jenna Martin; 3rd: Busy Streets by Michelle Osterhaus), Natural Space and Wildlife (1st: Male Ruby-Throated Hummingbird by Douglas Johannesson; 2nd: Flowers in the Sunset by Jenna Martin; 3rd: Rum River Sunrise Reflection by Scott Swanson), Life in Ramsey (1st: Slip Slidin’ by Jessica Hair; 2nd: Soccer at Elmcrest by Melissa Bauers; 3rd: Young River Fishermen by Scott Swanson), and the Youth Category (1st: Berry Bandit by Gavin Cuzzet; 2nd: Flower Bee by Cole Martin; 3rd: Pickle by Sydney Martin). She also announced the People’s Choice winner, In the Berry Canopy by Gavin Cuzzet, with Butterfly by Jenna Martin as runner-up. She noted that both People’s Choice winners since the category began have been youth entries. The Grand Prize winner for 2025 was Wood Duck on the Move by Jenna Martin. She concluded by promoting the upcoming April puzzle competition, featuring photos from the contest, and inviting questions from the City Council.

Mayor Heineman thanked Recreation Coordinator Abby Proulx for the presentation and commended the residents who participated in the photo contest. He said it is always exciting to see the photos that residents submit each year.

#### **4. CITIZEN INPUT**

None.

#### **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 February 28, 2026
- 5.02: Receive January 2026 Financial Reports – General Fund, EDA, and Enterprise Funds
- 5.03: Note the following Boards, Commissions, and Meeting Minutes:
  - Planning Commission – February 26, 2026
  - Environmental Policy Board – January 12, 2026
  - Economic Development Authority – January 8, 2026
  - Public Works – January 20, 2026
- 5.04: Approve the Following Meeting Minutes:
  - City Council Work Session dated February 24, 2026
  - City Council Regular Session dated February 24, 2026
- 5.05: Approve Business License Applications
- 5.06: Approve Request to Declare Surplus Property
- 5.07: Approve Updated Police Department Physical Fitness Program Policy #315
- 5.08: Authorization to Hire a Building Inspector/Plans Examiner
- 5.09: Authorization to Hire a Public Works Maintenance Worker

- 5:10: Adopt Resolution #26-077 Approving Cash Disbursements Made and Authorizing Payments and Accounts Payable Invoicing Received During the Period of February 19, 2026, through March 4, 2026
- 5:11: Adopt Resolution #26-059 Granting a Variance to Accessory Structure Setback Regulations (Project 26-102); Case of Cory DeLuca
- 5:12: Adopt Resolution #26-064 Adopting the Improving the Image of Ramsey Along the Highway 10 Corridor Policy
- 5:13: Adopt Resolution #26-066 Accepting Bids and Awarding Contract for 2026 Crack Seal Improvements, Improvement Project #26-09
- 5:14: Adopt Resolution #26-067 Accepting Bids and Awarding Contract for 2026 Pavement Rejuvenation Improvements, Improvement Project #26-10
- 5:15: Adopt Resolution #26-069 Authorizing the City Administrator to Execute a Grant Agreement for Crisis Response Grant and Letter of Support
- 5:16: Adopt Resolution #26-071 Approving the Transfer of Excess General Fund Revenue to the Equipment Revolving Fund, Facilities Construction Fund, Capital Maintenance Fund, and Public Improvement Revolving (PIR) Fund
- 5:17: Adopt Resolution #26-072 Approving the Final Plat of OSHAUGHNESSY THIRD ADDITION
- 5:18: Adopt Resolution #26-073 Authorize Application to Conduct Off-Site Gambling Adrenaline Sports Center by Hometown Hero Outdoors
- 5:19: Adopt Resolution #26-074 Approving the Final Plat for Serenity at Rivers Edge (Project No. 26-101): Case of Rivers Edge Development LLC
- 5:20: Adopt Resolution #26-075 Authorizing the Application for MN DNR Grant Funding for 2026-27 Playground Improvements at Riverdale Park

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

## **6. PUBLIC HEARING**

### **6.01: PUBLIC HEARING: Adopt Resolution #26-058 Vacating Drainage and Utility Easements in OSHAUNESSY ADDITION**

#### **Presentation**

Planning Manager Larson presented a public hearing regarding the O'Shaughnessy Third Addition plat previously approved by the City Council. He explained that the hearing focuses on a property at 17020 201st Avenue near St. Francis Boulevard, where three drainage and utility easements from the original O'Shaughnessy Addition plat would conflict with the layout of the new lots. The purpose of the hearing is to vacate the original easements so that appropriate drainage and utility easements can be re-established through the new platting process. Planning Manger Larson noted that staff received comments from utility providers with facilities along St. Francis Boulevard and that those easements will remain in place after replatting to maintain service. Staff recommended that the City Council hold the public hearing and adopt the resolution vacating the existing easements.

## **Public Hearing**

Mayor Heineman asked if anyone present wished to speak during the public hearing regarding the item. He requested that anyone wishing to comment state their name and address before speaking.

## **Citizen Input**

Mr. Dwayne Scoglin, 15170 Lane, stated that he owns the property located just south of the site being discussed. He referred to a question he asked during the previous City Council meeting regarding access to the development.

Mr. Scoglin explained that during the earlier meeting, he was told that the development would use the existing entrance and exit previously used by the old nursery, which had a curved, or “backwards C-shaped,” access configuration. He stated that a letter he later received suggested that the access plan may be different.

Mr. Scoglin asked for clarification on the current plan for the development's entrance and exit. He expressed concern that the explanation he previously received may not have fully reflected the actual plan.

Planning Manager Larson responded that the question raised was not directly related to the easement vacation being considered during the public hearing. He clarified that the development's access points are addressed in the plat itself.

Planning Manager Larson explained that the development will include three driveways connecting to St. Francis Boulevard. One of those access points already exists, and two additional access points are planned—one at the north end and one at the south end of the property. He added that there will also be access from Germanium Street.

Mr. Scoglin responded that the explanation provided answered his question about the access points. He then indicated he had no further comments at that time and allowed the meeting to continue.

Mayor Heineman asked whether any additional individuals were present in person or online and wished to speak during the public hearing.

Mayor Heineman, seeing no further comments, requested a motion from the City Council to close the public hearing.

Motion by Councilmember Riley, seconded by Councilmember Peters, to close the public hearing.

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

## **Council Business**

Motion by Councilmember Peters, seconded by Councilmember Olson, to adopt Resolution #26-058 Vacating Drainage and Utility Easements in OSHAUNESSY ADDITION.

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

## **7. COUNCIL BUSINESS**

### **7.01: Adopt Resolution #26-065 Accepting Bids and Awarding Contract for Flintwood Hills 2<sup>nd</sup> & 3<sup>rd</sup> Street Reconstructions, Improvement Project #26-05**

Assistant City Engineer Feriancek presented plans to reconstruct streets in the Flintwood Hills neighborhood east of Dysprosium Street, noting that the roads, built between 1985 and 1987, have deteriorated beyond simple overlay repair. Field reviews showed about 37 percent of the curb and gutter would require replacement, leading the Public Works Committee to recommend full curb-and-gutter reconstruction. The project will upgrade the street section to approximately 3.5 inches of bituminous pavement over 6 inches of aggregate base, remove about 1,400 cubic yards of excess sand, and replace driveways as needed. At the same time, only one storm sewer segment requires replacement after utility review. Bids, which opened March 3, produced nine submissions, with North Valley Inc. as the lowest bidder at \$792,282.86, about 25 percent below the engineer's estimate. This brings the total project cost to about \$974,507, which is below the \$1.168 million capital improvement plan estimate. If approved, staff will hold a pre-construction meeting and coordinate with the contractor, with substantial completion scheduled for August 28.

Mayor Heineman commented that the City Council has become familiar with these types of reconstruction projects and thanked staff for the presentation. He said it was a helpful overview of the project. He then asked if the City Council had any questions for City staff. Seeing none, he thanked the staff again for preparing the information and presentation.

Motion by Councilmember Riley, seconded by Councilmember Olson, to Adopt Resolution #26-065 Accepting Bids and Awarding Contract for Flintwood Hills 2<sup>nd</sup> & 3<sup>rd</sup> Street Reconstructions, Improvement Project #26-05.

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

### **7.02: Introduce Ordinance #26-04 Amending Chapter 26 of the City Code**

Police Chief Bluml presented a proposed amendment to Chapter 26 of the City Code regarding municipal tobacco licenses to align City regulations with state law changes adopted in 2020. The updates include revised definitions, added administrative penalty language, compliance check requirements, and provisions reflecting the increased legal age for purchasing tobacco products. Police Chief Bluml stated the changes will ensure consistent enforcement and compliance within the City and noted the City Attorney reviewed and approved the proposed revisions. Staff recommended that the City Council introduce the ordinance.

Mayor Heineman asked if anyone in the audience or any Councilmembers had questions regarding the proposed ordinance. He commented that the changes appear to align the City's regulations with current requirements.

Mayor Heineman, hearing no questions, stated that he would entertain a motion from the City Council.

Motion by Councilmember Peters, seconded by Councilmember Specht, to Introduce Ordinance #26-04 Amending Chapter 26 of the City Code.

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 Riley, 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 7:19 p.m.

Respectfully submitted,

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Brian S. Hagen  
City Administrator

ATTEST:

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Katie M. Schmidt  
City Clerk

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

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

The Ramsey City Council conducted a City Council Special Work Session on Tuesday, March 17, 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 Dan Specht  
Councilmember Shanna Stewart

Members Absent: Councilmember Chris Riley

Also Present: City Administrative Brian Hagen  
City Clerk Katie Schmidt

**1. CALL TO ORDER**

Mayor Heineman called the City Council Special Work Session to order at 5:35 p.m.

**2. TOPICS FOR DISCUSSION**

**2.01: City Board and Commission Interviews**

City Clerk Schmidt reviewed the process for the annual boards and commission interviews.

The Council interviewed eight new applicants and conducted feedback sessions with three commissioners requesting reappointment.

The consensus of the Council was to reappoint incumbents: Randy Bauer to the Planning Commission for a four-year term, Shane Bennett to the Park and Recreation Commission for a four-year term and Melissa Fetterley to the EPB for a four-year term.

The Council agreed to appoint Cheryal Hills (six-year term) to the Economic Development Authority. There was also consensus to appoint Daniel Payne (four-year term) to the EPB, Bradley Cochrane (four-year term), Layee Sanoe (two-year term), and Michael Allshouse (one-year term) to the Planning Commission, and to appoint Laura Moore (one-year term) to the Park and Recreation Commission.

**3. ADJOURNMENT**

The Special Work Session of the City Council was adjourned at 8:57 p.m.

Respectfully submitted,

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Brian S. Hagen  
City Administrator

ATTEST:

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Colleen Lasher  
Administrative Services Director

Drafted by Katie Schmidt

**CC Regular Session****Meeting Date:** 03/24/2026**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](http://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**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Sean Sullivan	Sean Sullivan	03/17/2026 01:15 PM
Brian Hagen	Brian Hagen	03/19/2026 02:47 PM
Form Started By: Wendy Schlueter		Started On: 03/17/2026 12:54 PM
Final Approval Date: 03/19/2026		

Report Name: License Report - License Types

Council Dates: 3/24/2026 to 3/24/2026

Status: Active, Inactive

License Type(s): Garbage Haulers, Mobile Food Unit-  
Annual, Pawnbroker, Rental, Second Hand Goods Dealer,  
Special Events, Temporary Amusement/Carnival/Circus,  
Temporary Intoxicating, Therapeutic Massage  
Establishment, Therapeutic Massage Therapist, Tobacco,  
Transient Merchant/Peddler/Solicitor

# City of Ramsey License Report - License Types

Printed: 3/17/2026

Page: 1

<u>Company</u>	<u>DBA</u>	<u>Complex Name</u>	<u>Applicant</u>	<u>Location</u>	<u>Exp. Date</u>	<u>Council</u> <u>Date</u>	<u>Status</u>
Special Events City of Ramsey - Business Expo	EDA Business Expo	Adrenaline Sports Center	Wendy Schlueter	8310 147th La NW	4/26/2026	3/24/2026	A

**Special Events License Count: 1**

**Total Licenses: 1**

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Strive for high organizational morale and employee retention**Title**

Authorization to Hire an Engineering Technician II

**Purpose/Background:**

The purpose of this case is to request the City Council's authorization to hire an Engineering Technician II.

As the City Council will recall, during the 2026 budget discussions, adding an Engineering Technician II was discussed, approved and the funds were included in the 2026 budget for an April 1, 2026, start date.

Therefore, a recruitment was conducted. Mr. Joseph Woltmann met the requirements of the position and was included in the recruitment process. Staff completed the necessary background checks and is recommending that he be hired as a full-time Engineering Technician II. With the City Council's authorization, Mr. Woltmann will start as the City's new Engineering Technician II on or near April 1, 2026. Mr. Woltmann, as with all City employees recognized by the American Federation of State, County and Municipal Employees (AFSCME) bargaining unit, will serve a six-month probationary period and will be subject to the City's Personnel Policy and the AFSCME Labor Agreement.

The primary objective of this position involves both office and field work, supporting the application of civil engineering principles, methods, and technical practices. This role will perform routine and entry-level technical engineering work for environmental, sewer, stormwater, street, and water systems, and other public works projects and programs, including computer-aided drafting and maintenance of the City's GIS database. This role will also perform support engineering work including construction inspection and materials testing, land surveying, plan and permit reviews, and public service duties related to public works. The position will report to and work under the general guidance and direction of the City Engineer/Public Works Director.

**Funding Source:**

The funding required to fill this position is included in the approved 2026 budget.

**Recommendation:**

Authorize hiring Mr. Joseph Woltmann as a full-time Engineering Technician II, effective on or near April 1, 2026, at \$33.504 per hour, which is step 1 of the 2026 wage scale.

**OutcomeAction:**

Motion to hire Mr. Joseph Woltmann as a full-time Engineering Technician II, effective on or near April 1, 2026, at \$33.504 per hour, which is step 1 of the 2026 wage scale.

**Attachments**

*No file(s) attached.*

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	03/19/2026 02:47 PM

Form Started By: Colleen Lasher  
Final Approval Date: 03/19/2026

Started On: 03/19/2026 11:09 AM

**CC Regular Session**

**Meeting Date:** 03/24/2026

**Primary Strategic Plan Initiative:**

**Title:**

Adopt Resolution #26-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2026 through March 18, 2026.

**Purpose/Background:**

Adopt Resolution #26-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2026 through March 18, 2026.

**Recommendation:**

Staff Recommends to Adopt Resolution #26-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2026 through March 18, 2026.

**Outcome/Action:**

Motion to Adopt Resolution #26-086 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2026 through March 18, 2026.

**Attachments**

Bills List 03/24/2026  
Resolution 26-086

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Diana Lund	Diana Lund	03/18/2026 02:03 PM
Brian Hagen	Brian Hagen	03/19/2026 02:47 PM
Form Started By: Jennifer Morrison		Started On: 03/18/2026 12:58 PM
Final Approval Date: 03/19/2026		

<p><b>RAMSEY CITY COUNCIL MEETING</b></p> <p><b>3.24.2026</b></p> <p><b>BILLS LIST</b></p>
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**DISBURSEMENTS TO BE APPROVED THIS MEETING:**

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepays 3.5.26 - 3.18.26	\$ 1,166,440.42
Accounts Payable 3.5.26 - 3.18.26	312,641.69
Payroll 3.13.26	283,933.12
Debt Service	
Pay Estimates- Projects	1,210,834.28

<b>TOTAL SUBMITTED FOR APPROVAL THIS MEETING</b> (Invoices Available for Reviewal)	<b>\$ 2,973,849.51</b>
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**DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:**

	APPROVED PREVIOUS MTG	2026 Y.T.D.
PREPAIDS	\$ 367,577.76	\$ 4,984,185.64
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	186,239.40	2,462,490.23
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	308,679.21	1,460,696.43
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		727,529.45

<b>TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED</b>	<b>\$ 862,496.37</b>	<b>\$ 9,634,901.75</b>
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Council Check Register by GL  
Council Check Register and Summary

3/5/2026 - 3/18/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
<b>122371</b>	<b>3/5/2026</b>		<b>120680 ABUMAYALEH, YOUSEF</b>							
		144.50	2025 SPECIAL ASSESSMENT REBATE		136872	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		144.50								
<b>122372</b>	<b>3/5/2026</b>		<b>100044 ANOKA COUNTY RECORDER</b>							
		46.00	RECORDING FEE - BLANERY ARORE		136883	332026	9804.6315	00121238	MISCELLANEOUS PROFESSIONAL SERESCROW ACCOUNTS	
		46.00								
<b>122373</b>	<b>3/5/2026</b>		<b>100116 CONNEXUS ENERGY</b>							
		17,842.53	ELECTRICITY WATER FEB 2026		136875	759126-303102 FEB 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,393.74	ELECTRICITY SEWER FEB 2026		136875	759126-303102 FEB 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		90.52	ELECTRICITY STORM FEB 2026		136875	759126-303102 FEB 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		91.80	FEB 2026 SIREN UTILITIES		136876	759126-303095 FEB 2026	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		6,374.35	ELECTRIC USE 1/19-2/18/26		136881	759126-303107 FEB 2026	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,980.36	ELECTRIC USE 1/19-2/18/26		136881	759126-303107 FEB 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		70.74	ELECTRIC USE 1/19-2/18/26		136881	759126-303107 FEB 2026	9230.6249		MISCELLANEOUS OPERATING SUPPLY ECONOMIC DEVELOPMENT AUTHORITY	
		6,144.83	ELECTRIC USE 1/19-2/18/26		136881	759126-303107 FEB 2026	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		31.61	ELECTRIC USE 1/19-2/18/26		136881	759126-303107 FEB 2026	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		11,520.21	ELECTRIC USE 1/19-2/18/26		136882	759126-303101 FEB 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		1,800.46	FEB 2026 ELECTRIC		136884	759126-303106 FEB 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		220.90	FEB 2026 ELECTRIC		136884	759126-303106 FEB 2026	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		119.76	FEB 2026 ELECTRIC		136884	759126-303106 FEB 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		777.46	FEB 2026 ELECTRIC		136884	759126-303106 FEB 2026	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		760.94	FEB 2026 ELECTRIC		136884	759126-303106 FEB 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		760.94	FEB 2026 ELECTRIC		136884	759126-303106 FEB 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND

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3/5/2026 - 3/18/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
<b>122373</b>	<b>3/5/2026</b>		<b>100116 CONNEXUS ENERGY</b>						<b>Continued...</b>	
		760.94	FEB 2026 ELECTRIC		136884	759126-303106 FEB 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		963.71	FEB 2026 TRAFFIC SIGNALS		136885	759126-303100 FEB 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		<u>51,705.80</u>								
<b>122374</b>	<b>3/5/2026</b>		<b>115574 HEALTHPARTNERS</b>							
		2,198.50	MAR 2026 HEALTH PREM JB/KH		136877	343217299870	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,021.50	MAR 2026 HEALTH PREM CS		136877	343217299870	0220.6131		GROUP INSURANCE	FIRE PROTECTION
		<u>120,747.00</u>	MAR 2026 HEALTH PREMIUMS		136877	343217299870	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		<u>123,967.00</u>								
<b>122398</b>	<b>3/12/2026</b>		<b>100012 ACE SOLID WASTE INC</b>							
		40,914.40	MARCH RECYCLING		137059	12959253T067 MAR 2026	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		160.68	MAR 2026 REFUSE/RECYCLING		137062	12963739T067 MAR 2026	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		94.97	MAR 2026 WASTE SERVICES		137064	12959259T067 MAR 2026	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		260.25	MAR 2026 WASTE SERVICES		137064	12959259T067 MAR 2026	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDINGS
		504.46	MAR 2026 WASTE SERVICES		137064	12959259T067 MAR 2026	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		94.97	MAR 2026 WASTE SERVICES		137064	12959259T067 MAR 2026	9601.6374		REFUSE/RECYCLING	WATER FUND
		94.97	MAR 2026 WASTE SERVICES		137064	12959259T067 MAR 2026	9602.6374		REFUSE/RECYCLING	SEWER FUND
		1,044.48	MAR 2026 WASTE SERVICES		137064	12959259T067 MAR 2026	9604.6249		MISCELLANEOUS OPERATING SUPPLY RECYCLING FUND	
		94.97	MAR 2026 WASTE SERVICES		137064	12959259T067 MAR 2026	9605.6374		REFUSE/RECYCLING	STORM WATER UTILITY
		<u>43,264.15</u>								
<b>122399</b>	<b>3/12/2026</b>		<b>115203 ALL AMERICAN TITLE CO INC</b>							
		<u>18.93</u>	ACT 734374 14660 COBALT ST #12		136888	734374	9601.4651		WATER REVENUE	WATER FUND
		18.93								
<b>122400</b>	<b>3/12/2026</b>		<b>122627 AMERCO REAL ESTATE CO</b>							
		674,583.75	7297408285 #121803 FIN GUA ESC		137054	121803 FIN GUAR ESC	9804.6433	00121803	REFUNDS	ESCROW ACCOUNTS

Council Check Register by GL  
 Council Check Register and Summary

3/5/2026 - 3/18/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122400	3/12/2026	674,583.75	122627 AMERCO REAL ESTATE CO						Continued...	
122401	3/12/2026	7.39	122614 BANKERS TITLE							
		7.39	ACCT 737368 6220 178TH LANE		136889	737368	9601.4651		WATER REVENUE	WATER FUND
122402	3/12/2026	31.55	122356 BOLD TITLE							
		31.55	ACT 728422 14660 COBALT ST #56		136890	728422	9601.4651		WATER REVENUE	WATER FUND
122403	3/12/2026	66.02	122615 BORSTAD, DALE							
		66.02	ACT 700931237 14312 ARMSTRONG		136891	700931237	9601.4651		WATER REVENUE	WATER FUND
122404	3/12/2026	156.29	122616 CASE, TIFFANY AND TREY							
		156.29	ACCT 722253 7881 148TH LANE		136893	722253	9601.4651		WATER REVENUE	WATER FUND
122405	3/12/2026	47.48	117280 CENTRA HOMES LLC							
		47.48	ACT 737712 7770 BUNKER LK BLVD		136894	737712	9601.4651		WATER REVENUE	WATER FUND
122406	3/12/2026	95.00	110324 DEAN'S PROFESSIONAL PLUMBING							
		1.00	PERMIT RA064129 CANCEL		137074	RA064129	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		175.00	PERMIT RA063905 CANCEL		137075	RA063905	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA063905 CANCEL		137075	RA063905	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		272.00								
122407	3/12/2026	248.29	111969 DUMYAN, NATALYN AND RUSLAN							
		248.29	ACT 666899851 14401 FLUORINE		136895	666899851	9601.4651		WATER REVENUE	WATER FUND
122408	3/12/2026	28.76	122617 EVAN, LANCE							
		28.76	ACCT 731610 5696 154TH COVE		136896	731610	9601.4651		WATER REVENUE	WATER FUND
122409	3/12/2026	2,000.00	100179 FIRE FIGHTERS RELIEF ASSN							
			2024/2025 SUPPLEMENTAL PYMT		137056	2024/2025 SUPP	9101.4273		OTHER STATE GRANTS & AIDS	GENERAL FUND
						PYMT				

Council Check Register by GL  
Council Check Register and Summary

3/5/2026 - 3/18/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122409	3/12/2026	2,000.00	100179 FIRE FIGHTERS RELIEF ASSN						Continued...	
122410	3/12/2026	37.08	115393 GLOBAL CLOSING AND TITLE SERVICES							
		37.08	ACCT 730232 8630 149TH COURT		136897	730232	9601.4651		WATER REVENUE	WATER FUND
122411	3/12/2026	59.53	122437 GREAT NORTH TITLE							
		59.53	ACCT 736616 14683 SODIUM ST		136898	736616	9601.4651		WATER REVENUE	WATER FUND
122412	3/12/2026	114.30	111391 GURR, JESSI							
		175.85	PARTIAL PERMIT RA064724 REFUND		137072	RA064724	9101.4307		PERMIT PLAN REVIEW	GENERAL FUND
		20.00	PARTIAL PERMIT RA064724 REFUND		137072	RA064724	9101.4205		BUILDING PERMIT	GENERAL FUND
		6.25	PARTIAL PERMIT RA064724 REFUND		137072	RA064724	9101.4307		PERMIT PLAN REVIEW	GENERAL FUND
		276.40	PARTIAL PERMIT RA064724 REFUND		137072	RA064724	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
122413	3/12/2026	579.80	122618 HEARTLAND TIRE SERVICE (UB REF)							
		579.80	ACCT 724891 7151 RIVERDALE DR		136899	724891	9601.4651		WATER REVENUE	WATER FUND
122414	3/12/2026	19.29	121992 HP MN 1 LLC							
		19.29	ACCT 733055 5591 154TH LANE		136900	733055	9601.4651		WATER REVENUE	WATER FUND
122415	3/12/2026	35.64	122619 JOHNSON, MICAH							
		35.64	ACCT 734547 7022 139TH AVE		136901	734547	9601.4651		WATER REVENUE	WATER FUND
122416	3/12/2026	28.29	119450 K2 TITLE COMPANY LLC							
		28.29	ACT 34632480 17757 POTASSIUM		136902	34632480	9601.4651		WATER REVENUE	WATER FUND
122417	3/12/2026	58.85	122620 KAMAS, GABRIEL							
		58.85	ACT 730709 14026 DYSPROSIUM ST		136903	730709	9601.4651		WATER REVENUE	WATER FUND
122418	3/12/2026	142.98	122632 KRAUSE, DUSTIN							
		142.98	WATER EFF REBATE 26-D KRAUSE		137077	031126	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND

Council Check Register by GL  
Council Check Register and Summary

3/5/2026 - 3/18/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122418	3/12/2026		122632 KRAUSE, DUSTIN						Continued...	
122419	3/12/2026		113464 LAND TITLE							
		348.02	ACCT 736341 6441 140TH COURT		136904	736341	9601.4651		WATER REVENUE	WATER FUND
		<u>348.02</u>								
122420	3/12/2026		117357 LEGACY TITLE							
		41.44	ACT 493206255 14748 LIMONITE		136905	493206255	9601.4651		WATER REVENUE	WATER FUND
		<u>41.44</u>								
122421	3/12/2026		121715 MARTIN, SHANE							
		600.00	CONCERT SERIES 8/20 DWN PYMT		137073	CONCERT SERIES 08202026	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		<u>600.00</u>								
122422	3/12/2026		122621 MILLOCH, KERRIE							
		40.68	ACCT 732884 6992 139TH AVE		136906	732884	9601.4651		WATER REVENUE	WATER FUND
		<u>40.68</u>								
122423	3/12/2026		122622 NYAKARU, MARY AND ONCHWARI, JOSHUA							
		96.37	ACCT 725911 5618 154TH LANE		136907	725911	9601.4651		WATER REVENUE	WATER FUND
		<u>96.37</u>								
122424	3/12/2026		122623 PETERSON, GARY AND ROGER AND KNIGHT, JAN							
		21.74	ACCT 731853 7125 161ST LANE		136908	731853	9601.4651		WATER REVENUE	WATER FUND
		<u>21.74</u>								
122425	3/12/2026		112959 PREMIUM WATERS INC							
		65.52	WATER STATION 1		137076	621331-02-26	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		27.25	WATER STATION 2		137078	621332-02-26	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		<u>92.77</u>								
122426	3/12/2026		117095 RESULTS TITLE							
		79.30	ACT 45523569 15800 NOWTHEN BLV		136909	45523569	9601.4651		WATER REVENUE	WATER FUND
		<u>79.30</u>								
122427	3/12/2026		122624 SMETANA, CYNTHIA							
		174.76	ACCT 731971 15363 RADIUM ST		136910	731971	9601.4651		WATER REVENUE	WATER FUND
		<u>174.76</u>								
122428	3/12/2026		119268 US HOME LLC							

Council Check Register by GL  
Council Check Register and Summary

3/5/2026 -- 3/18/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
<b>122428</b>	<b>3/12/2026</b>		<b>119268 US HOME LLC</b>						<b>Continued...</b>	
		2,000.00	DRVWY ESC REF 8523 151ST LANE		137071	RA061708	9252.1155.1		MANUAL-ACCOUNTS RECEIVABLE	SOD/TREE ESCROWS
		2,000.00								
<b>122429</b>	<b>3/12/2026</b>		<b>122625 VAUGHN, GWEN</b>							
		27.37	ACT 480575273 15230 KANGAROO		136911	480575273	9601.4651		WATER REVENUE	WATER FUND
		27.37								
<b>122430</b>	<b>3/12/2026</b>		<b>117388 WEST METRO FIRE-RESCUE</b>							
		300.00	HONOR GUARD CLINIC		137058	HONOR GUARD CLINIC	0220.6335		TRAINING	FIRE PROTECTION
		0.00	GORDON,HAGER,DARGIS,KINTIGH		137058	HONOR GUARD CLINIC	0220.6335		TRAINING	FIRE PROTECTION
		300.00	FUNERAL OPERATIONS SCHOOL		137058	HONOR GUARD CLINIC	0220.6335		TRAINING	FIRE PROTECTION
		0.00	GORDON,HAGER,DARGIS		137058	HONOR GUARD CLINIC	0220.6335		TRAINING	FIRE PROTECTION
		600.00								
<b>1009223</b>	<b>3/6/2026</b>		<b>122372 METROPOLITAN LIFE INS COMPANY</b>							
		4,938.94	MAR 2026 DENTAL PREMIUMS		136878	5780421D MAR 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		471.27	MAR 2026 VISION PREMIUMS		136879	5780421V MAR 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,410.21								
<b>1009224</b>	<b>3/6/2026</b>		<b>100351 NCPERS GROUP LIFE INS</b>							
		352.00	MAR 2026 LIFE INS PREMIUMS		136880	704800032026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
<b>1009225</b>	<b>3/6/2026</b>		<b>107833 NELSON, TODD</b>							
		50.00	2.23.26 MN CERT TREE INSPECTOR		136873	02232026	0452.6335		TRAINING	PARK & RECREATION
		50.00								
<b>1009226</b>	<b>3/6/2026</b>		<b>119638 O'REILLY AUTO PARTS</b>							
		.19-	EARLY PAY DISCOUNT		136874	6193-237359	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		9.54	MINI BULB - SQUAD 377		136874	6193-237359	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		.12-	EARLY PAY DISCOUNT		136886	6193-237447	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		5.91	TRK. #600		136886	6193-237447	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		.46-	EARLY PAY DISCOUNT		136887	6193-237573	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		23.05	POLICE #313		136887	6193-237573	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE

Council Check Register by GL  
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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
<b>1009226</b>	<b>3/6/2026</b>		<b>119638 O'REILLY AUTO PARTS</b>						<b>Continued...</b>	
		37.73								
<b>1009269</b>	<b>3/13/2026</b>		<b>112663 CAPSTONE HOMES INC</b>							
		156.54	ACCT 737378 8619 147TH AVE		136892	737378	9601.4651		WATER REVENUE	WATER FUND
		156.54								
<b>1009270</b>	<b>3/13/2026</b>		<b>117439 ENGLAND, JORDAN</b>							
		17.95	3.2.26 WILLY MCCOYS INTVW TRN		137055	0320206	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						INTERVIEW TRAIN				
		18.38	3.3.26 WHITE RABBIT INTVW TRN		137055	0320206	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						INTERVIEW TRAIN				
		20.00	3.4.26 TONO INTVW TRAINING		137055	0320206	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						INTERVIEW TRAIN				
		56.33								
<b>1009271</b>	<b>3/13/2026</b>		<b>116846 MC TOOL AND SAFETY SALES</b>							
		1.11-	EARLY PAY DISCOUNT		137068	024424	0301.6231		UNIFORMS & TURN-OUT GEAR	ENGINEERING
		110.68	CLINT W. HI-VIZ JACKET		137068	024424	0301.6231		UNIFORMS & TURN-OUT GEAR	ENGINEERING
		109.57								
<b>1009272</b>	<b>3/13/2026</b>		<b>119638 O'REILLY AUTO PARTS</b>							
		3.99-	EARLY PAY DISCOUNT		137063	6193-238035	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		199.70	POLICE #367		137063	6193-238035	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.96-	EARLY PAY DISCOUNT		137065	6193-237582	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		219.99	POLICE #343		137065	6193-237582	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.28-	EARLY PAY DISCOUNT		137066	6193-237600	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		13.98	FUEL HOSE		137066	6193-237600	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		4.56-	EARLY PAY DISCOUNT		137067	6193-237574	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		227.99	POLICE #343		137067	6193-237574	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.18-	EARLY PAY DISCOUNT		137069	6193-238023	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		8.95	ASPHALT ROLLER		137069	6193-238023	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		22.00-	CORE RETURN		137070	6193-238148	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		635.64								
<b>1009273</b>	<b>3/13/2026</b>		<b>115841 PULLAR, ROBERT</b>							
		12.81	3.2.26 WILL MCCOYS INTRVW TRN		137057	03022026	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						INTERVIEW TRAIN				
		20.00	3.3.26 WHITE RABBIT INTRVW TRN		137057	03022026	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						INTERVIEW TRAIN				
		20.00	3.4.26 TONO INTRVW TRN		137057	03022026	0211.6331		TRAVEL & LODGING	POLICE PROTECTION



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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99031126	3/11/2026		<b>107885 DEPARTMENT OF LABOR AND INDUSTRY</b>						<b>Continued...</b>	
		4,060.42	FEBRUARY 2026 SURCHARGE		137003	031126	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		81.25-	FEBRUARY 2026 SURCHARGE		137003	031126	9101.4604		SURCHARGES	GENERAL FUND
		3,979.17								
99031326	3/13/2026		<b>108768 COMDATA NETWORK INC</b>							
		635.96	THE SUITES HOTEL- RANKIN/KNIGH		136975	FEB 2026 KNIGHT	0240.6331		TRAVEL & LODGING	PROTECTIVE INSPECTIONS
		51.43	GASOLINE - SQUAD 346		136976	FEB 2026 PD	0211.6223		GASOLINE	POLICE PROTECTION
			FUEL							
		17.52	WALMART - CERTIFICATE HOLDERS		136977	FEB 2026	0211.6208		MISCELLANEOUS OFFICE SUPPLIES	POLICE PROTECTION
			DAHLBERG							
		3,881.34	AXON - TASER AND HOLSTER		136978	FEB 2026 BAGNE	0211.6231		UNIFORMS & TURN-OUT GEAR	POLICE PROTECTION
		196.75	MCDUFFS - RESERVE MEALS		136979	FEB 2026	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
			TORSETH							
		80.00	MNGFOA - SIBELL MEMBERSHIP		136980	FEB 2026 LUND	0153.6451		MEMBERSHIP DUES	FINANCE
		445.00	EDAM - CONF FOR STEPH HANSON		136981	FEB 2026 HANSON	9230.6335		TRAINING	ECONOMIC DEVELOPMENT AUTHORIT
		40.00	LMC TRAIN. LASHER/LAUBACH		136982	FEB 2026 LASHER	0130.6335		TRAINING	ADMINISTRATION
		468.00	SURVEY MONKEY THRU 02-16-27		136982	FEB 2026 LASHER	0130.6452		SUBSCRIPTIONS	ADMINISTRATION
		20.00	LMC TRAINING/SCHMIDT		136982	FEB 2026 LASHER	0130.6335		TRAINING	ADMINISTRATION
		353.26	MCMA ANNUAL CONF. LODGING		136983	FEB 2026 HAGEN	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		5.19	ECM ANOKA UNION SUBSCRIPTION		136984	FEB 2026	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORIT
			SULLIVAN							
		38.18	FACEBK - 2026 BIZ EXPO ADS		136984	FEB 2026	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHORIT
			SULLIVAN							
		204.00	SENSIBLE LAND USE REGISTRATION		136985	FEB 2026	0191.6335		TRAINING	PLANNING & ZONING
			ANDERSON							
		240.00	MN NURSERY-STSC REGISTRATION		136985	FEB 2026	0191.6335		TRAINING	PLANNING & ZONING
			ANDERSON							
		40.00	MAHCO - VERBEEK 2026 DUES		136986	FEB 2026 LARSON	0191.6451		MEMBERSHIP DUES	PLANNING & ZONING
		46.12	NON-OX GASOLINE		136987	FEB 2026	0311.6223		GASOLINE	STREET MAINTENANCE
			STREETS FUEL							
		578.48	KNOX-FD KEY LOCKER FIREDEPT		136988	FEB 2026 NELSON	9601.6381		BUILDING & STRUCTURE REPAIR	WATER FUND
		905.99	GIH-TOOL SHELF AT WTP		136988	FEB 2026 NELSON	9601.6281		SMALL TOOLS & MINOR EQUIPMENT	WATER FUND
		1,050.00	MRWA - CONF. CAM,JORDAN,JASON		136988	FEB 2026 NELSON	9601.6335		TRAINING	WATER FUND
		1,200.00	MN CO CERTS BIT & CONC CLINT W		136989	FEB 2026 WESTBY	0301.6335		TRAINING	ENGINEERING
		500.00	MN COLL CERT AGGR PROD CLINT W		136989	FEB 2026 WESTBY	0301.6335		TRAINING	ENGINEERING
		140.00	UOFM- CERT CONSTR INST CLINT W		136989	FEB 2026 WESTBY	0301.6335		TRAINING	ENGINEERING
		34.08	NON OX GAS		136990	FEB 2026 PARKS	0452.6223		GASOLINE	PARK & RECREATION
			FUEL							
		103.00-	FRAUD REFUND-VIVA DIVINA		136991	FEB 2026 BLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		152.28-	FRAUD REFUND-NEORA.COM		136991	FEB 2026 BLOOD	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99031326	3/13/2026		<b>108768 COMDATA NETWORK INC</b>						<b>Continued...</b>	
		200.80	TERRACYCLE-RECYCLING CARTON		136992	FEB 2026	0192.6374		REFUSE/RECYCLING	DATA PROCESSING
						FREDRICKSON				
		3,518.40	ZOOM - LICENSING		136992	FEB 2026	0192.6405		OFFICE & DATA PROCESSING EQUIP	DATA PROCESSING
						FREDRICKSON				
		194.92	VEHICLE FUEL		136993	FEB 2026 FIRE	0220.6223		GASOLINE	FIRE PROTECTION
						FUEL				
		67.95	BATTERIES PLUS- BATTERY		136994	FEB 2026 KOHNER	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		165.06	FITNESS REP- TREADMILL REPAIR		136994	FEB 2026 KOHNER	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		136.22	AMZN-MISC. SMALL TOOLS		136994	FEB 2026 KOHNER	0220.6281		SMALL TOOLS & MINOR EQUIPMENT	FIRE PROTECTION
		100.00	BILL & BONNIE-FIRE MUSEUM DUES		136994	FEB 2026 KOHNER	0220.6451		MEMBERSHIP DUES	FIRE PROTECTION
		269.82	SP IDENTIFIRE- NAME TAGS		136995	FEB 2026 SUFKA	0220.6266		SCBA-PARTS	FIRE PROTECTION
		70.00	KEYSTONE SAFE - SAFE KEYS		136996	FEB 2026 BRAY	0194.6249		MISCELLANEOUS OPERATING SUPPLY	GENERAL GOVERNMENT BUILDINGS
		788.00	NATIONAL TACTICAL - INST TRAIN		136997	FEB 2026	0211.6335		TRAINING	POLICE PROTECTION
						FRANKFURTH				
		119.99	CANVA-2026 ANNUAL FEE		136997	FEB 2026	0280.6451		MEMBERSHIP DUES	COMMUNITY ORIENTING POLICING
						FRANKFURTH				
		100.00	TLO TRANSUNION - ONLINE INVEST		136997	FEB 2026	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
						FRANKFURTH				
		20.00	LMC - TRAINING - BLUML		136997	FEB 2026	0211.6335		TRAINING	POLICE PROTECTION
						FRANKFURTH				
		125.00	BRIDGE4 PUBLIC SAFETY - DUES		136997	FEB 2026	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
						FRANKFURTH				
		95.88	ARLO - INVEST CAMERA USAGE		136997	FEB 2026	0211.6415		OTHER EQUIPMENT RENTAL	POLICE PROTECTION
						FRANKFURTH				
		25.00	MACIA - TRAINING - HEDBURG		136997	FEB 2026	0211.6335		TRAINING	POLICE PROTECTION
						FRANKFURTH				
		25.00	MACIA - TRAINING - HEDBURG		136997	FEB 2026	0211.6335		TRAINING	POLICE PROTECTION
						FRANKFURTH				
		246.87	FROGGY HOPS -P&R @ EDA EXPO		136998	FEB 2026 PROULX	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		124.88	FACEBK - FEB ADS		136998	FEB 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		1,440.00	NINJA ANYWHERE - DEPOSIT		136998	FEB 2026 PROULX	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		63.95	LMI MY-TYME- PLANNER REFILL		136999	FEB 2026	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
						RIVERBLOOD				
		29.23	MARVS TRUE VALUES-SIGN/HRDWARE		136999	FEB 2026	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
						RIVERBLOOD				
		19.96	COBORNS - WATER		137000	FEB 2026 DIXON	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		21.99	COBORNS - PROPANE TANK FILL		137001	FEB 2026	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
						HINNENKAMP				
		45.00	UOFM - JAKE M. TRAINING		137002	FEB 2026 TURNER	0311.6335		TRAINING	STREET MAINTENANCE



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<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>	<u>Business Unit</u>
		1,166,440.42	Grand Total							
									<u>Payment Instrument Totals</u>	
								Checks	901,948.22	
								EFT Payments	256,342.41	
								A/P ACH Payment	8,149.79	
								Total Payments	1,166,440.42	

CITY OF RAMSEY  
Create Payment Control Groups

Payment Group Control Number 4164  
 Bank Account 999.1010 CASH IN BANK 00002224  
 Version LOGIS004V  
 Originator JMORRISON  
 Payment Instrument Check Payment  
 Pay Through Date 3/25/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
102953	AMERIGAS OF ANOKA		PV	136969	001	00999	2/28/2026	806440201	122.40		102953	AMERIGAS OF ANOKA
	AMERIGAS OF ANOKA								Summary Total	122.40		
	P O BOX 660288											
	DALLAS TX 75266-0288								Payment Amount	122.40		
100063	ASPEN MILLS		PV	137028	001	00999	3/5/2026	371918	30.60		100063	ASPEN MILLS
	ASPEN MILLS								Summary Total	30.60		
	8201 C CENTRAL AVE NE	K. RICE	PV	137049	001	00999	3/6/2026	371977	10.85			
	SPRING LAKE PARK MN 55432								Summary Total	10.85		
			PV	137079	001	00999	3/5/2026	371895	114.85			
									Summary Total	114.85		
			PV	137087	001	00999	3/9/2026	372039	239.97			
									Summary Total	239.97		
			PV	137113	001	00999	3/11/2026	372190	211.80			
									Summary Total	211.80		
									Payment Amount	608.07		
100652	CARM DISTRIBUTING INC		PV	136933	001	00999	3/4/2026	102512	159.90		100652	CARM DISTRIBUTING INC
	CARM DISTRIBUTING INC								Summary Total	159.90		
	P O BOX 187											
	STACY MN 55079-0187								Payment Amount	159.90		
117919	CENTURY COLLEGE		PV	137119	001	00999	3/12/2026	1354467	1,160.00		117919	CENTURY COLLEGE

CITY OF RAMSEY  
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 Pay Through Date 3/25/2026

Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CENTURY COLLEGE BUSINESS OFFICE 3300 CENTURY AVENUE N WHITE BEAR LAKE MN 55110								1,160.00			
									1,160.00			
122577	CORIEOCITY COATINGS CORIEOCITY COATINGS 21473 JOHNSON ST NE EAST BETHEL MN 55011		PV	137098	001	00999	3/10/2026	1989	250.00		122577	CORIEOCITY COATINGS
									250.00			
									250.00			
119905	DESIGN ELECTRIC INC DESIGN ELECTRIC INC PO BOX 1252 ST CLOUD MN 56302	FINAL PAY APP 4 LIFT #1 GNRATR	PV	137101	001	09602	3/18/2026	24-56 #4 FINAL	1,299.06		119905	DESIGN ELECTRIC INC
									1,299.06			
									1,299.06			
104205	EXPRESS SIGNS INC EXPRESS SIGNS INC PO BOX 475 ANOKA MN 55303		PV	137118	001	00999	3/12/2026	INV-10217	680.00		104205	EXPRESS SIGNS INC
									680.00			
									680.00			
115501	HAWKINS AND BAUMGARTNER, P.A.		PV	137047	001	00999	3/6/2026	RAMSEY2.07 3.6.26	472.50		115501	HAWKINS AND BAUMGARTNER, P.A.

CITY OF RAMSEY  
Create Payment Control Groups

Payment Group Control Number 4164  
 Bank Account 999.1010 CASH IN BANK 00002224  
 Version LOGIS004V  
 Originator JMORRISON  
 Payment Instrument Check Payment  
 Pay Through Date 3/25/2026

Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	HAWKINS & BAUMGARTNER, P.A. ATTORNEYS AT LAW 2140 4TH AVE NORTH ANOKA MN 55303								Summary Total	472.50		
									Payment Amount	472.50		
115760	HENRY SCHEIN INC HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241		PV	137084	001	00999	3/6/2026	54245703	80.71		115760	HENRY SCHEIN INC
									Summary Total	80.71		
									Payment Amount	80.71		
122611	IDEAL CALIBRATIONS LLC IDEAL CALIBRATIONS LLC 17730 DORA ST MELVINDALE MI 48122		PV	136929	001	00999	3/3/2026	5876	4,945.00		122611	IDEAL CALIBRATIONS LLC
									Summary Total	4,945.00		
									Payment Amount	4,945.00		
117451	INKY ELF LLC INKY ELF LLC P O BOX 819 ANOKA MN 55303		PV	137116	001	00999	3/10/2026	14982	1,040.00		117451	INKY ELF LLC
									Summary Total	1,040.00		
			PV	137117	001	00999	3/10/2026	14983	142.50			
									Summary Total	142.50		
									Payment Amount	1,182.50		
100256	LANO EQUIPMENT INC		PV	136930	001	00999	3/2/2026	02-1219310	1,889.99		100256	LANO EQUIPMENT INC

CITY OF RAMSEY  
Create Payment Control Groups

Payment Group Control Number 4164  
 Bank Account 999.1010 CASH IN BANK 00002224  
 Version LOGIS004V  
 Originator JMORRISON  
 Payment Instrument Check Payment  
 Pay Through Date 3/25/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Item Number	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303							1,889.99			
								345.91			
								345.91			
			PV	136973	001 00999	3/4/2026	02-1219855	200.16			
								200.16			
			PV	137128	001 00999	3/5/2026	02-1220075	53.66			
								53.66			
			PV	137129	001 00999	3/5/2026	02-1220093	131.16			
								131.16			
								2,620.88			
100259	LEAGUE OF MN CITIES INS TRUST		PV	136920	001 00999	3/1/2026	25847	285.09		100259	LEAGUE OF MN CITIES INS TRUST
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517							285.09			
								285.09			
100259	LEAGUE OF MN CITIES INS TRUST		PV	136921	001 00999	3/1/2026	25927	656.75		100259	LEAGUE OF MN CITIES INS TRUST
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517							656.75			
								656.75			
								656.75			

Payment Group Control Number 4164  
 Bank Account 999.1010 CASH IN BANK 00002224  
 Version LOGIS004V  
 Originator JMORRISON  
 Payment Instrument Check Payment  
 Pay Through Date 3/25/2026

Payee		Stub	Document				Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
100270	MACQUEEN		PV	137025	001	00999	2/27/2026	DL02182621B	218.08		100270	MACQUEEN
	MACQUEEN			Summary Total					218.08			
	1125 7TH STREET E		PV	137026	001	00999	3/4/2026	DL02182621C	348.58			
	ST PAUL MN 55106			Summary Total					348.58			
			PV	137027	001	00999	2/27/2026	DL02182620A	218.08			
				Summary Total					218.08			
			PV	137109	001	00999	3/6/2026	DL02182621D	98.02			
				Summary Total					98.02			
			PV	137131	001	00999	3/5/2026	P70680	1,817.68			
				Summary Total					1,817.68			
				Payment Amount					2,700.44			
102219	MAGNEY CONSTRUCTION, INC	PAY APP 33 #21-09 WTP	PV	137104	001	09601	3/18/2026	21-09 #33	1,072,858.63		102219	MAGNEY CONSTRUCTIC INC
	MAGNEY CONSTRUCTION, INC			Summary Total					1,072,858.63			
	1401 PARK ROAD			Payment Amount					1,072,858.63			
	CHANHASSEN MN 55317											
117588	MEDART INC		PV	136950	001	00999	3/3/2026	435875-00	108.96		117588	MEDART INC
	MEDART INC			Summary Total					108.96			
	124 MANUFACTURERS DRIVE			Payment Amount					108.96			
	ARNOLD MO 63010-4727											
100293	MIDC ENTERPRISES		PV	137127	001	00999	3/13/2026	I0053252	1,681.22		100293	MIDC ENTERPRISES

Payment Group Control Number 4164  
 Bank Account 999.1010 CASH IN BANK 00002224  
 Version LOGIS004V  
 Originator JMORRISON  
 Payment Instrument Check Payment  
 Pay Through Date 3/25/2026

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
	MIDC ENTERPRISES 1450 WEST COUNTY ROAD C ROSEVILLE MN 55113			Summary Total					1,681.22			
				Payment Amount					1,681.22			
118388	MITCHELL 1 MITCHELL 1 25029 NETWORK PLACE CHICAGO IL 60673-1250		PV	136959	001	00999	2/15/2026	M1-00960775	80.00		118388	MITCHELL 1
				Summary Total					80.00			
				Payment Amount					80.00			
111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA  MLEEA STATE CONFERENCE COMMITTEE 5115 EXCELSIOR BOULEVARD #310 ST LOUIS PARK MN 55416		PV	137107	001	00999	3/5/2026	5993	1,791.00		111815	MN LAW ENFORCEMENT EXPLORER ASSOC/ MLEEA
				Summary Total					1,791.00			
				Payment Amount					1,791.00			
120078	NORTH CENTRAL INTERNATIONAL LLC  NORTH CENTRAL INTERNATIONAL LLC PO BOX 993 WILMAR MN 56201		PV	137138	001	00999	2/3/2026	R225008025:01	2,466.96		120078	NORTH CENTRAL INTERNATIONAL LLC
				Summary Total					2,466.96			
				Payment Amount					2,466.96			

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Payment Group Control Number 4164  
 Bank Account 999.1010 CASH IN BANK 00002224  
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 Originator JMORRISON  
 Payment Instrument Check Payment  
 Pay Through Date 3/25/2026

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier	
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number Name
103848	PARK CONSTRUCTION CO.	FINAL PAY APP 5 25-03 ALPINE	PV	137103	001	09402	3/18/2026	25-03 #5 FINAL	59,626.35		103848 PARK CONSTRUCTION CO.
	PARK CONSTRUCTION CO.	FINAL PAY APP 5 25-03 ALPINE	PV	137103	002	09402	3/18/2026	25-03 #5 FINAL	7,475.98		
	1481 81ST AVENUE NE	FINAL PAY APP 5 25-03 ALPINE	PV	137103	003	09402	3/18/2026	25-03 #5 FINAL	3,070.23		
	MINNEAPOLIS MN 55432							Summary Total	70,172.56		
								Payment Amount	70,172.56		
100391	POSTMASTER	Bulk Mailing Permit	PV	137114	001	00999	2/20/2026	02202026 FEE RENEWAL	370.00		100391 POSTMASTER
	POSTMASTER							Summary Total	370.00		
	2168 - 7TH AVENUE NORTH							Payment Amount	370.00		
	ANOKA MN 55303										
122629	ROCKET CITY CAR WASH		PV	137091	001	00999	3/10/2026	MDA-2	99.95		122629 ROCKET CITY CAR WAS
	ROCKET CITY CAR WASH							Summary Total	99.95		
	14101 ST FRANCIS BLVD		PV	137092	001	00999	3/10/2026	MDA-3	24.99		
	NW							Summary Total	24.99		
	RAMSEY MN 55303							Summary Total	203.88		
		FEBRUARY WASHES	PV	137108	001	00999	3/10/2026	MDA-1			
								Summary Total	203.88		
								Payment Amount	328.82		
118921	SHRED RIGHT		PV	137030	001	00999	2/26/2026	0067009	54.45		118921 SHRED RIGHT
	SHRED RIGHT							Summary Total	54.45		



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 Payment Instrument T A/P ACH Payment  
 Pay Through Date 3/25/2026

Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
111610	A DYNAMIC DOOR CO. INC.		PV	137115	001	00999	3/12/2026	22603121	1,801.32		111610	A DYNAMIC DOOR CO. INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092								Summary Total	1,801.32		
									Payment Amount	1,801.32		
111385	ACHIEVE SERVICES INC		PV	137046	001	00999	3/6/2026	40711	93.80		111385	ACHIEVE SERVICES INC
	ACHIEVE SERVICES INC 1201 89TH AVENUE NE BLAINE MN 55434								Summary Total	93.80		
									Payment Amount	93.80		
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	137099	001	00999	3/10/2026	109534	23,016.28		119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201								Summary Total	23,016.28		
									Payment Amount	23,016.28		
100017	AIRGAS USA, LLC		PV	137134	001	00999	3/6/2026	9169930331	108.28		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445								Summary Total	108.28		
	CHICAGO IL 60673-4445		PV	137136	001	00999	3/9/2026	9169971658	157.96			
									Summary Total	157.96		
									Payment Amount	266.24		

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Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itm	Co	Date	Number	Amount	Taken	Number	Name
110744	ALLINA HEALTH SYSTEM		PV	136932	001	00999	2/27/2026	CI00080039	240.00		110744	ALLINA HEALTH SYSTEM
	ALLINA HEALTH SYSTEM								240.00			
	MISC BILLING											
	NW 7710 P O BOX 9383											
	MINNEAPOLIS MN 55440-9383											
									240.00			
117343	AMAZON CAPITAL SERVICES INC		PV	136916	001	00999	3/2/2026	11GV-JF33-1N67	115.92		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC								115.92			
	PO BOX 035184		PV	136924	001	00999	3/2/2026	14C6-PVRR-3NFH	380.28			
	SEATTLE WA 98124-5184								380.28			
			PV	136935	001	00999	3/2/2026	16F7-GJ3V-GM6F	44.45			
									44.45			
			PV	136971	001	00999	3/2/2026	1RW3-34VG-GVQ6	1,288.70			
									1,288.70			
			PV	137082	001	00999	3/6/2026	16N9-NYLX-1LNC	68.94			
									68.94			
			PV	137083	001	00999	3/6/2026	1WWH-XG9L-WW9N	65.70			
									65.70			
			PV	137086	001	00999	3/6/2026	1XVY-1GX3-XJG3	74.38			
									74.38			
									2,038.37			
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Inv City of Ramsey	PV	136945	001	00999	3/2/2026	03022026 TNT/TIF/SA REPRT	11,790.46		100043	ANOKA COUNTY PROPERTY RECORDS TAXATION

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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ANOKA COUNTY PROPERTY RECORDS TAXATION								11,790.46			
	2100 - 3RD AVENUE		PV	137139	001	00999	2/28/2026	26-8051	46.00			
	ANOKA MN 55303								Summary Total	46.00		
									Payment Amount	11,836.46		
119022	BADGEANDWALLET.COM		PV	137088	001	00999	3/10/2026	793835	1,296.30		119022	BADGEANDWALLET.COM
	BADGEANDWALLET.COM								Summary Total	1,296.30		
	PO BOX 783								Payment Amount	1,296.30		
	ARMONK NY 10504											
106346	BAUER BUILT INCORPORATED		PV	136958	001	00999	3/3/2026	940129096	137.84		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED								Summary Total	137.84		
	8270 W 35W SERVICE DR NE								Payment Amount	137.84		
	BLAINE MN 55449											
116848	BAYCOM INC		PV	137089	001	00999	3/10/2026	EQUIPINV_060927	6,185.00		116848	BAYCOM INC
	BAYCOM INC								Summary Total	6,185.00		
	PO BOX 88013								Payment Amount	6,185.00		
	MILWAUKEE WI 53288-8013											
108513	BLAINE LOCK AND SAFE INC		PV	137096	001	00999	3/9/2026	42980	33.75		108513	BLAINE LOCK AND SAFE INC

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	BLAINE LOCK AND SAFE INC 10136 SUNSET AVENUE BLAINE MN 55014								33.75			
									Summary Total			
									Payment Amount	33.75		
116845	CADY BUSINESS TECHNOLOGIES INC		PV	136915	001	00999	3/1/2026	118280	422.05		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104 PLYMOUTH MN 55447								Summary Total	422.05		
									Payment Amount	422.05		
116197	CINTAS CORPORATION		PV	137085	001	00999	3/6/2026	4261890250	64.35		116197	CINTAS CORPORATION
	CINTAS CORPORATION CINTAS LOC #4K P O BOX 650838 DALLAS TX 75265-0838								Summary Total	64.35		
			PV	137120	001	00999	3/12/2026	4262499863	48.60			
									Summary Total	48.60		
			PV	137130	001	00999	3/5/2026	4261705181	125.96			
									Summary Total	125.96		
			PV	137141	001	00999	3/12/2026	4262500144	53.96			
									Summary Total	53.96		
									Payment Amount	292.87		
100127	CROW RIVER FARM EQUIPMENT COMPANY		PV	136972	001	00999	3/2/2026	214703	98.40		100127	CROW RIVER FARM EQUIPMENT COMPANY
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE								Summary Total	98.40		
			PV	137023	001	00999	2/27/2026	214686	839.21			

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Payee		Stub	Document			Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Message	Ty	Number	Itrn	Co	Date	Number	Amount	Taken	Number	Name
	ROGERS MN 55374								839.21			
				Summary Total					38.98			
			PV	137135	001	00999	2/27/2026	214686A				
				Summary Total					38.98			
				Payment Amount					976.59			
100134	CUTTER SALES INC		PV	137097	001	00999	3/9/2026	181234	85.47		100134	CUTTER SALES INC
	CUTTER SALES INC			Summary Total					85.47			
	8844 ZEALAND AVENUE NORTH			Payment Amount					85.47			
	BROOKLYN PARK MN 55445			Payment Amount					85.47			
100144	DEHN OIL COMPANY		PV	136953	001	00999	3/3/2026	121655	2,662.00		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					2,662.00			
	6735 141ST AVENUE NW		PV	136954	001	00999	3/3/2026	121656	3,638.90			
	RAMSEY MN 55303			Summary Total					3,638.90			
			PV	136962	001	00999	3/2/2026	25255520	93.39			
				Summary Total					93.39			
			PV	137142	001	00999	3/11/2026	122519	2,774.70			
				Summary Total					2,774.70			
				Payment Amount					9,168.99			
118116	DTN LLC		PV	136960	001	00999	3/1/2026	210-00277140	521.49		118116	DTN LLC
	DTN LLC			Summary Total					521.49			
	18205 CAPITOL AVENUE SUITE 100			Payment Amount					521.49			
	OMAHA NE 68022			Payment Amount					521.49			

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 Bank Account 999.1010 CASH IN BANK 00002224  
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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	02 2026	PV	136912	001	00999	2/28/2026	02 2026	6,857.89		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
	ECKBERG LAMMERS ATTORNEYS AT LAW								6,857.89			
	1809 NORTHWESTERN AVENUE	Inv #51443	PV	137048	001	00999	2/28/2026	51443	8,249.50			
	STILLWATER MN 55082								8,249.50			
									15,107.39			
100158	ECM PUBLISHERS INC	ECM	PV	136947	001	00999	2/13/2026	1086963	99.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC								99.00			
	4095 COON RAPIDS BLVD	ECM	PV	136948	001	00999	2/13/2026	1086965	110.00			
	COON RAPIDS MN 55433								110.00			
		ECM	PV	136949	001	00999	2/13/2026	1086964	99.00			
									99.00			
									308.00			
113321	FACTORY MOTOR PARTS CO		PV	137124	001	00999	3/10/2026	6-1715343	72.48		113321	FACTORY MOTOR PART CO
	FACTORY MOTOR PARTS CO								72.48			
	BIN 139107		PV	137143	001	00999	3/12/2026	6-1715531	34.56			
	P O BOX 9107								34.56			
	MINNEAPOLIS MN 55480-9107								107.04			
100143	FERGUSON WATERWORKS #		PV	137040	001	00999	3/4/2026	0561367	5,628.67		100143	FERGUSON WATERWOF

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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
2518											# 2518	
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817								Summary Total	5,628.67		
									Payment Amount	5,628.67		
100186	FRANKENSIGNS INC FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449		PV	136925	001	00999	2/19/2026	284925	Summary Total	400.00	100186	FRANKENSIGNS INC
									Payment Amount	400.00		
122612	GHD SERVICES INC GHD SERVICES INC PO BOX 392237 PITTSBURGH PA 15251-9237		PV	136914	001	00999	2/27/2026	340-0177451	Summary Total	7,819.74	122612	GHD SERVICES INC
									Payment Amount	7,819.74		
100200	GOPHER STATE ONE CALL INC GOPHER STATE ONE CALL 7223 PARKWAY DRIVE SUITE 210 HANOVER MD 21076-1317		PV	136943	001	00999	2/28/2026	6020701	Summary Total	106.65	100200	GOPHER STATE ONE CALL INC
									Payment Amount	106.65		
100650	GRAINGER		PV	136937	001	00999	3/2/2026	9825735419	Summary Total	40.21	100650	GRAINGER
									Payment Amount	40.21		

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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
GRAINGER INC DEPT. 806511127					40.21		
		PV 136942 001 00999	3/4/2026	9828627910	133.07		
		Summary Total			133.07		
PALATINE IL 60038-0001					56.21		
		PV 137034 001 00999	3/5/2026	9831611729	21.57		
		Summary Total			56.21		
		PV 137039 001 00999	3/5/2026	9831815585	21.57		
		Summary Total			21.57		
		Payment Amount			251.06		
103027 H AND L MESABI H & L MESABI 1524 EAST 37TH STREET PO BOX 909 HIBBING MN 55746		PV 137121 001 00999	3/10/2026	16276	570.00		103027 H AND L MESABI
		Summary Total			570.00		
		Payment Amount			570.00		
122388 H+U CONSTRUCTION H+U CONSTRUCTION 5555 W 78TH ST STE A EDINA MN 55439		PV 137036 001 00999	2/28/2026	260047	2,094.50		122388 H+U CONSTRUCTION
		Summary Total			2,094.50		
	PAY APP 1 25-58 WATERFRONT PRK	PV 137102 001 09805	3/18/2026	25-58 #1	66,504.03		
		Summary Total			66,504.03		
		Payment Amount			68,598.53		
100211 HAWKINS INC HAWKINS INC P O BOX 860263		PV 137038 001 00999	3/2/2026	7352239	13,186.15		100211 HAWKINS INC
		Summary Total			13,186.15		

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Payee Number	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
MINNEAPOLIS MN 55486-0263								13,186.15			
Payment Amount								13,186.15			
112160 HOLIDAY COMPANIES/CIRCLE K STORES INC		PV	136936	001	00999	3/1/2026	046801032600	270.75		112160 HOLIDAY COMPANIES/CIRCLE K STORES INC	
HOLIDAY COMPANIES 6000 CLEARWATER DR STE 300 MINNETONKA MN 55343								270.75			
Summary Total								270.75			
Payment Amount								270.75			
104027 INK WIZARDS INC		PV	137090	001	00999	3/10/2026	12999	175.50		104027 INK WIZARDS INC	
INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330								175.50			
Summary Total								175.50			
		PV	137106	001	00999	3/10/2026	13001	45.20			
Summary Total								45.20			
Payment Amount								220.70			
112475 INNOVATIVE OFFICE SOLUTIONS	G2 Gel Pens	PV	137043	001	00999	3/4/2026	IN5069699	20.17		112475 INNOVATIVE OFFICE SOLUTIONS	
INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434								20.17			
Summary Total								20.17			
	Ruler, Gel Pens, Wax Pencil	PV	137044	001	00999	3/3/2026	IN5068691	55.90			
Summary Total								55.90			
P O BOX 1414 MINNEAPOLIS MN 55480-1414	Calendar for LIR	PV	137051	001	00999	3/4/2026	IN5069006	33.64			
Summary Total								33.64			
	Date Stamp Ink	PV	137093	001	00999	3/10/2026	IN5074339	97.05			

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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		Replacement									
								97.05			
		Chairmats	PV	137094	001	00999	3/6/2026	IN5072042	281.49		
								281.49			
								488.25			
100258	LEAGUE OF MINNESOTA CITIES		PV	137095	001	00999	3/3/2026	446685	15.00	100258	LEAGUE OF MINNESOTA CITIES
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044								15.00		
								15.00			
								15.00			
102954	LITTLE FALLS MACHINE INC		PV	136952	001	00999	3/4/2026	376231	564.14	102954	LITTLE FALLS MACHINE INC
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598								564.14		
								564.14			
								564.14			
106616	MARTIN MCALLISTER, INC		PV	136927	001	00999	2/28/2026	17372	1,300.00	106616	MARTIN MCALLISTER, INC
	MARTIN MCALLISTER, INC 7650 EDINBOROUGH WAY #550 EDINA MN 55435								1,300.00		
								1,300.00			
								1,300.00			

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 Originator JMORRISON  
 Payment Instrument T A/P ACH Payment  
 Pay Through Date 3/25/2026

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Name
121127	MASTERS TELECOM LLC		PV	136917	001	00999	3/5/2026	77205	65.63		121127	MASTERS TELECOM LLC
	MASTERS TELECOM LLC								65.63			
	1225 NW 17TH AVE STE 101											
	DELRAY BEACH FL 33445											
									65.63			
									65.63			
117425	MAUER MAIN CHEVROLET		PV	137140	001	00999	3/4/2026	5310572	336.28		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET								336.28			
	435 WEST MAIN STREET											
	ANOKA MN 55303											
									336.28			
									336.28			
100283	MENARDS COON RAPIDS		PV	137081	001	00999	3/5/2026	60161	95.35		100283	MENARDS COON RAPID
	MENARDS COON RAPIDS								95.35			
	3045 MAIN STREET											
	COON RAPIDS MN 55448											
									95.35			
									95.35			
100284	MENARDS ELK RIVER		PV	136931	001	00999	2/25/2026	32478	231.95		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER								231.95			
	19521 EVANS STREET NW		PV	136938	001	00999	2/27/2026	32594	103.06			
	ELK RIVER MN 55330-1077								103.06			
									103.06			
			PV	136939	001	00999	2/26/2026	32526	52.55			
									52.55			
									52.55			
			PV	136940	001	00999	2/27/2026	32596	2.11			
									2.11			

CITY OF RAMSEY  
Create Payment Control Groups

Payment Group Control Number 4165  
 Bank Account 999.1010 CASH IN BANK 00002224  
 Version LOGIS004V  
 Originator JMORRISON  
 Payment Instrument T A/P ACH Payment  
 Pay Through Date 3/25/2026

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									2.11			
			PV	136941	001	00999	2/25/2026	32484	14.83			
									14.83			
			PV	136966	001	00999	2/26/2026	32537	28.68			
									28.68			
			PV	136967	001	00999	2/23/2026	32341	122.13			
									122.13			
			PV	137037	001	00999	3/5/2026	32923	48.35			
									48.35			
			PV	137041	001	00999	3/6/2026	32995	122.80			
									122.80			
			PV	137080	001	00999	3/5/2026	32931	241.01			
									241.01			
			PV	137133	001	00999	3/6/2026	33012	519.46			
									519.46			
									1,486.93			
100285	MET COUNCIL ENVIRONMENTAL SRV	Inv #1202653	PV	136913	001	00999	3/3/2026	0001202653	116,554.78		100285	MET COUNCIL ENVIRONMENTAL SRV
	MET COUNCIL ENVIRONMENTAL SRV								116,554.78			
	P O BOX 856513											
	MINNEAPOLIS MN 55485-6513								116,554.78			
108208	METRO PRODUCTS LLC		PV	136964	001	00999	2/26/2026	190698	12.20		108208	METRO PRODUCTS LLC
	METRO PRODUCTS LLC								12.20			

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Payee Number Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number Name
7401 CENTRAL AVENUE NE FRIDLEY MN 55432		PV 136965 001 00999	2/26/2026	190697	132.48		
		Summary Total			132.48		
		PV 137125 001 00999	3/4/2026	190816	315.30		
		Summary Total			315.30		
		Payment Amount			459.98		
100345 NAPA AUTO PARTS ELK RIVER NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW ELK RIVER MN 55330		PV 136934 001 00999	3/3/2026	330887	22.48		100345 NAPA AUTO PARTS ELK RIVER
		Summary Total			22.48		
		PV 137122 001 00999	3/11/2026	331992	171.98		
		Summary Total			171.98		
		PV 137123 001 00999	3/11/2026	331991	59.97		
		Summary Total			59.97		
		PV 137126 001 00999	3/11/2026	332058	19.22		
		Summary Total			19.22		
		PV 137144 001 00999	3/13/2026	332395	31.35		
		Summary Total			31.35		
		Payment Amount			305.00		
116698 NORTHERN SALT INC NORTHERN SALT INC P O BOX 1028 FOREST LAKE MN 55025-5028		PV 136974 001 00999	2/27/2026	34968	7,484.20		116698 NORTHERN SALT INC
		Summary Total			7,484.20		
		Payment Amount			7,484.20		
100363 NORTHERN SANITARY		PV 136926 001 00999	3/4/2026	101147	107.25		100363 NORTHERN SANITARY

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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Number	Supplier Name
	SUPPLY CO											SUPPLY CO
	NORTHERN SANITARY SUPPLY CO								107.25			
	341 COON RAPIDS BLVD		PV	137052	001	00999	3/10/2026	101162	353.75			
	MINNEAPOLIS MN 55433								353.75			
									461.00			
	115071 NORTHLAND OCCUPATIONAL HEALTH											115071 NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH								205.00			
	7533 SUNWOOD DRIVE NW		PV	137042	001	00999	3/4/2026	2577816	205.00			
	SUITE 212								205.00			
	RAMSEY MN 55303								410.00			
	110547 NORTHWEST LIGHTING SYSTEMS CO.											110547 NORTHWEST LIGHTING SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO.								950.00			
	10282 HAWTHORNE ROAD NW		PV	137035	001	00999	3/6/2026	139274	950.00			
	RICE MN 56367								950.00			
	112421 PERRILL											112421 PERRILL
	PERRILL								200.00			
	110 CHESHIRE LANE SUITE 105		PV	136951	001	00999	3/1/2026	265764	200.00			
	MINNETONKA MN 55305								200.00			

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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Item	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
114134	PHASOR ELECTRIC COMPANY		PV	136955	001	00999	3/4/2026	052024	231.00		114134	PHASOR ELECTRIC COMPANY
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449								Summary Total	231.00		
									Payment Amount	231.00		
111488	POPP.COM INC		PV	137024	001	00999	2/28/2026	992910027 FEB 2026	46.84		111488	POPP.COM INC
	POPP.COM INC 620 MENDELSSOHN AVE NO SUITE 101 GOLDEN VALLEY MN 55427								Summary Total	46.84		
									Payment Amount	46.84		
121041	RED WING BUSINESS ADVANTAGE ACCOUNT		PV	137145	001	00999	3/10/2026	20260310114394	599.74		121041	RED WING BUSINESS ADVANTAGE ACCOUNT
	RED WING BUSINESS ADVANTAGE ACCOUNT PO BOX 844329 DALLAS TX 75284-4329								Summary Total	599.74		
									Payment Amount	599.74		
116092	ROADKILL ANIMAL CONTROL		PV	136961	001	00999	2/28/2026	02 2026	516.00		116092	ROADKILL ANIMAL CONTROL
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337								Summary Total	516.00		
									Payment Amount	516.00		

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Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Number	Supplier Name
100431	SAFETY KLEEN CORPORATION		PV	136957	001	00999	3/3/2026	R003623134	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION							Summary Total	110.97			
	PO BOX 975201		PV	137137	001	00999	2/25/2026	99252122	416.98			
	DALLAS TX 75397-5201							Summary Total	416.98			
								Payment Amount	527.95			
107711	SCHINDLER ELEVATOR		PV	136923	001	00999	3/1/2026	4607385099	1,892.38		107711	SCHINDLER ELEVATOR
	SCHINDLER ELEVATOR							Summary Total	1,892.38			
	P O BOX 93050											
	CHICAGO IL 60673-3050							Payment Amount	1,892.38			
119374	SIGN SOLUTIONS USA, LLC		PV	136963	001	00999	2/27/2026	421692	1,272.41		119374	SIGN SOLUTIONS USA, LLC
	SIGN SOLUTIONS USA, LLC							Summary Total	1,272.41			
	PO BOX 1408		PV	136970	001	00999	3/4/2026	421756	84.49			
	FARGO ND 58107-1408							Summary Total	84.49			
								Payment Amount	1,356.90			
120063	SKYLINE GRAPHICS	Bus Card C. Bruneau	PV	137050	001	00999	3/7/2026	036678	55.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS							Summary Total	55.00			
	1101 ALDRICH AVE N	MAR/APR RAMSEY	PV	137053	001	00999	2/18/2026	036648	7,225.00			
	MINNEAPOLIS MN 55411	RESIDENT PRINT						Summary Total	7,225.00			

CITY OF RAMSEY  
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Payee	Stub	Document	Due	Invoice	Payment	Discount	Supplier		
Number	Name / Mailing Address	Ty	Number	Itm	Co	Date	Number	Name	
					Payment Amount		7,280.00		
119121	SLOTH INSPECTIONS INC	PV	136946	001	00999	2/28/2026	02282026	8,970.56	119121 SLOTH INSPECTIONS INC
					Summary Total		8,970.56		
					Payment Amount		8,970.56		
100469	STREICHER'S	PV	137031	001	00999	3/4/2026	I1813910	200.00	100469 STREICHER'S
					Summary Total		200.00		
10911	WEST HWY 55	PV	137032	001	00999	3/5/2026	I1814121	800.00	
					Summary Total		800.00		
137105	MINNEAPOLIS MN 55441	PV	137105	001	00999	3/10/2026	I1814885	374.98	
					Summary Total		374.98		
137110		PV	137110	001	00999	3/11/2026	I1815293	416.99	
					Summary Total		416.99		
137111		PV	137111	001	00999	3/11/2026	I1815292	386.98	
					Summary Total		386.98		
137112		PV	137112	001	00999	3/11/2026	I1815174	1,743.00	
					Summary Total		1,743.00		
					Payment Amount		3,921.95		
110313	SUMMIT FIRE PROTECTION	PV	136922	001	00999	3/4/2026	3913232	1,329.45	110313 SUMMIT FIRE PROTECTION
					Summary Total		1,329.45		

CITY OF RAMSEY  
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Payee Number	Name / Mailing Address	Stub Message	Document Ty Number Itm Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	P O BOX 851675		PV 136928 001 00999	3/4/2026	3913184	577.30			
	MINNEAPOLIS MN 55485-1675		Summary Total			577.30			
			PV 136956 001 00999	3/4/2026	3913257	2,714.60			
			Summary Total			2,714.60			
			Payment Amount			4,621.35			
121813	VERIFIED FIRST LLC		PV 136918 001 00999	2/28/2026	INV-000600315	750.49		121813	VERIFIED FIRST LLC
	VERIFIED FIRST LLC		Summary Total			750.49			
	PO BOX 246								
	SPOKANE WA 99210		Payment Amount			750.49			
106351	WATER LABORATORIES, INC		PV 136944 001 00999	3/4/2026	10842	780.00		106351	WATER LABORATORIES INC
	WATER LABORATORIES, INC		Summary Total			780.00			
	333 EAST MAIN STREET								
	PO BOX 388								
	ELK RIVER MN 55330		Payment Amount			780.00			
100529	WENDELL'S INC	Name tag & Plate-Nichole Bauer	PV 137045 001 00999	3/5/2026	3119136	15.42		100529	WENDELL'S INC
	WENDELL'S INC		Summary Total			15.42			
	6601 BUNKER LAKE BLVD								
	PO BOX 458								
	RAMSEY MN 55303-0458		Payment Amount			15.42			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
112318	WINTER EQUIPMENT COMPANY		PV	137132	001	00999	2/26/2026	IV67864	4,383.76		112318	WINTER EQUIPMENT COMPANY
	WINTER EQUIPMENT COMPANY 1900 JOSEPH LLOYD PARKWAY WILLOUGHBY OH 44094							Summary Total	4,383.76			
								Payment Amount	4,383.76			
								Total Amount to be Processed	338,058.38			
								Total Number of Payments to be Processed	61			

Checks - 1,185,417.59

ACH - 338,058.38

Total A/P - 1,523,475.97

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Councilmember introduced the following resolution and moved for its adoption:

**RESOLUTION #26-086**

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

**WHEREAS**, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 5, 2026 through March 18, 2026 in the amount of \$2,973,849.51 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 March 5, 2026 through March 18, 2026 in the amount of \$2,973,849.51.

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 24<sup>th</sup> day of March, 2026.

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Mayor

**ATTEST:**

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City Clerk

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Identify and implement operational efficiencies, cost savings and additional funding sources.**Title:**

Adopt Resolution #26-056 Approving Minnesota Department of Transportation Limited Use Permit #020-0113

**Purpose/Background:****Purpose:**

The purpose of this case is to adopt Resolution #26-056 approving Limited Use Permit No. 0200-0113 between the City of Ramsey and the Minnesota Department of Transportation (MnDOT) to provide for maintenance and use of pedestrian facilities by the City of Ramsey upon, along and adjacent to Trunk Highway Nos. 10 and 47.

**Background:**

The City of Ramsey is currently party to three (3) separate Limited Use Permits (LUP's) with the Minnesota Department of Transportation (MnDOT) that allow the city to occupy certain segments of State-owned right-of-way along Trunk Highways 10 and 47 for the purpose of maintaining and operating city-owned pedestrian facilities based on conditions specified within each permit. The 3 existing LUP's include;

- LUP No. 0202-0030 issued 5/18/2016 for trail segments south of Trunk Highway 10
- LUP No. 0206-018 issued 9/06/2005 for trail crossing under Trunk Highway 47 at Elmcrest Park
- LUP No. 0206-0028 issued 3/07/2017 for trail segments east of Trunk Highway 47 generally south of a point 900-feet north of Xkimo Street (replaced and superseded LUP No. 0206-005, issued March 13, 2003).

During discussions with MnDOT in 2025 concerning their proposed 2028 TH 47 mill and overlay project, MnDOT informed staff they were interested in replacing the three existing LUP's with a new city-wide LUP to minimize future administrative efforts for both parties. City staff confirmed this would benefit the city so MnDOT drafted LUP No. 0200-0113 and submitted a draft for City review, along with 3 termination letters for the existing LUP's. City staff and the City Attorney reviewed LUP No. 0200-0113 and the 3 termination letters and worked with MnDOT to address all City comments to the satisfaction of staff and the City Attorney.

Attached are copies of LUP No. 0200-0113 and the 3 existing LUP's with corresponding termination letters as provided by MnDOT. Upon execution of MnDOT LUP No. 0200-0113, LUP Nos. 0202-0030, 0206-018 and 0206-0028 will be terminated.

LUP No. 0200-0113 will expire at 11:59 PM on February 27, 2036.

**Notification:**

Notifications are not required for this case.

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

No additional maintenance or operational responsibilities will result from the approval of LUP No. 0200-0113.

Following City Council approval, a certified copy of Resolution #26-056 will be submitted to MnDOT, along with a copy of LUP No. 0200-0113 with the required City signatures.

**Funding Source:**

No city costs are required to execute LUP No. 0200-0113.

**Recommendation:**

Staff recommends adopting Resolution #26-056 approving MnDOT Limited Use Permit No. 0200-0113.

**Outcome/Action:**

Adopt Resolution #26-056 approving MnDOT Limited Use Permit No. 0200-0113.

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**Attachments**

Resolution 26-056  
LUP 0200-0113 (NEW)  
LUP 0202-0030 (EXIST)  
Term Ltr LUP 0202-0030  
LUP 0206-018 (EXIST)  
Term Ltr LUP 0206-018  
LUP 0206-0028 (EXIST)  
Term Ltr LUP 0206-0028

**Form Review**

**Inbox**

Brian Hagen  
Form Started By: Bruce Westby  
Final Approval Date: 03/19/2026

**Reviewed By**

Brian Hagen

**Date**

03/19/2026 02:53 PM  
Started On: 01/05/2026 03:57 PM

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-056**

**RESOLUTION APPROVING LIMITED USE PERMIT NO. 0200-0113 WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE AND USE OF PEDESTRIAN FACILITIES UPON, ALONG AND ADJACENT TO STATE RIGHT-OF-WAY ALONG TRUNK HIGHWAY NOS. 10 AND 47**

**WHEREAS**, the City of Ramsey is a political subdivision, organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, pursuant to Ramsey City Council Resolution Nos. 16-03-055, 05-07-244A, and 16-05-085 approving the execution of Limited Use Permit (LUP) Nos. 0202-0030, 0206-018 and 0206-0028 to allow for the construction, maintenance and use of pedestrian facilities within Minnesota Department of Transportation (MnDOT) right-of-way along Trunk Highways 10 and 47; and

**WHEREAS**, LUP No. 0200-0113 was drafted by MnDOT to replace and supersede LUP Nos. 0202-0030, 0206-018 and 0206-0028 with a single LUP that will expire at 11:59 PM on February 27, 2036; and

**WHEREAS**, upon execution of MnDOT LUP No. 0200-0113, LUP Nos. 0202-0030, 0206-018 and 0206-0028 will be terminated.

**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 enters into Limited Use Permit No. 0200-0113 with the State of Minnesota, Department of Transportation, to provide for maintenance and use of pedestrian facilities by the City of Ramsey upon, along and adjacent to Trunk Highway Nos. 10 and 47, the limits of which are defined in said Limited Use Permit.
- 2) That the Mayor and City Administrator are hereby authorized to execute said Limited Use Permit, and any amendments thereto, 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 24<sup>th</sup> day of March, 2026.

---

Mayor

**ATTEST:**

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City Clerk

**STATE OF MINNESOTA  
DEPARTMENT OF TRANSPORTATION**

**LIMITED USE PERMIT**

C.S. 0200 (Anoka County)  
C.S. 0206 (T.H. 47)  
C.S. 0202 (T.H. 10)  
County of Anoka  
LUP # 0200-0113  
Permittee: City of Ramsey  
Expiration Date: 02/27/2036

In accordance with Minnesota Statutes Section 161.434, the State of Minnesota, through its Commissioner of Transportation, (“MnDOT”), hereby grants a Limited Use Permit (the “LUP”) to City of Ramsey, (“Permittee”), to use the area within the right of way of Trunk Highway No. 47 and 10 as shown in red on Exhibit "A", (the “Area”) attached hereto and incorporated herein by reference. This Limited Use Permit is executed by the Permittee pursuant to resolution, a certified copy of which is attached hereto as Exhibit B.

**Non-Motorized Trail**

The Permittee's use of the Area is limited to only the constructing, maintaining and operating a nonmotorized trail ("Facility") and the use thereof may be further limited by the Code of Federal Regulations, including, but not limited to 23 U.S.C. 217 also published as the Federal-Aid Policy Guide.

The permittee agrees that this permit totally replaces and supersedes the previously issued Limited Use permits affecting the Area, specifically: The first permit, #0202-0030, was issued on 5/18/2016 on CS 0202 (TH 10=003). The second permit, 0206-018, was issued on 9/6/2005 on CS 0206 (TH 47=110). The third permit, 0206-0028, was issued on 3/7/2017 on CS 0206 (TH 47=110). Upon issuance of this permit each of these earlier issued permits are terminated.

In addition, the following special provisions shall apply:

**SPECIAL PROVISIONS**

1. **TERM.** This LUP terminates at 11:59PM on 02/27/2036 (“Expiration Date”) subject to the right of cancellation by MnDOT, with or without cause, by giving the Permittee ninety (90) days written notice of such cancellation. This LUP will not be renewed except as provided below.

Provided this LUP has not expired or terminated, MnDOT may renew this LUP for a period of up to ten (10) years, provided Permittee delivers to MnDOT, not later than ninety (90) days prior to the Expiration Date, a written request to extend the term. Any extension of the LUP term will be under the same terms and conditions in this LUP, provided:

- (a) At the time of renewal, MnDOT will review the Facility and Area to ensure the Facility and Area are compatible with the safe and efficient operation of the highway and the Facility and Area are in good condition and repair. If, in MnDOT's sole determination, modifications and repairs to the Facility and Area are needed, Permittee will perform such work as outlined in writing in an amendment of this LUP; and
- (b) Permittee will provide to MnDOT a certified copy of the resolution from the applicable governmental body authorizing the Permittee's use of the Facility and Area for the additional term.

If Permittee's written request to extend the term is not timely given, the LUP will expire on the Expiration Date.

Permittee hereby voluntarily releases and waives any and all claims and causes of action for damages, costs, expenses, losses, fees and compensation arising from or related to any cancellation or termination of this LUP by MnDOT. Permittee agrees that it will not make or assert any claims for damages, costs, expenses, losses, fees and compensation based upon the existence, cancellation or termination of the LUP. Permittee agrees not to sue or institute any legal action against MnDOT based upon any of the claims released in this paragraph.

2. **REMOVAL.** Upon the Expiration Date or earlier termination, at the Permittee's sole cost and expense Permittee will:

- (a) Remove the Facility and restore the Area to a condition satisfactory to the MnDOT District Engineer; and
- (b) Surrender possession of the Area to MnDOT.

If, without MnDOT's written consent, Permittee continues to occupy the Area after the Expiration Date or earlier termination, Permittee will remain subject to all conditions, provisions, and obligations of this LUP, and further, Permittee will pay all costs and expenses, including attorney's fees, in any action brought by MnDOT to remove the Facility and the Permittee from the Area.

3. **CONSTRUCTION.** The construction, maintenance, and supervision of the Facility shall be at no cost or expense to MnDOT.

Before construction of any kind, the plans for such construction shall be approved in writing by the MnDOT's District Engineer. Approval in writing from MnDOT District Engineer shall be required for any changes from the approved plan.

The Permittee will construct the Facility at the location shown in the attached Exhibit "A", and in accordance with MnDOT-approved plans and specifications. Further, Permittee will construct the Facility using construction procedures compatible with the safe and efficient operation of the highway.

Upon completion of the construction of the Facility, the Permittee shall restore all disturbed slopes and ditches in such manner that drainage, erosion control and aesthetics are perpetuated.

The Permittee shall preserve and protect all utilities located on the lands covered by this LUP at no expense to MnDOT and it shall be the responsibility of the Permittee to call the Gopher State One Call System at 1-800-252-1166 at least 48 hours prior to performing any excavation.

Any crossings of the Facility over the trunk highway shall be perpendicular to the centerline of the highway and shall provide and ensure reasonable and adequate stopping sight distance.

4. MAINTENANCE. Any and all maintenance of the Facility shall be provided by the Permittee at its sole cost and expense, including, but not limited to, plowing and removal of snow and installation and removal of regulatory signs. No signs shall be placed on any MnDOT or other governmental agency sign post within the Area. MnDOT will not mark obstacles for users on trunk highway right of way.
5. USE. Other than as identified and approved by MnDOT, no permanent structures or no advertising devices in any manner, form or size shall be allowed on the Area. No commercial activities shall be allowed to operate upon the Area.

Any use permitted by this LUP shall remain subordinate to the right of MnDOT to use the property for highway and transportation purposes. This LUP does not grant any interest whatsoever in land, nor does it establish a permanent park, recreation area or wildlife or waterfowl refuge. No rights to relocation benefits are established by this LUP.

This LUP is non-exclusive and is granted subject to the rights of others, including, but not limited to public utilities which may occupy the Area.

6. APPLICABLE LAWS. This LUP does not release the Permittee from any liability or obligation imposed by federal law, Minnesota Statutes, local ordinances, or other agency regulations relating thereto and any necessary permits relating thereto shall be applied for and obtained by the Permittee.

Permittee at its sole cost and expense, agrees to comply with and provide and maintain the Area and Facilities in compliance with all applicable laws, rules, ordinances and regulations issued by any federal, state or local political subdivision having jurisdiction and authority in connection with said Area including the Americans with Disabilities Act ("ADA"). If the Area and

Facilities are not in compliance with the ADA or other applicable laws MnDOT may enter the Area and perform such obligation without liability to Permittee for any loss or damage to Permittee thereby incurred, and Permittee shall reimburse MnDOT for the cost thereof, plus 10% of such cost for overhead and supervision within 30 days of receipt of MnDOT's invoice.

7. **CIVIL RIGHTS.** The Permittee for itself, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree that in the event improvements are constructed, maintained, or otherwise operated on the Property described in this Limited Use Permit for a purpose for which a MnDOT activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the Permittee will maintain and operate such improvements and services in compliance with all requirements imposed by the Acts and Regulations relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation, Federal Highway Administration, (as may be amended) such that no person on the grounds of race, color, national origin, sex, age, disability, income-level, or limited English proficiency will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said improvements.
8. **SAFETY.** MnDOT shall retain the right to limit and/or restrict any activity, including the parking of vehicles and assemblage of Facility users, on the highway right of way over which this LUP is granted, so as to maintain the safety of both the motoring public and Facility users.
9. **ASSIGNMENT.** No assignment of this LUP is allowed.
10. **IN WRITING.** Except for those which are set forth in this LUP, no representations, warranties, or agreements have been made by MnDOT or Permittee to one another with respect to this LUP.
11. **ENVIRONMENTAL.** The Permittee shall not dispose of any materials regulated by any governmental or regulatory agency onto the ground, or into any body of water, or into any container on the State's right of way. In the event of spillage of regulated materials, the Permittee shall notify MnDOT's District Engineer in writing and shall provide for cleanup of the spilled material and of materials contaminated by the spillage in accordance with all applicable federal, state and local laws and regulations, at the sole expense of the Permittee.
12. **MECHANIC'S LIENS.** The Permittee (for itself, its contractors, subcontractors, its materialmen, and all other persons acting for, through or under it or any of them), covenants that no laborers', mechanics', or materialmens' liens or other liens or claims of any kind whatsoever shall be filed or maintained by it or by any subcontractor, materialmen or other person or persons acting for, through or under it or any of them against the work and/or against said lands, for or on account of any work done or materials furnished by it or any of them under any agreement or any amendment or supplement thereto.

13. NOTICES. All notices which may be given, by either party to the other, will be deemed to have been fully given when served personally on MnDOT or Permittee or when made in writing addressed as follows:

to Permittee at:

Mayor  
City of Ramsey  
7550 Sunwood Drive  
Ramsey, MN 55303

and to MnDOT at:

State of Minnesota  
Department of Transportation  
Metro District Right of Way  
1500 W. County Road B2  
Roseville, MN 55113

The address to which notices are mailed may be changed by written notice given by either party to the other.

14. **INDEMNIFICATION AND RELEASE.** Permittee shall indemnify, defend to the extent authorized by the Minnesota Attorney General's Office, hold harmless and release the State of Minnesota, its Commissioner of Transportation, employees, the FHWA, and any successors and assigns of the foregoing, from and against all claims, demands, and causes of action for injury to or death of persons or loss of or damage to property (including Permittee's property) occurring on the Area and Facility or arising out of or associated with Permittee's use and occupancy of the Area and Facility, regardless of whether such injury, death, loss, or damage (i) is caused in part by the negligence (but not the gross negligence or willful misconduct) of MnDOT or (ii) is deemed to be the responsibility of MnDOT because of its failure to supervise, inspect, or control the operations of Permittee or otherwise discover or prevent actions or operations of Permittee giving rise to liability to any person. Nothing in this LUP shall obligate Permittee to indemnify or save MnDOT harmless from (a) any gross negligence or willful misconduct of MnDOT or its employees, contractors, agents, or anyone for whom MnDOT is legally responsible, or (b) any claims, demands or causes of action not arising out of or associated with Permittee's occupancy or use of the Area and Facility.

Permittee hereby releases the State of Minnesota, its Commissioner of Transportation, employees, the FHWA, and any successors and assigns of the foregoing, from and against all claims, demands, suits, losses, costs, expenses, and causes of action for loss of or damages to the Area and Facility or to Permittee's property on or about the Area and Facility, except when such loss or damage is caused solely by the negligence of MnDOT or its employees, contractors, agents, or anyone for whom MnDOT is legally responsible.

MnDOT's liability is subject to the Minnesota Tort Claims Act, Minn. Stat. §3.736 and other applicable law.

MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
RECOMMENDED FOR APPROVAL

CITY OF RAMSEY

By \_\_\_\_\_

Its Mayor, Ryan Heineman

By: \_\_\_\_\_  
District Engineer

Date \_\_\_\_\_

And \_\_\_\_\_

Its City Administrator, Brian Hagen

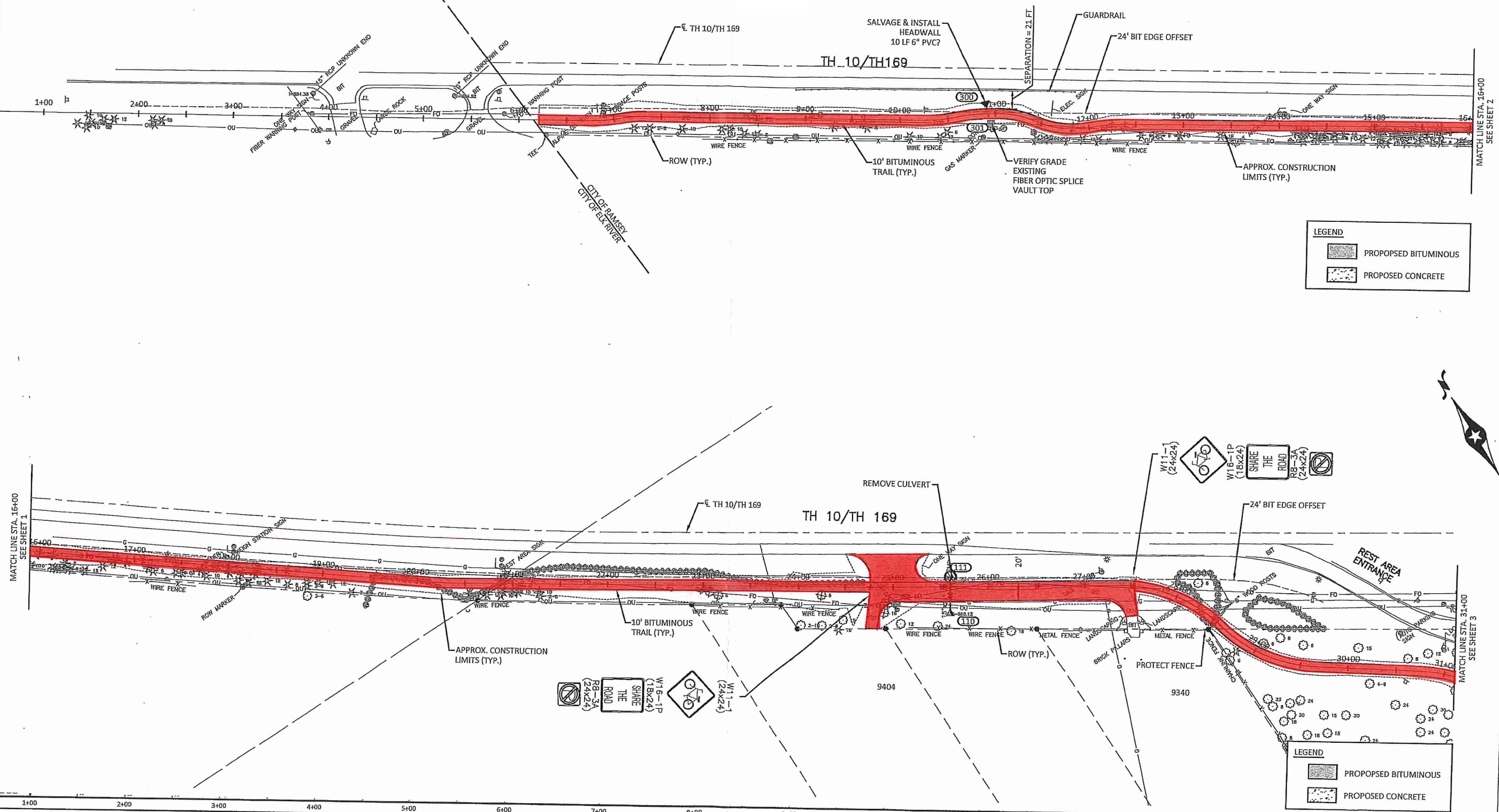
APPROVED BY:  
COMMISSIONER OF TRANSPORTATION

By: \_\_\_\_\_  
Director, Office of Land Management

Date \_\_\_\_\_

The Commissioner of Transportation  
by the execution of this permit  
certifies that this permit is  
necessary in the public interest  
and that the use intended is for  
public purposes.

LUP 0200-0113, Exhibit A  
 Sheet 1 of 13  
 TH 10

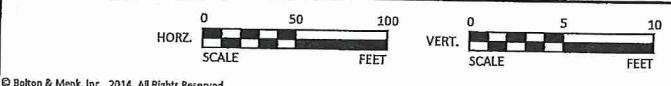


**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE

**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE



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.

KEVIN P. KIELB  
 LIC. NO. 23211 DATE XX/XX/2016

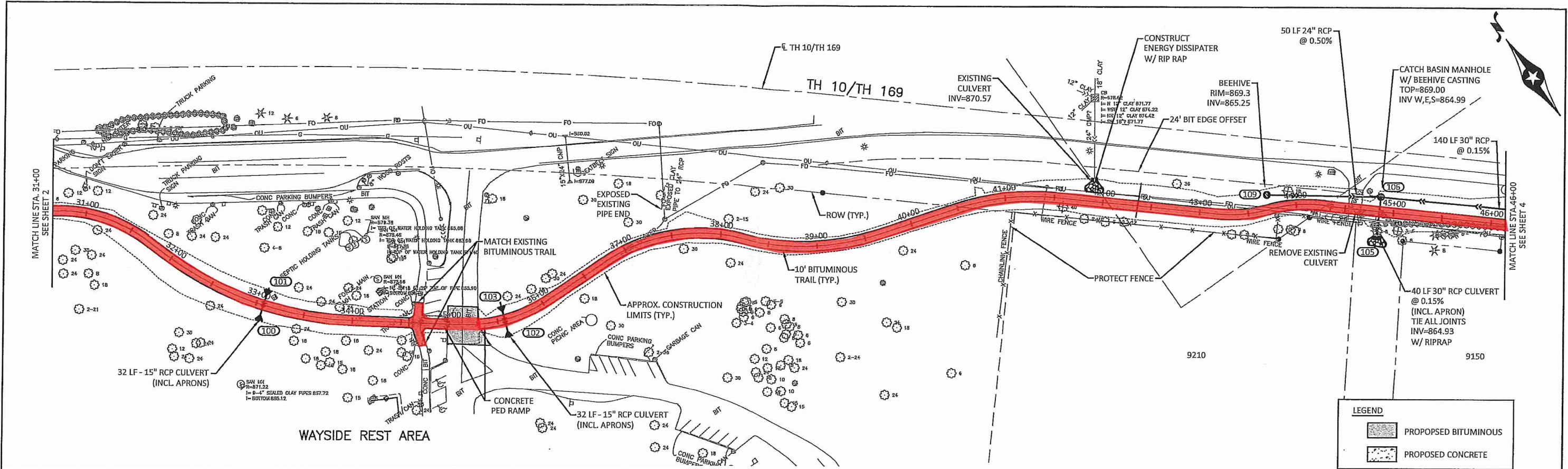
DESIGNED: JMB  
 DRAWN: JMB  
 CHECKED: JWC

**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN  
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN  
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

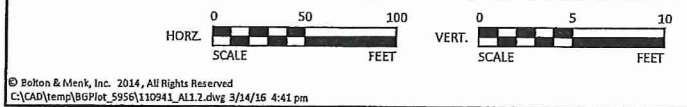
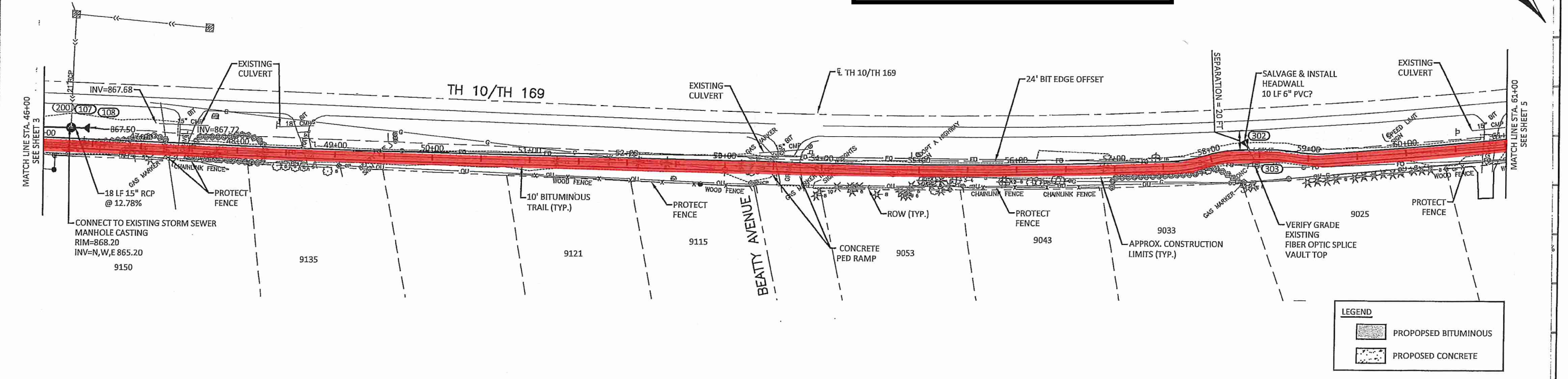
REV.	BY	DATE

CITY OF RAMSEY, MINNESOTA  
 MISSISSIPPI RIVER TRAIL PHASE III  
 CONSTRUCTION PLAN & PROFILE TH 10/TH 169  
 S.P. 199-090-002

SHEET 1 OF ####



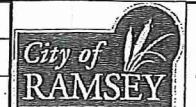
LUP 0200-0113, Exhibit A  
 Sheet 2 of 13  
 TH 10



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KEVIN P. KIELB  
 U.C. NO. 29211 DATE XX/XX/2016

DESIGNED: JMB  
 DRAWN: JMB  
 CHECKED: JWC

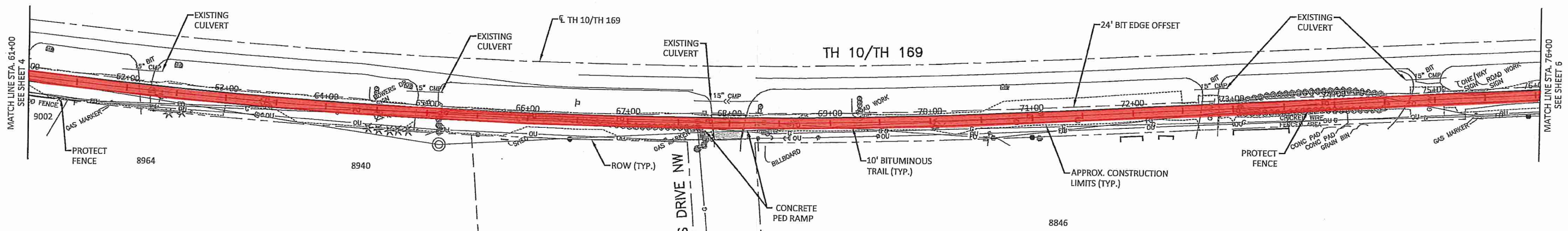


**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN  
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN  
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

CITY OF RAMSEY, MINNESOTA  
 MISSISSIPPI RIVER TRAIL PHASE III  
 CONSTRUCTION PLAN & PROFILE  
 S.P. 199-090-002

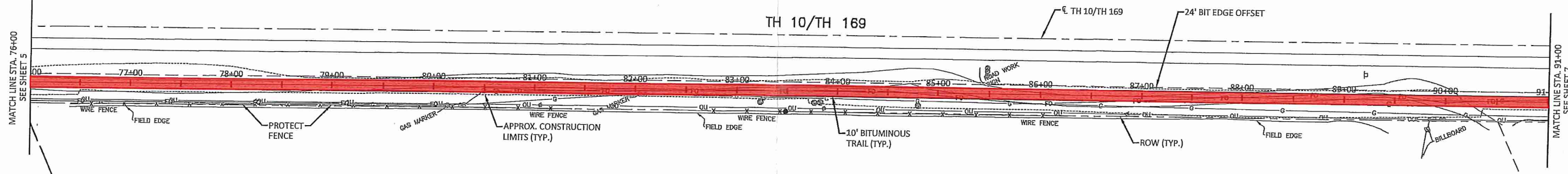
SHEET 3 OF ###



LUP 0200-0113, Exhibit A  
 Sheet 3 of 13  
 TH 10

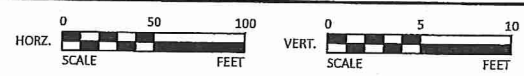
**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE



**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE



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KEVIN P. KIELB  
 LIC. NO. 23211 DATE XX/XX/2016

DESIGNED: JMB  
 DRAWN: JMB  
 CHECKED: JWC

**City of RAMSEY**

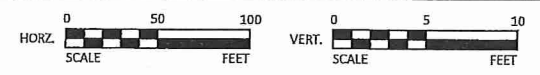
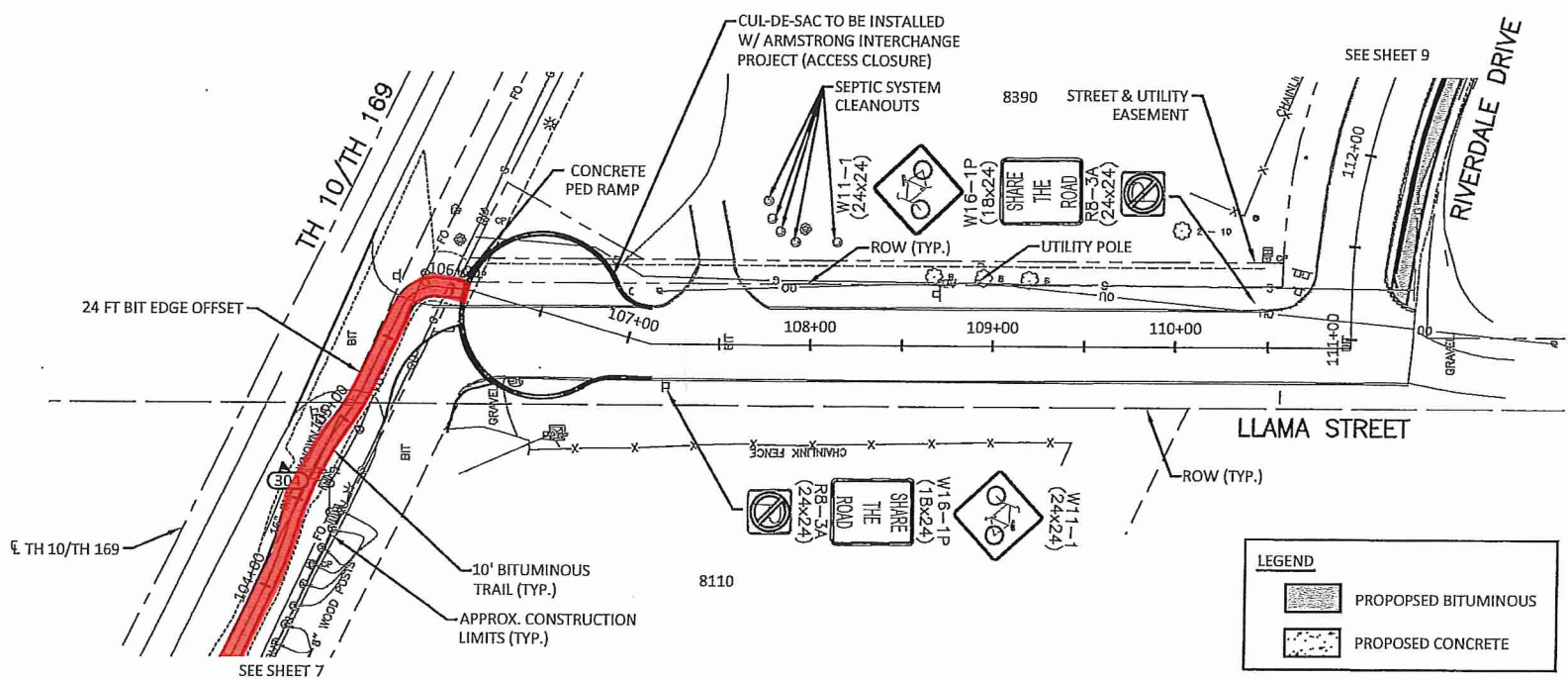
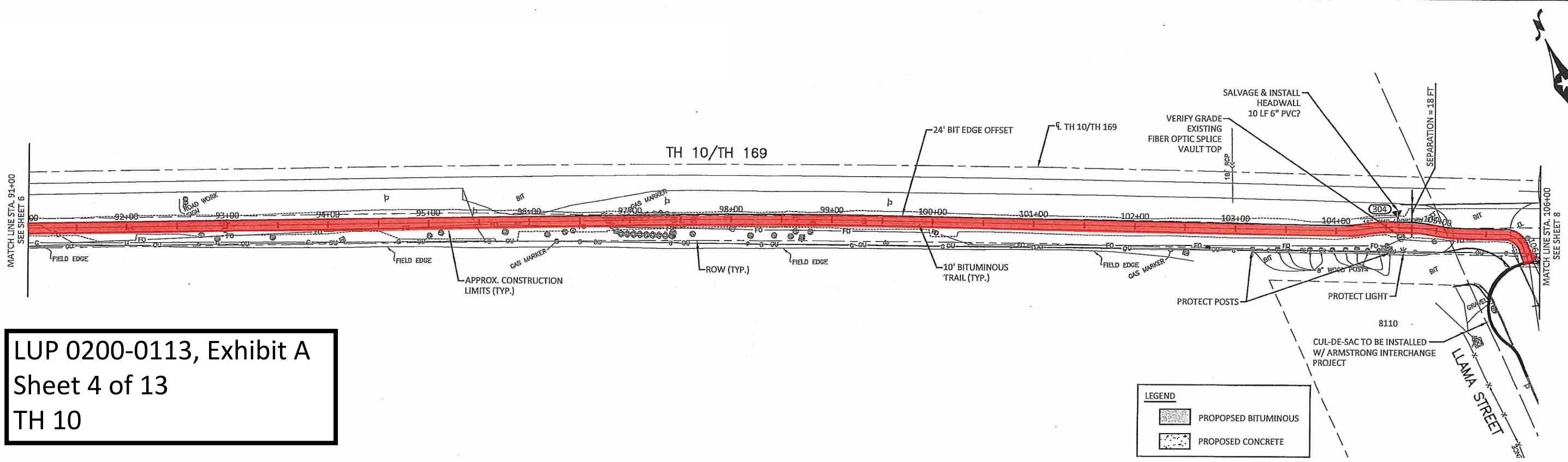
**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN  
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN  
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

CITY OF RAMSEY, MINNESOTA  
 MISSISSIPPI RIVER TRAIL PHASE III  
 CONSTRUCTION PLAN & PROFILE TH 10/TH 169  
 S.P. 199-090-002

SHEET 5 OF #####

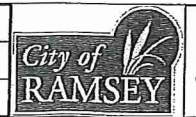
LUP 0200-0113, Exhibit A  
 Sheet 4 of 13  
 TH 10



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DESIGNED: JMB  
 DRAWN: JMB  
 CHECKED: JWC

KEVIN P. KIELB  
 LIC. NO. 23211 DATE XX/XX/2016



**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors

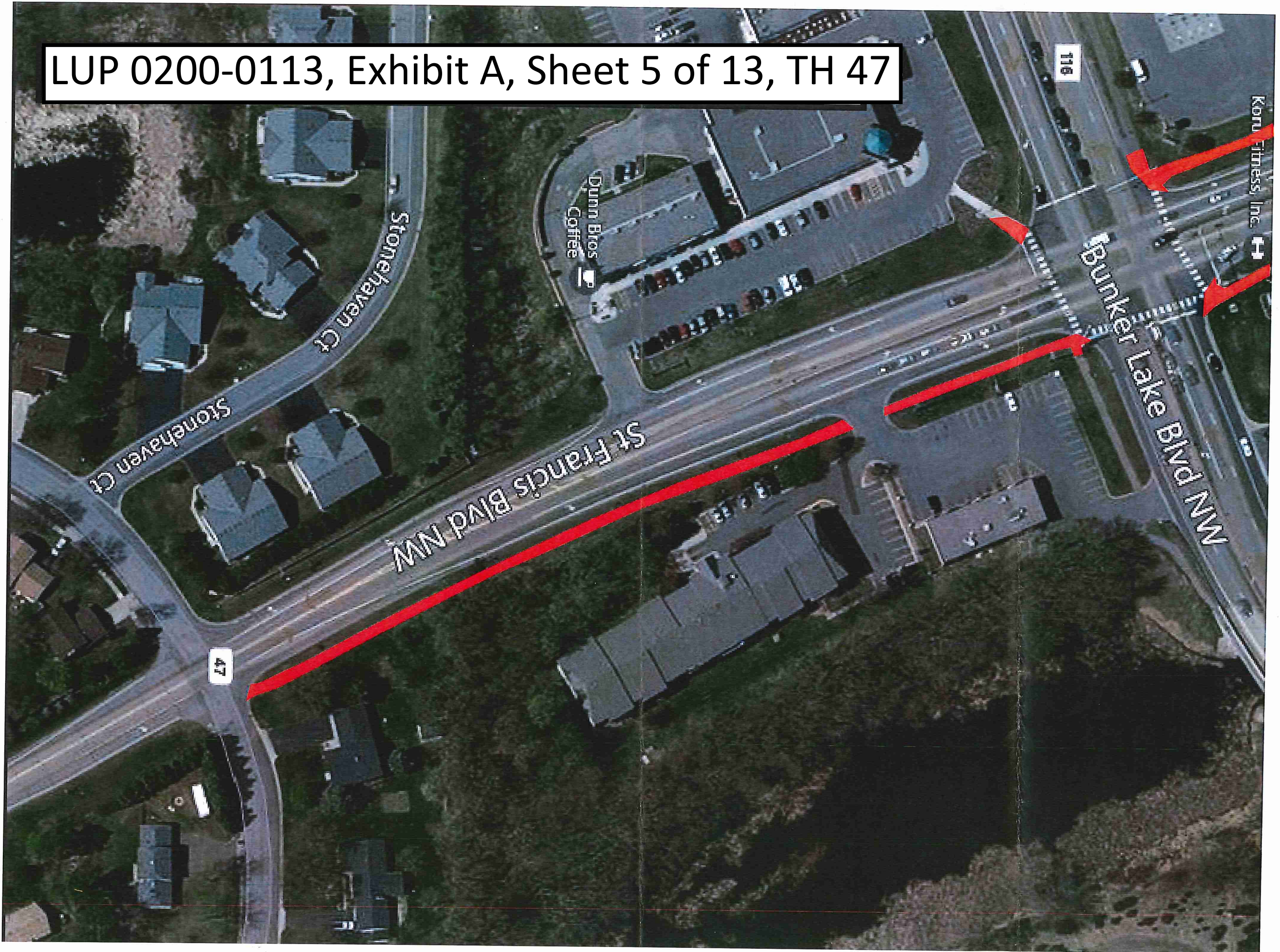
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 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

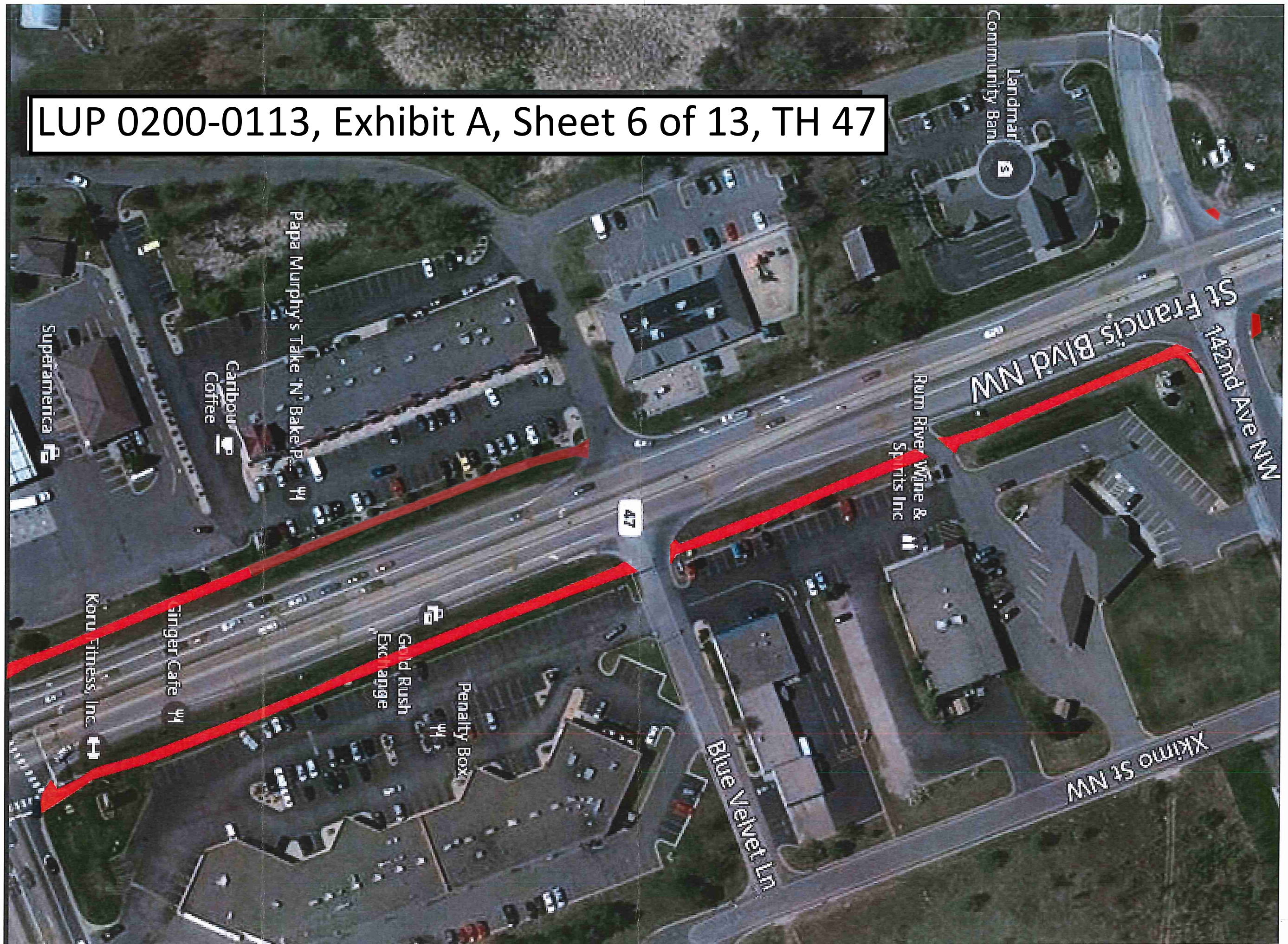
CITY OF RAMSEY, MINNESOTA  
 MISSISSIPPI RIVER TRAIL PHASE III  
 CONSTRUCTION PLAN & PROFILE TH 10/TH 169  
 S.P. 199-090-002

SHEET 7 OF ###

LUP 0200-0113, Exhibit A, Sheet 5 of 13, TH 47



LUP 0200-0113, Exhibit A, Sheet 6 of 13, TH 47



Landmark  
Community Bank

St Francis Blvd NW

142nd Ave NW

Rum River Wine &  
Spirits Inc

47

Blue Velvet Ln

Xkimo St NW

Papa Murphy's Take 'N' Bake P.

Caribou  
Coffee

SuperAmerica

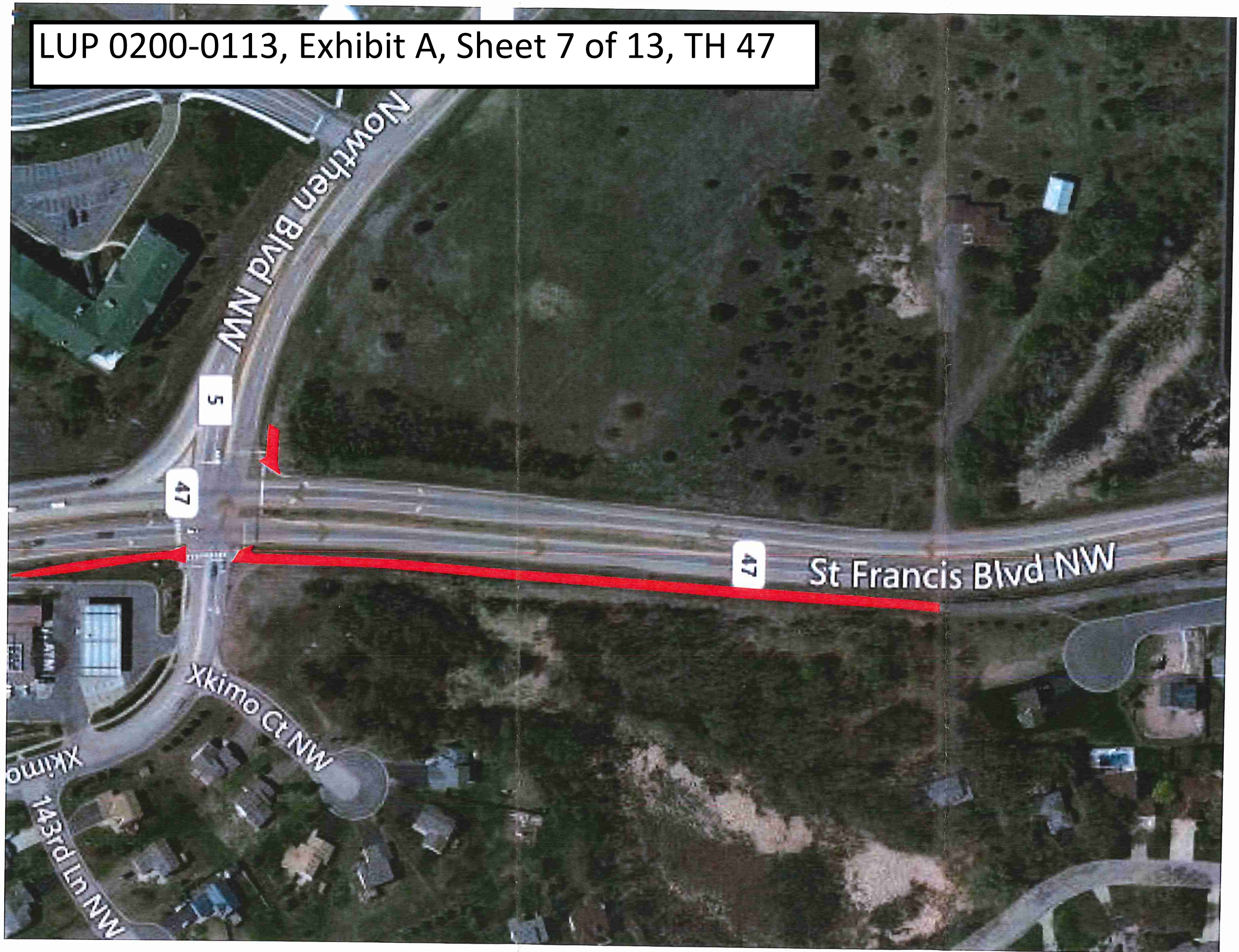
Komu Fitness, Inc.

Singer Cafe

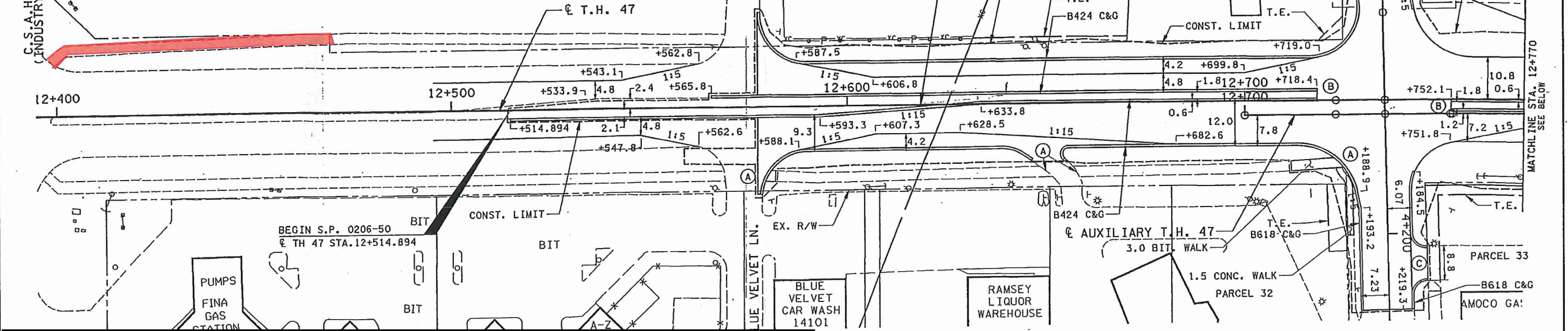
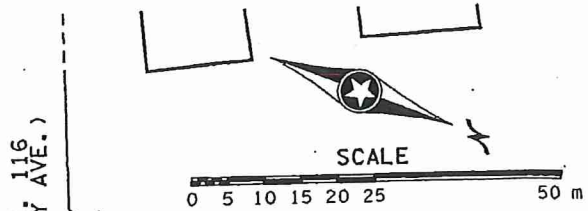
Gold Rush  
Exchange

Penalty Box

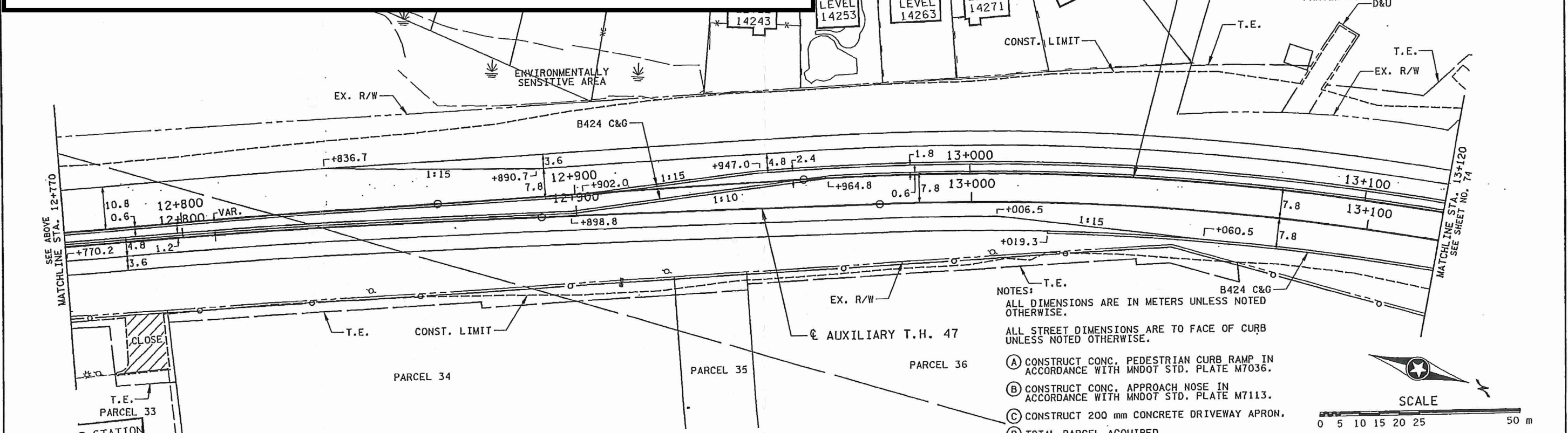
LUP 0200-0113, Exhibit A, Sheet 7 of 13, TH 47



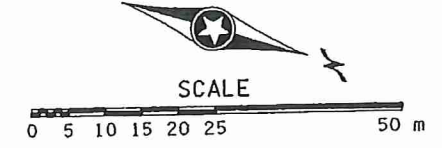
STREET RADII			
RADIUS	ALIGNMENT	STATION	LOCATION
12.0	TH 47	12+590.01	23.4 (LT)
12.0	TH 47	12+590.53	23.4 (RT)
9.0	TH 47	12+638.95	20.4 (RT)
1.5	TH 47	12+655.79	12.9 (RT)
15.0	AUX TH 47	12+713.30	22.8 (RT)
12.0	TH 47	12+716.55	23.4 (LT)
12.0	AUX TH 47	12+754.25	19.2 (RT)
15.0	TH 47	12+751.45	25.8 (LT)



**LUP 0200-0113, Exhibit A, Sheet 8 of 13, TH 47**



- NOTES:
- (A) CONSTRUCT CONC. PEDESTRIAN CURB RAMP IN ACCORDANCE WITH MNDOT STD. PLATE M7036.
  - (B) CONSTRUCT CONC. APPROACH NOSE IN ACCORDANCE WITH MNDOT STD. PLATE M7113.
  - (C) CONSTRUCT 200 mm CONCRETE DRIVEWAY APRON.
  - (D) TOTAL PARCEL ACQUIRED.



DESIGN FILE: H:\GIV\2800\2800.CPD  
 PRF FILE: H:\GIV\2800\2800.PRF.CPA.PRF  
 PLOT SCALE: 1:500  
 PLOT DATE/TIME: 09/10/1999 08:31:19

NO	DATE	BY	CHKD	APPR	REVISION

NAME: 2800.CPA DATE: Sep. 10, 1999

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

*Michael D. Huse*  
 Date: 9-9-99 Reg. No. 21364

STATE PROJECT NO.  
 SP 0206-50  
 SP 199-00-03  
 SP 199-00-04  
 SP 199-030-01  
 SP 02-605-06  
 SP 199-104-05

DRAWN BY V. GRAF DATE 2-99  
 DESIGNED BY S. LILLHAUG DATE 12-98  
 CHECKED BY M. HANSEN DATE 4-99  
 COMM. NO. 0982960



CITY OF RAMSEY PROJECT NO. 98-14  
 CONSTRUCTION PLAN  
 T.H. 47  
 STA. 12+514.894 TO STA. 13+120

SHEET 73 OF 238

# LUP 0200-0113, Exhibit A, Sheet 9 of 13, TH 47

THE HORIZONTAL CONTROL FOR THIS PLAN IS NAD83 (1996 ADJUSTMENT), ANOKA COUNTY COORDINATES. FOR INFORMATION ON HORIZONTAL CONTROL POINTS CONTACT MNDOT'S OFFICE OF LAND MANAGEMENT OR THE METRO DISTRICT SURVEYS OFFICE.

ELEVATIONS FOR THIS PLAN ARE NAVD88 ADJUSTED. FOR INFORMATION ON VERTICAL CONTROL POINTS CONTACT MNDOT'S OFFICE OF LAND MANAGEMENT OR THE METRO DISTRICT SURVEYS OFFICE.

ANOKA COUNTY

BEGIN SP 0206-65  
TH47NB STA 416+93

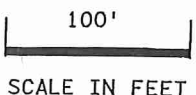
ARGON ST NW

TH 47

TH47NB

END SP 0206-65  
TH47NB STA 425+00

**NOTE:**  
THE RIGHT OF WAY AND EASEMENTS SHOWN ON THE CONSTRUCTION SHEETS GIVE A GRAPHICAL LOCATION WITH RESPECT TO THE GEOMETRIC DESIGN AND MAP DATA. THE EXACT RIGHT OF WAY, EASEMENT, AND BOUNDARY CORNERS ARE LOCATED BY REFERENCE TO THE RIGHT OF WAY PLATS AND ARE IDENTIFIED ON THE RIGHT OF WAY MAP, WHICH SHALL BE USED FOR STAKING PURPOSES.



**ALIGNMENT, INPLACE TOPOGRAPHY & INPLACE UTILITIES PLAN**  
STATE PROJ. NO. 0206-65 (T.H. 47) SHEET NO. OF SHEETS

DRAWN BY: AR      CHECKED BY: BTJ      CERTIFIED BY \_\_\_\_\_ LIC. NO. 23797      DATE \_\_\_\_\_

DISTRICT #: METRO  
 PLOT NAME: 020665\_al\_bdr  
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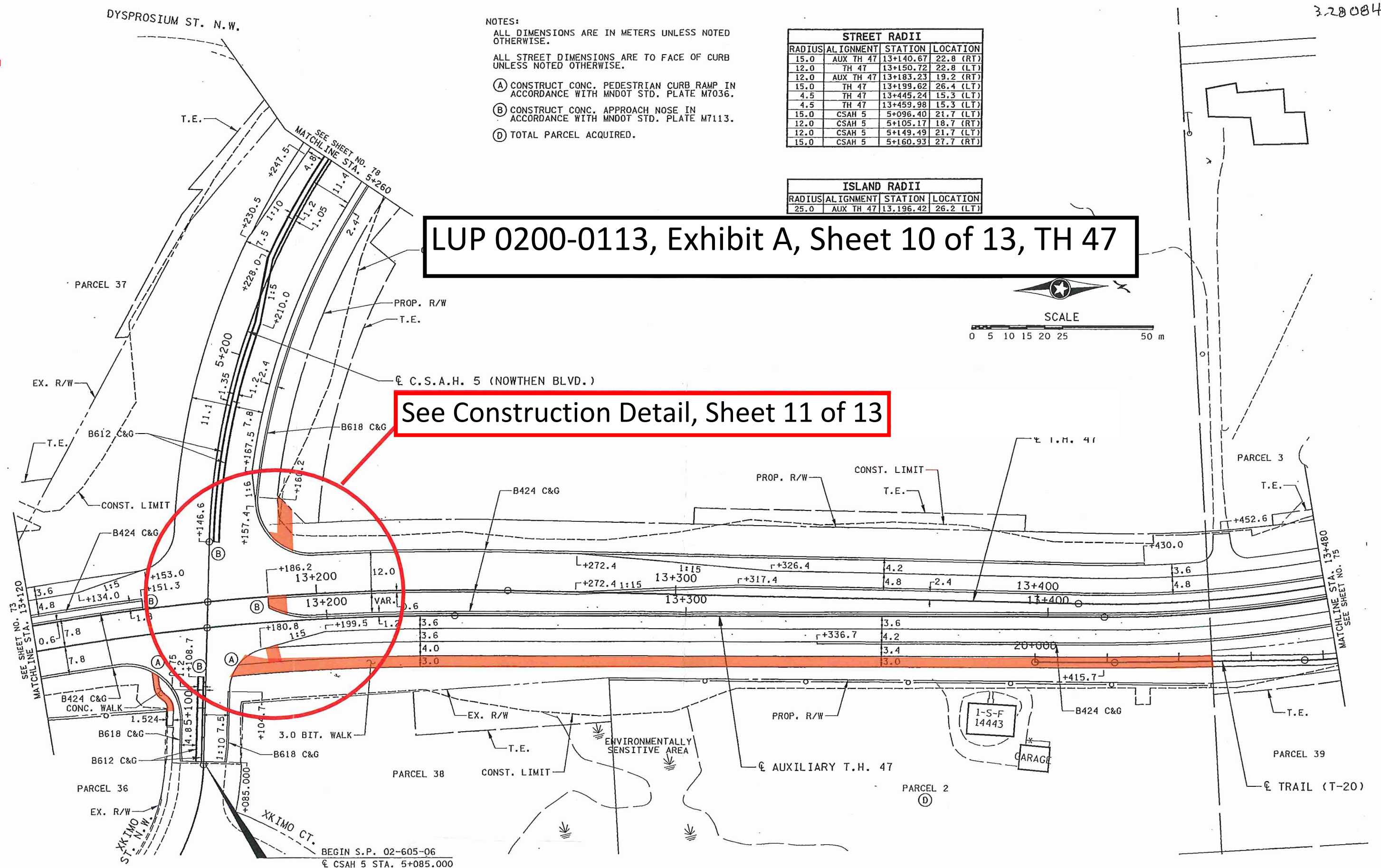
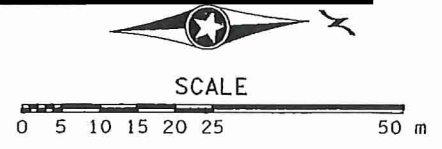
- NOTES:  
 ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.  
 ALL STREET DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- (A) CONSTRUCT CONC. PEDESTRIAN CURB RAMP IN ACCORDANCE WITH MNDOT STD. PLATE M7036.
  - (B) CONSTRUCT CONC. APPROACH NOSE IN ACCORDANCE WITH MNDOT STD. PLATE M7113.
  - (D) TOTAL PARCEL ACQUIRED.

STREET RADII			
RADIUS	ALIGNMENT	STATION	LOCATION
15.0	AUX TH 47	13+140.67	22.8 (RT)
12.0	TH 47	13+150.72	22.8 (LT)
12.0	AUX TH 47	13+183.23	19.2 (RT)
15.0	TH 47	13+199.62	26.4 (LT)
4.5	TH 47	13+445.24	15.3 (LT)
4.5	TH 47	13+459.98	15.3 (LT)
15.0	CSAH 5	5+096.40	21.7 (LT)
12.0	CSAH 5	5+105.17	18.7 (RT)
12.0	CSAH 5	5+149.49	21.7 (LT)
15.0	CSAH 5	5+160.93	27.7 (RT)

ISLAND RADII			
RADIUS	ALIGNMENT	STATION	LOCATION
25.0	AUX TH 47	13.196.42	26.2 (LT)

# LUP 0200-0113, Exhibit A, Sheet 10 of 13, TH 47

See Construction Detail, Sheet 11 of 13



DESIGN FILE: 280002800.dwg  
 PLOT FILE: 280002800.plt  
 PLOT SCALE: 25:1  
 PLOT DATE/TIME: 09/29/1999 16:15:04

NO	DATE	BY	CHK	APPR	REVISION
1	9-29-99	VGG	MDH	MDH	STATE AID COMMENTS.



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

*Wanda D. Hane*  
 Date: 9-30-99 Reg. No. 21364

STATE PROJECT NO.  
 SP 0206-50  
 SP 199-010-03  
 SP 199-010-04  
 SP 199-030-01  
 SP 02-605-06  
 SP 199-104-05

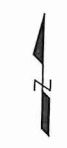
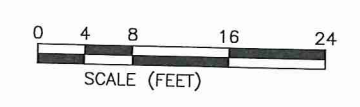
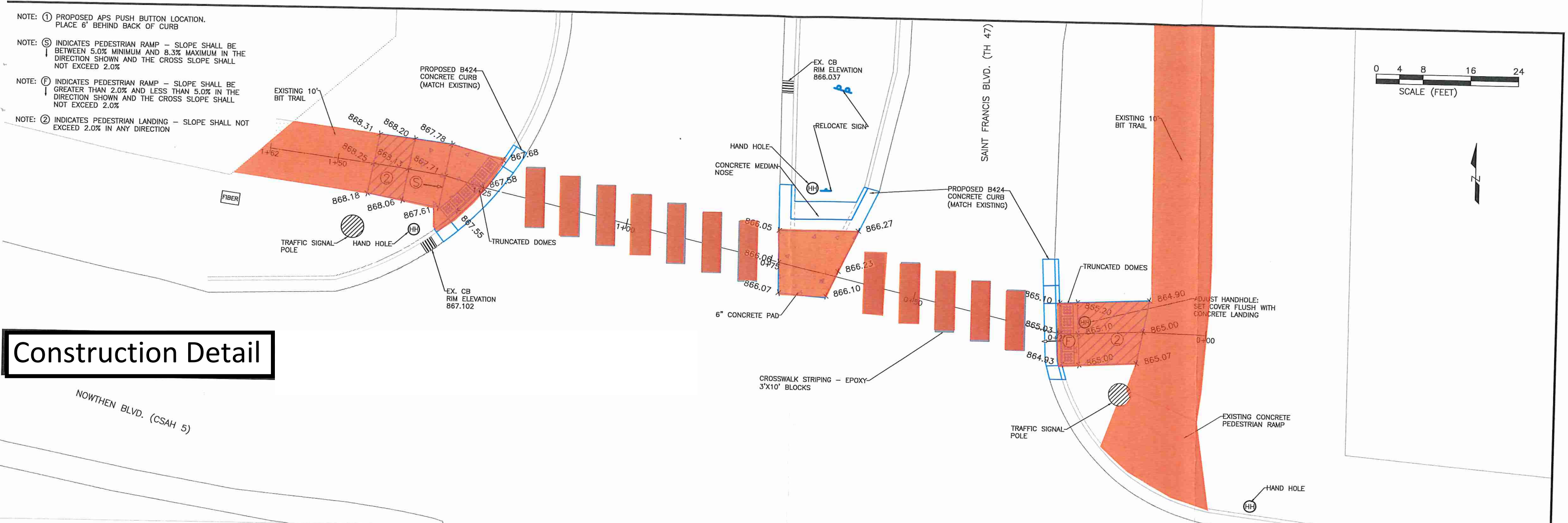
DRAWN BY: V. GRAF  
 DATE: 2-99  
 DESIGNED BY: S. LILLEHAUG  
 DATE: 12-98  
 CHECKED BY: M. HANSEN  
 DATE: 4-99  
 COMM. NO.: 0982960



CITY OF RAMSEY PROJECT NO. 98-14  
 CONSTRUCTION PLAN  
 T.H. 47  
 STA. 13+120 TO STA. 13+480

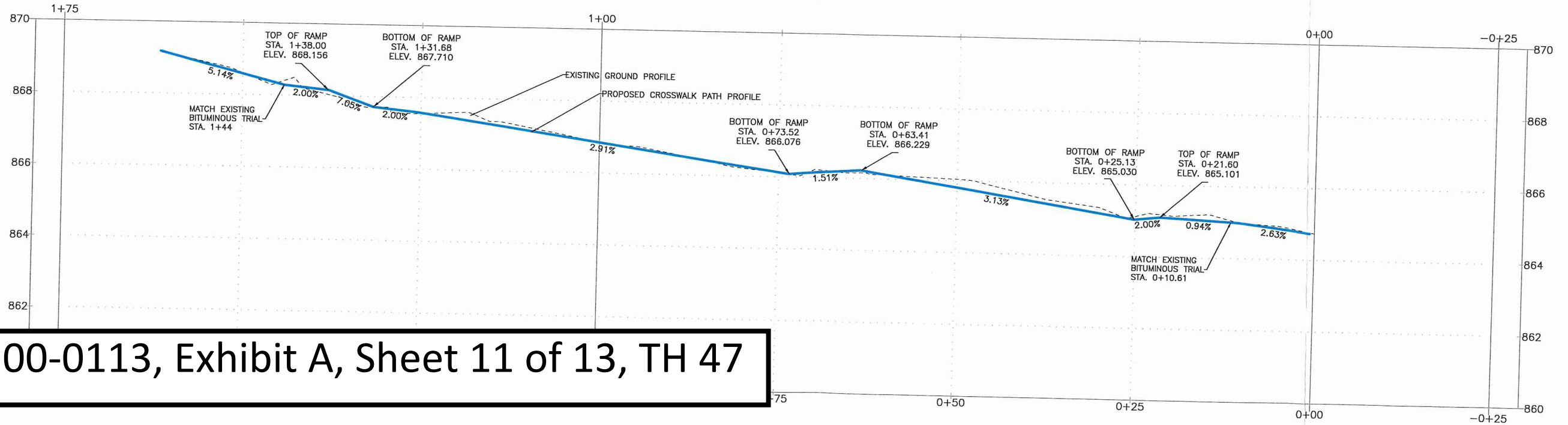
SHEET 74 OF 238

- NOTE: ① PROPOSED APS PUSH BUTTON LOCATION. PLACE 6' BEHIND BACK OF CURB
- NOTE: ③ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- NOTE: ④ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- NOTE: ② INDICATES PEDESTRIAN LANDING - SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION



# Construction Detail

PROFILE VIEW OF CROSSWALK PATH



# LUP 0200-0113, Exhibit A, Sheet 11 of 13, TH 47

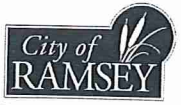
DATE	REVISION
Oct 07, 2015 - 9:26am	
C:\Engineering\AutoCad Dwg\Projects N-2\Stony River Signal (TH47 and Co5)\Final Design 9-22-15.dwg	

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.

DESIGNED BY: JJF  
 DRAWN BY: JJF  
 CHECKED BY: BRW

DATE: 10/7/15  
 FILE NO: 15-23

BRUCE R. WESTEY  
 Date: 9/29/15 Lic. No. 40116



**CITY OF RAMSEY**  
 7550 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 (763) 427-1410 FAX (763) 433-9898

**PROPOSED PEDESTRIAN CROSSWALK IMPROVEMENTS**

**TH 47 PEDESTRIAN CROSSWALK IMPROVEMENTS**  
 CITY PROJECT NO. 15-23  
 CITY OF RAMSEY, MINNESOTA

# LUP 0200-0113, Exhibit A, Sheet 12 of 13, TH 47

## PRECAST CONCRETE PEDESTRIAN UNDERPASS, BITUMINOUS TRAIL, AND MISCELLANEOUS CONSTRUCTION

LOCATED ON TH 47 BETWEEN 162ND AVE N.W. AND 164TH AVE N.W.

CITY OF RAMSEY PROJECT NO. 05-29

### GOVERNING SPECIFICATIONS

THE 2000 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.  
ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

### SHEET INDEX

THIS PLAN CONTAINS 26 SHEETS

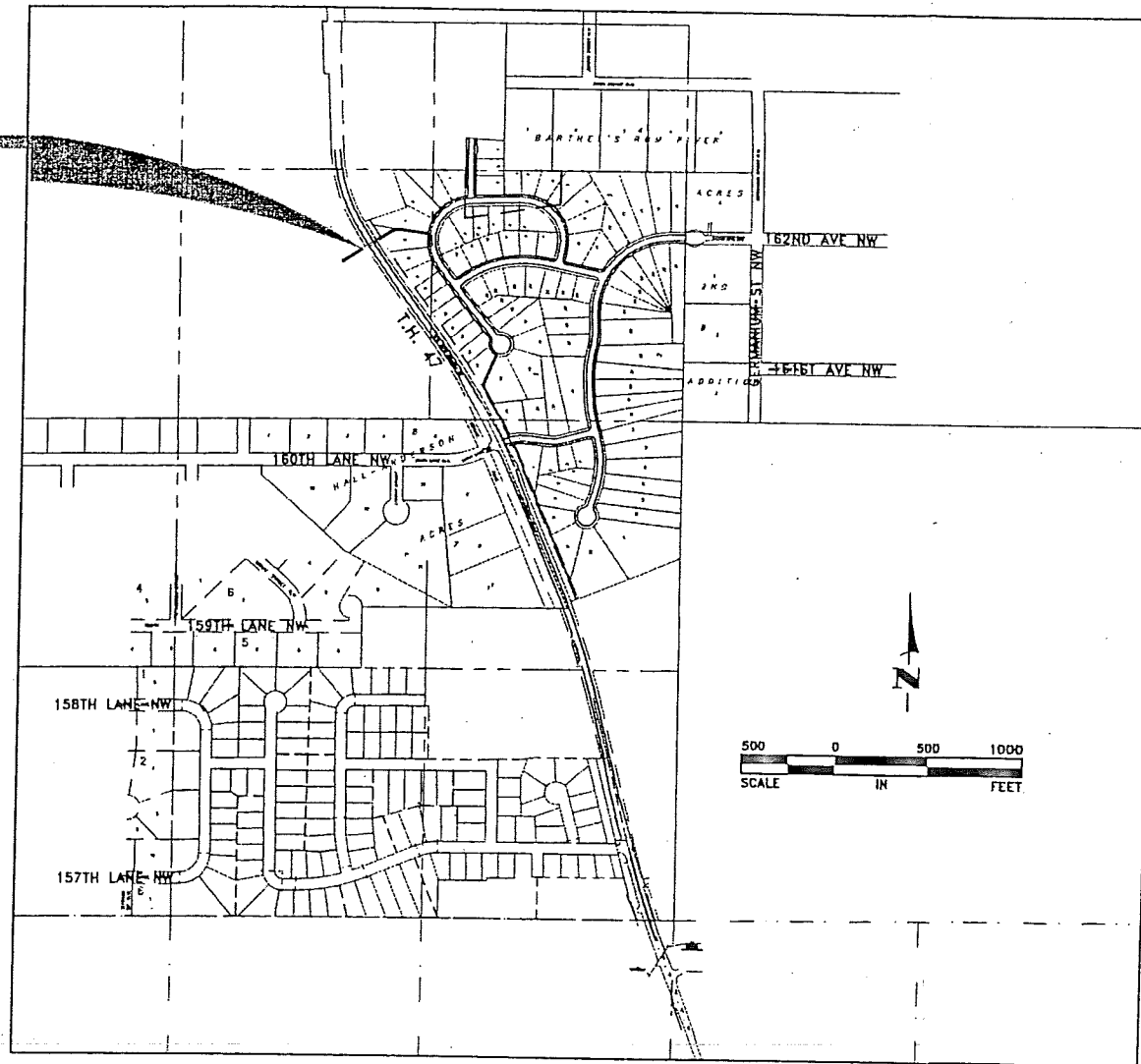
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ESTIMATED QUANTITIES, CONSTRUCTION NOTES, AND STANDARD PLATES
3-4	TYPICAL SECTIONS AND CONSTRUCTION DETAILS
5	INPLACE TOPOGRAPHY AND REMOVALS
6	TRAIL PLAN
7	TRAIL PROFILE
8-11	BARREL DETAIL SHEETS
X1-X7	CROSS SECTIONS - PEDESTRIAN UNDERPASS
X8-X15	CROSS SECTIONS - TH 47

**EXHIBIT A**  
page 2 of 2

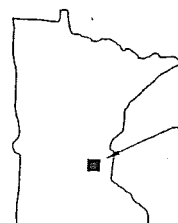
### PROJECT LOCATION

#### LEGEND

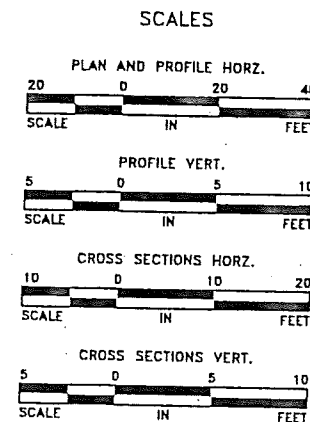
- UGE — UNDERGROUND ELECTRIC LINES
- OHE — OVERHEAD ELECTRIC LINES
- - - EXISTING CONTOUR
- - - EXISTING STORM SEWER
- - - EXISTING SAN SEWER
- - - EXISTING WATERMAIN
- - - PROPOSED STORM SEWER
- - - PROPOSED SAN SEWER
- - - PROPOSED WATERMAIN
- SILT FENCE
- W- WETLAND BOUNDARY
- CURB INLET
- HYDRANT
- WATER VALVE
- SAN SEWER MANHOLE
- STORM SEWER MANHOLE
- DENOTES DETAIL
- DENOTES SHEET DETAIL IS LOCATED ON



ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.



PROJECT LOCATION  
ANOKA COUNTY  
DIVISION: METRO



**Hakanson Anderson Assoc., Inc.**  
Civil Engineers and Land Surveyors  
3601 Thurston Ave., Anoka, Minnesota 55303  
763-427-5860 FAX 763-427-0520

DESIGN DATA	
GROSS LENGTH	XX FT.
BRIDGE LENGTH	0
EXCEPTION LENGTH	0
NET LENGTH	XX FT.
ADT (2004)	0
ADT (2024)	0
DESIGN SPEED	XX Miles/hr
R-VALUE	70
ESAL	0
STRUCTURAL DESIGN	1.0 ton
FUNCTIONAL CLASSIFICATION	LOCAL COLLECTOR
NUMBER OF TRAFFIC LANES	2
NUMBER OF PARKING LANES	0
SHOULDER WIDTH	3 FT.
STOPPING SIGHT DISTANCE BASED ON:	3.5 FT. HEIGHT OF EYE 0.5 FT. HEIGHT OF OBJECT

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF RAMSEY ENGINEER

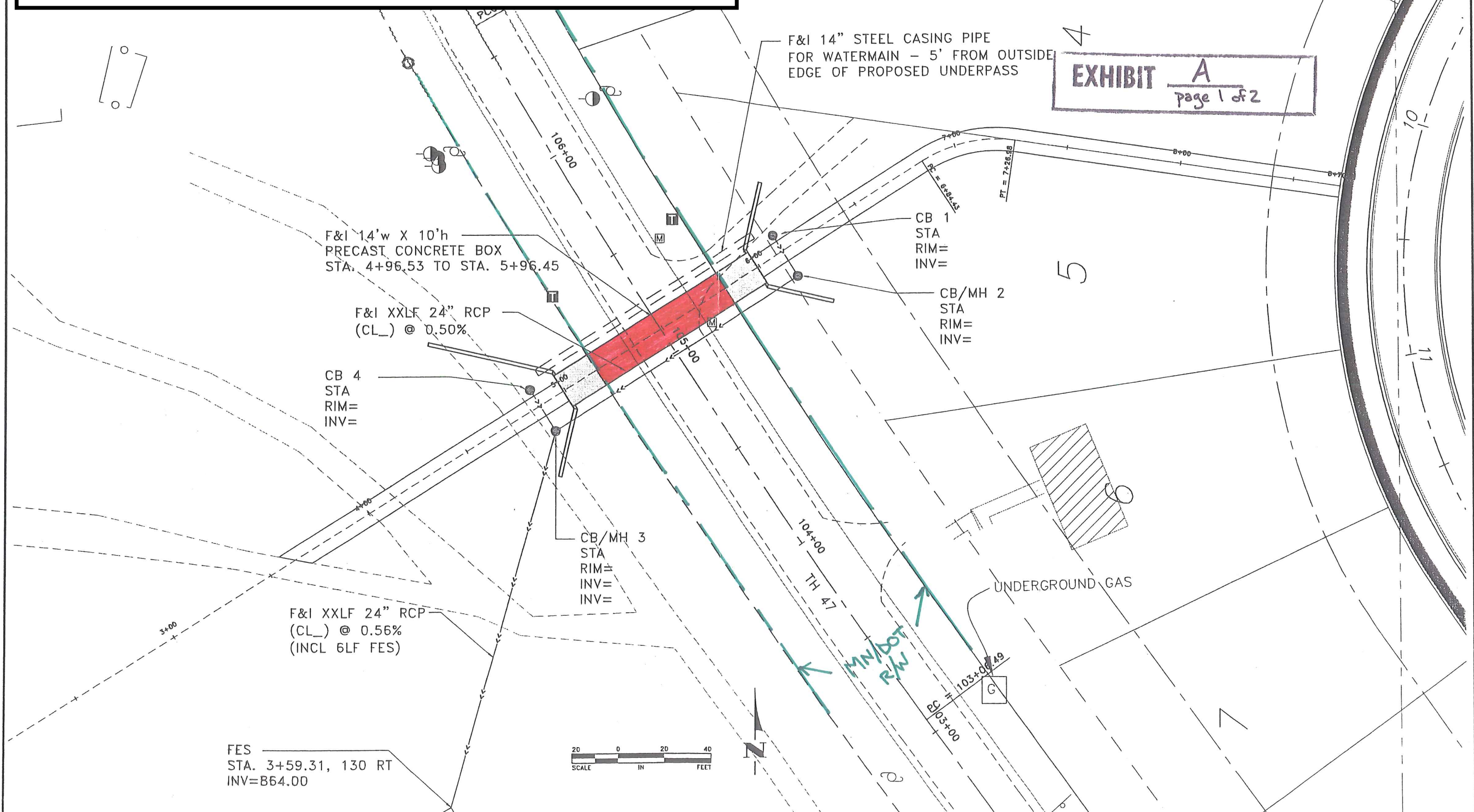
\_\_\_\_\_  
METRO DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

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.

PETER R. RAATIKKA, P.E. 11586  
HAKANSON ANDERSON ASSOCIATES, INC. LIC. NO. DATE  
DESIGN ENGINEER

# LUP 0200-0113, Exhibit A, Sheet 13 of 13, TH 47

**EXHIBIT A**  
page 1 of 2



DATE	REVISION
Jun 30, 2005 - 3:14pm	
K:\cad_eng\name\projects-2005\RA3177\dwg\RA3177-PP.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.

**PETE R. RAATIKKA, P.E.**  
 Date 6/28/05 Lic. No. 11586

DESIGNED BY: PRR  
 DRAWN BY: RAA  
 CHECKED BY: PRR  
 DATE: 6/26/05  
 FILE NO: RA3177



**Hakanson Anderson Assoc., Inc.**  
 Civil Engineers and Land Surveyors  
 3E01 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

CITY PROJECT 05-29

BITUMINOUS TRAIL AND  
 PRECAST CONCRETE UNDERPASS PLAN  
 CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 26  
 SHEETS  
 RA3177

**STATE OF MINNESOTA  
DEPARTMENT OF TRANSPORTATION**

**LIMITED USE PERMIT**

C.S. 0202 (T.H. 10)  
S.P. 199-090-002  
County of Anoka  
LUP # 0202-0030  
Permittee: City of Ramsey  
Terminates: 02/25/2026

In accordance with Minnesota Statutes Section 161.434, the State of Minnesota, through its Commissioner of Transportation, ("MnDOT"), hereby grants a Limited Use Permit (the "LUP") to City of Ramsey, ("Permittee"), to use the area within the right of way of Trunk Highway No. 10 as shown in red on Exhibit "A", (the "Area") attached hereto and incorporated herein by reference. This Limited Use Permit is executed by the Permittee pursuant to resolution, a certified copy of which is attached hereto as Exhibit B.

**Non-Motorized Recreational Trail**

The Permittee's use of the Area is limited to only the constructing, maintaining and operating a nonmotorized recreational trail ("Facility") and the use thereof may be further limited by 23 C.F.R. 652 also published as the Federal-Aid Policy Guide.

In addition, the following special provisions shall apply:

SPECIAL PROVISIONS

1. TERM. This LUP terminates at 11:59PM on 02/25/2026 ("Expiration Date") subject to the right of cancellation by MnDOT, with or without cause, by giving the Permittee ninety (90) days written notice of such cancellation. This LUP will not be renewed except as provided below.

Provided this LUP has not expired or terminated, MnDOT may renew this LUP for a period of up to ten (10) years, provided Permittee delivers to MnDOT, not later than ninety (90) days prior to the Expiration Date, a written request to extend the term. Any extension of the LUP term will be under the same terms and conditions in this LUP, provided:

- (a) At the time of renewal, MnDOT will review the Facility and Area to ensure the Facility and Area are compatible with the safe and efficient operation of the highway and the Facility and Area are in good condition and repair. If, in MnDOT's sole determination,

modifications and repairs to the Facility and Area are needed, Permittee will perform such work as outlined in writing in an amendment of this LUP; and

- (b) Permittee will provide to MnDOT a certified copy of the resolution from the applicable governmental body authorizing the Permittee's use of the Facility and Area for the additional term.

If Permittee's written request to extend the term is not timely given, the LUP will expire on the Expiration Date.

- 2. **REMOVAL.** Upon the Expiration Date or earlier termination, at the Permittee's sole cost and expense Permittee will:

- (a) Remove the Facility and restore the Area to a condition satisfactory to the MnDOT District Engineer; and
- (b) Surrender possession of the Area to MnDOT.

If, without MnDOT's written consent, Permittee continues to occupy the Area after the Expiration Date or earlier termination, Permittee will remain subject to all conditions, provisions, and obligations of this LUP, and further, Permittee will pay all costs and expenses, including attorney's fees, in any action brought by MnDOT to remove the Facility and the Permittee from the Area.

- 3. **CONSTRUCTION.** The construction, maintenance, and supervision of the Facility shall be at no cost or expense to MnDOT.

Before construction of any kind, the plans for such construction shall be approved in writing by the MnDOT's District Engineer. Approval in writing from MnDOT District Engineer shall be required for any changes from the approved plan.

The Permittee shall construct the Facility at the location shown in the attached Exhibit "A" subject to verification by MnDOT that the construction geometrics and procedures result in a Facility that is compatible with the safe and efficient operation of the highway.

Upon completion of the construction of the Facility, the Permittee shall restore all disturbed slopes and ditches in such manner that drainage, erosion control and aesthetics are perpetuated.

The Permittee shall preserve and protect all utilities located on the lands covered by this LUP at no expense to MnDOT and it shall be the responsibility of the Permittee to call the Gopher State One Call System at 1-800-252-1166 at least 48 hours prior to performing any excavation.

Any crossings of the Facility over the trunk highway shall be perpendicular to the centerline of the highway and shall provide and ensure reasonable and adequate stopping sight distance.

4. **MAINTENANCE.** Any and all maintenance of the Facility shall be provided by the Permittee at its sole cost and expense, including, but not limited to, plowing and removal of snow and installation and removal of regulatory signs. No signs shall be placed on any MnDOT or other governmental agency sign post within the Area. MnDOT will not mark obstacles for users on trunk highway right of way.
5. **USE.** Other than as identified and approved by MnDOT, no permanent structures or no advertising devices in any manner, form or size shall be allowed on the Area. No commercial activities shall be allowed to operate upon the Area.

Any use permitted by this LUP shall remain subordinate to the right of MnDOT to use the property for highway and transportation purposes. This LUP does not grant any interest whatsoever in land, nor does it establish a permanent park, recreation area or wildlife or waterfowl refuge Facility that would become subject to Section 4 (f) of the Federal-Aid Highway Act of 1968, nor does this permit establish a Bikeway or Pedestrian way which would require replacement pursuant to Minnesota Statutes Section 160.264. No rights to relocation benefits are established by this LUP.

This LUP is non-exclusive and is granted subject to the rights of others, including, but not limited to public utilities which may occupy the Area.

6. **APPLICABLE LAWS.** This LUP does not release the Permittee from any liability or obligation imposed by federal law, Minnesota Statutes, local ordinances, or other agency regulations relating thereto and any necessary permits relating thereto shall be applied for and obtained by the Permittee.
7. **CIVIL RIGHTS.** The Permittee, for itself, its successors, and assigns, agrees to abide by the provisions of Title VI Appendix C of the Civil Rights Act of 1964, which provides in part that no person in the United States, shall on the grounds of race, color, or national origin, be excluded from, or denied use of any Facility.
8. **SAFETY.** MnDOT shall retain the right to limit and/or restrict any activity, including the parking of vehicles and assemblage of Facility users, on the highway right of way over which this LUP is granted, so as to maintain the safety of both the motoring public and Facility users.
9. **ASSIGNMENT.** No assignment of this LUP is allowed.
10. **IN WRITING.** Except for those which are set forth in this LUP, no representations, warranties, or agreements have been made by MnDOT or Permittee to one another with respect to this LUP.
11. **ENVIRONMENTAL.** The Permittee shall not dispose of any materials regulated by any governmental or regulatory agency onto the ground, or into any body of water, or into any container on the State's right of way. In the event of spillage of regulated materials, the

Permittee shall notify in writing MnDOT's District Engineer and shall provide for cleanup of the spilled material and of materials contaminated by the spillage in accordance with all applicable federal, state and local laws and regulations, at the sole expense of the Permittee.

12. MECHANIC'S LIENS. The Permittee (for itself, its contractors, subcontractors, its materialmen, and all other persons acting for, through or under it or any of them), covenants that no laborers', mechanics', or materialmens' liens or other liens or claims of any kind whatsoever shall be filed or maintained by it or by any subcontractor, materialmen or other person or persons acting for, through or under it or any of them against the work and/or against said lands, for or on account of any work done or materials furnished by it or any of them under any agreement or any amendment or supplement thereto.

13. NOTICES. All notices which may be given, by either party to the other, will be deemed to have been fully given when served personally on MnDOT or Permittee or when made in writing addressed as follows: to Permittee at: and to MnDOT at:

City of Ramsey  
City Hall  
7550 Sunwood Dr. NW  
Ramsey, MN 55303  
Attn: Mayor

State of Minnesota  
Department of Transportation  
Metro District Right of Way  
1500 W. County Road B2  
Roseville, MN 55113

The address to which notices are mailed may be changed by written notice given by either party to the other.

14. INDEMNITY. Permittee shall defend, indemnify, hold harmless and release the State of Minnesota, its Commissioner of Transportation and employees and its successors and assigns, from and against:

(a) all claims, demands, and causes of action for injury to or death of persons or loss of or damage to property (including Permittee's property) occurring on the Facility or connected with Permittee's use and occupancy of the Area, regardless of whether such injury, death, loss or damage is caused in part by the negligence of State of Minnesota or is deemed to be the responsibility of State of Minnesota because of its failure to supervise, inspect or control the operations of Permittee or otherwise discover or prevent actions or operations of Permittee giving rise to liability to any person.

(b) claims arising or resulting from the temporary or permanent termination of Facility user rights on any portion of highway right of way over which this LUP is granted;

(c) claims resulting from temporary or permanent changes in drainage patterns resulting in flood damages;

(d) any laborers', mechanics', or materialmens' liens or other liens or claims of any kind whatsoever filed or maintained for or on account of any work done or materials furnished; and

(e) any damages, testing costs and clean-up costs arising from spillage of regulated materials attributable to the construction, maintenance or operation of the Facility.

MINNESOTA DEPARTMENT  
OF TRANSPORTATION

RECOMMENDED FOR APPROVAL

By: Scott L. Z.  
District Engineer

Date 4/22/16

CITY OF RAMSEY

By Saul H.

Its Mayor

And Ann M. Heiking

Its City Clerk

APPROVED BY:

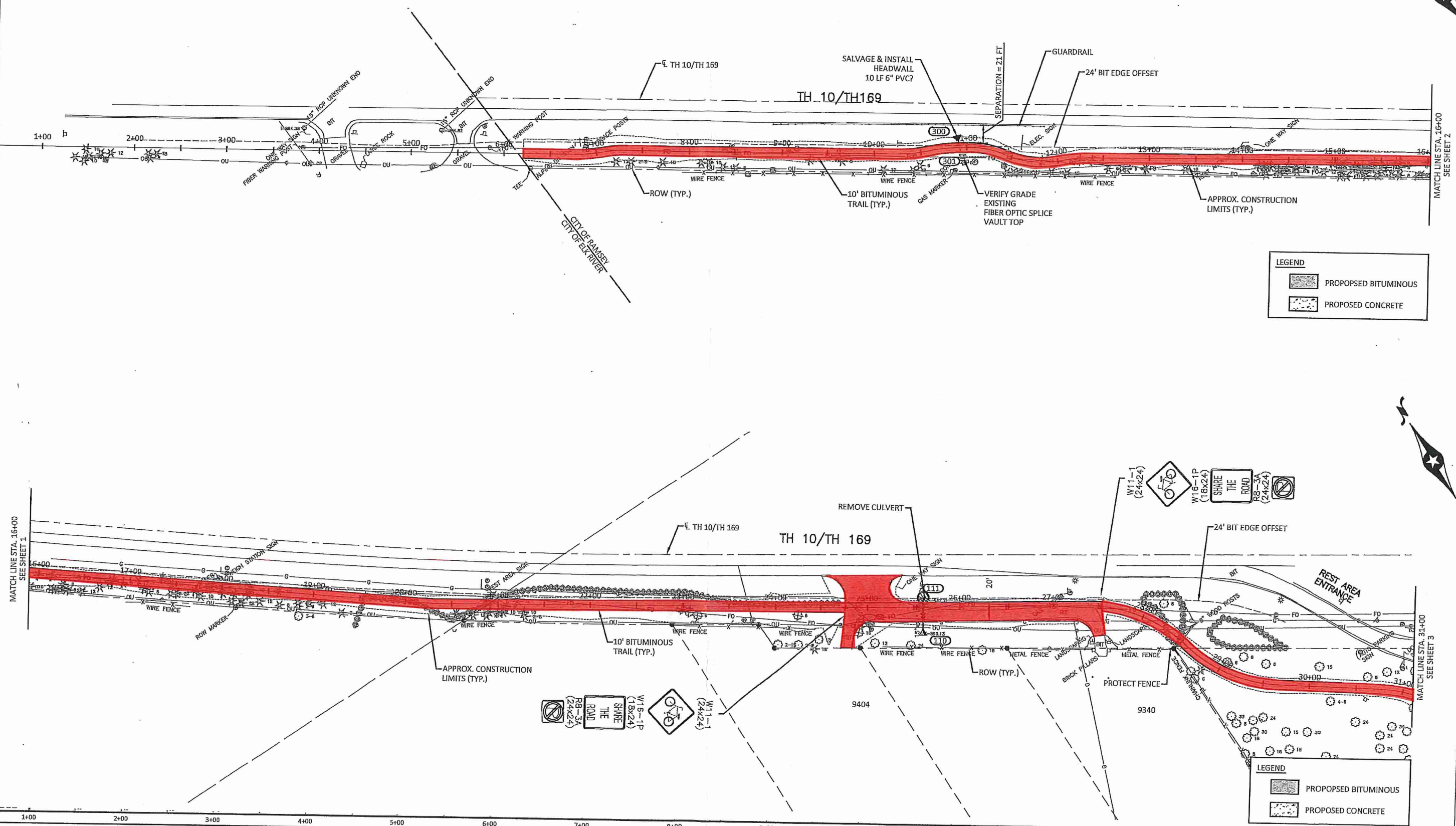
COMMISSIONER OF TRANSPORTATION

By: B. J. Dahl  
Director, Office of Land Management

Date 5/18/16

The Commissioner of Transportation  
by the execution of this permit  
certifies that this permit is  
necessary in the public interest  
and that the use intended is for  
public purposes.

# EXHIBIT A REALMS LUP # 0202-0030 (1 of 4)



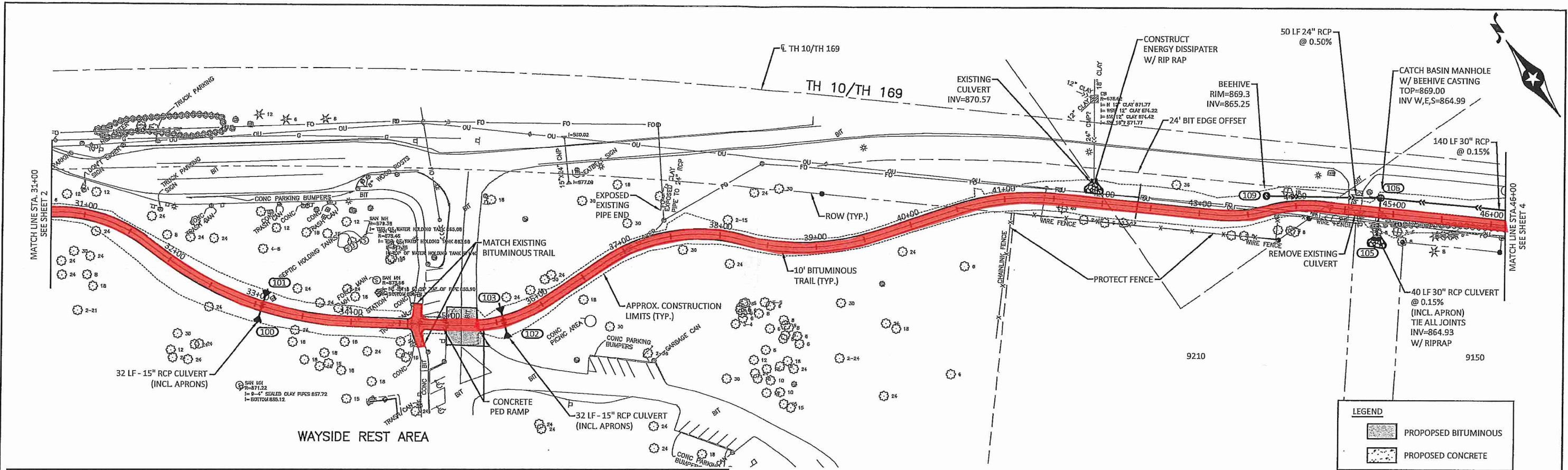
**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE

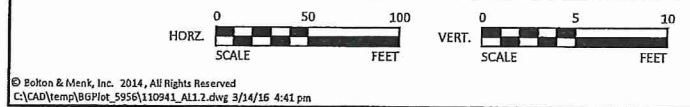
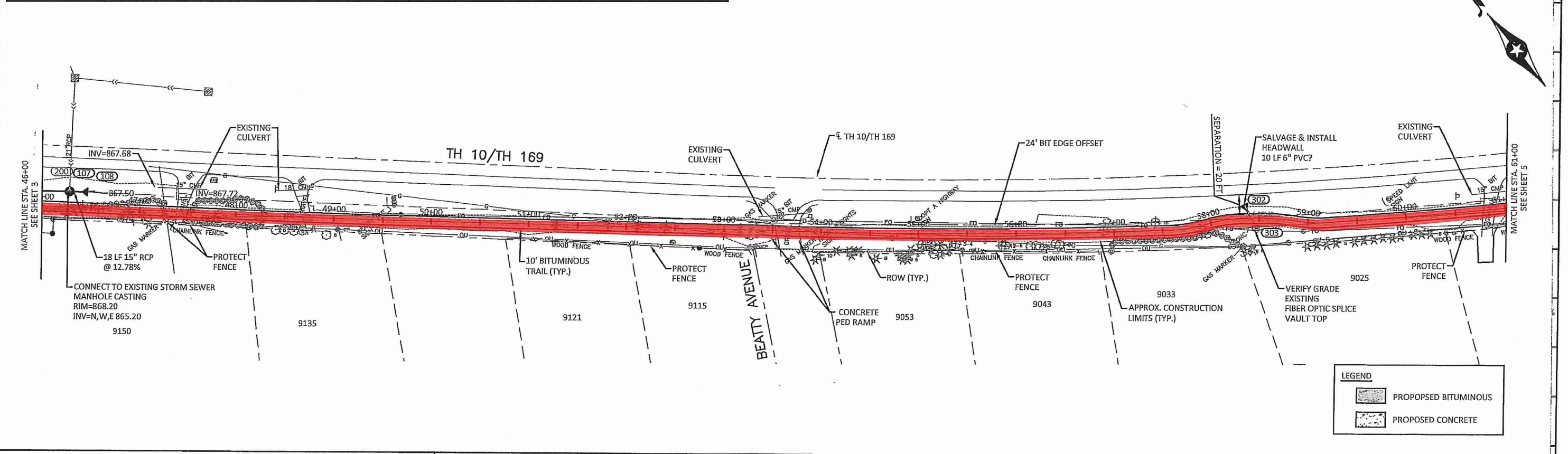
**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE

<p>© Bolton &amp; Menk, Inc. 2014, All Rights Reserved C:\CAD\temp\BGP\Plot_5955\110941_AL1.2.dwg 3/14/16 4:41 pm</p>	<p>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.</p> <p>KEVIN P. KIELB LIC. NO. 23211      DATE XX/XX/2016</p>	<p>DESIGNED: JMB DRAWN: JMB CHECKED: JWC</p>	<p><b>BOLTON &amp; MENK, INC.</b> Consulting Engineers &amp; Surveyors MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	BY	DATE										<p style="text-align: center;">CITY OF RAMSEY, MINNESOTA</p> <p style="text-align: center;">MISSISSIPPI RIVER TRAIL PHASE III</p> <p style="text-align: center;"><b>CONSTRUCTION PLAN &amp; PROFILE TH 10/TH 169</b></p> <p style="text-align: center;">S.P. 199-090-002</p>	<p>SHEET 1 OF ####</p>
REV.	BY	DATE																



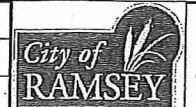
# EXHIBIT A REALMS LUP # 0202-0030 (2 of 4)



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.

DESIGNED: JMB  
 DRAWN: JMB  
 CHECKED: JWC

KEVIN P. KIELB  
 U.C. NO. 29211 DATE XX/XX/2016



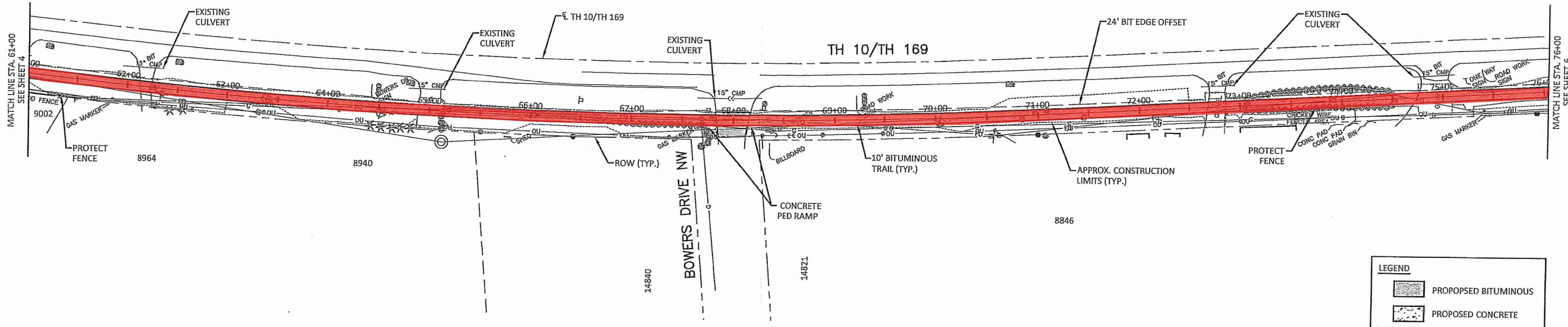
**BOLTON & MENK, INC.**  
 Consulting Engineers & Surveyors  
 MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN  
 CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN  
 AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

CITY OF RAMSEY, MINNESOTA  
 MISSISSIPPI RIVER TRAIL PHASE III  
 CONSTRUCTION PLAN & PROFILE  
 S.P. 199-090-002

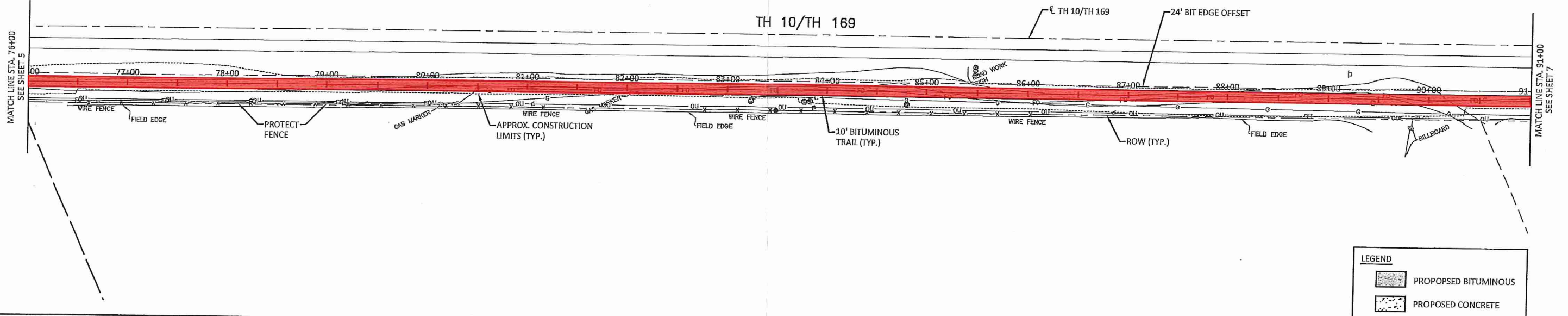
SHEET 3 OF ###

# EXHIBIT A REALMS LUP # 0202-0030 (3 of 4)



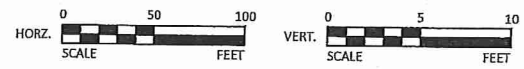
**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE



**LEGEND**

- PROPOSED BITUMINOUS
- PROPOSED CONCRETE



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.

KEVIN P. KIELB  
LIC. NO. 23211 DATE XX/XX/2016

DESIGNED: JMB  
DRAWN: JMB  
CHECKED: JWC

**City of RAMSEY**

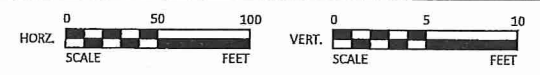
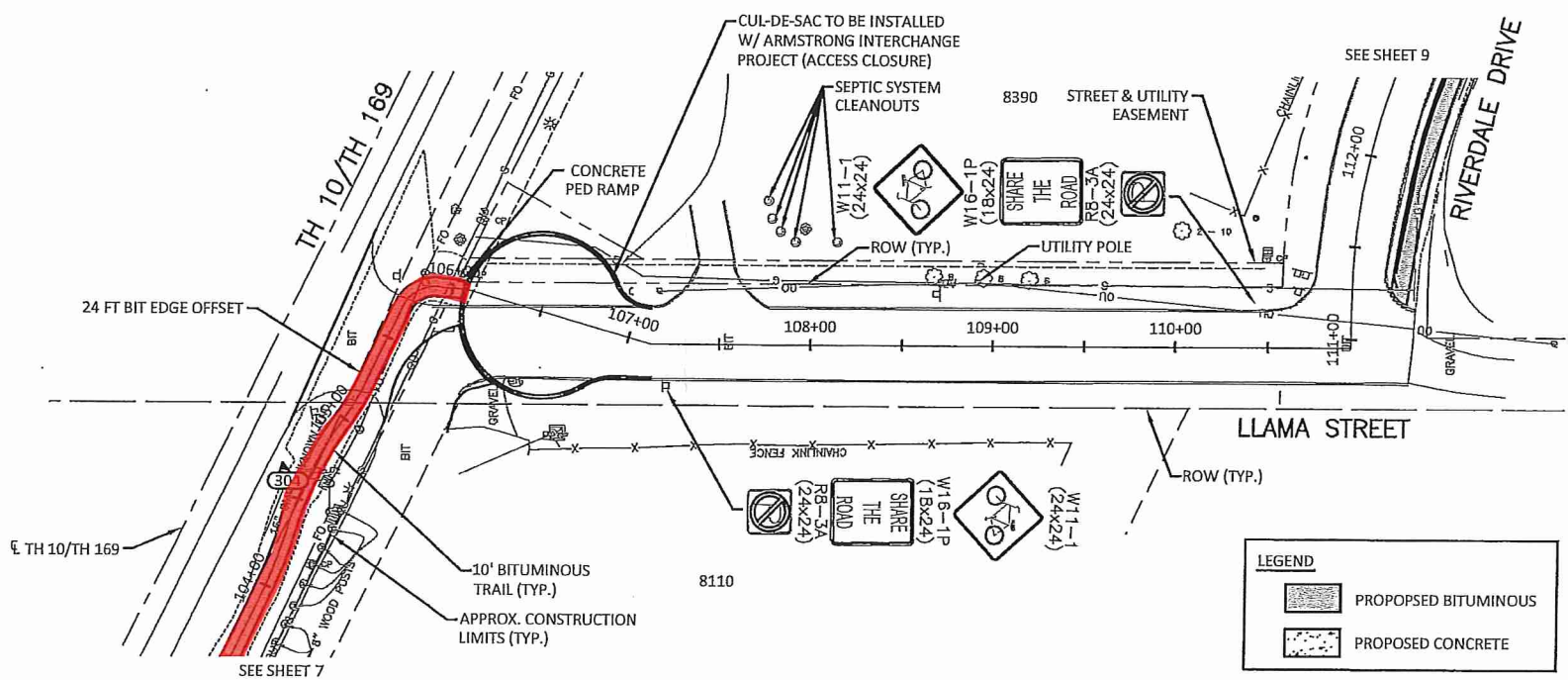
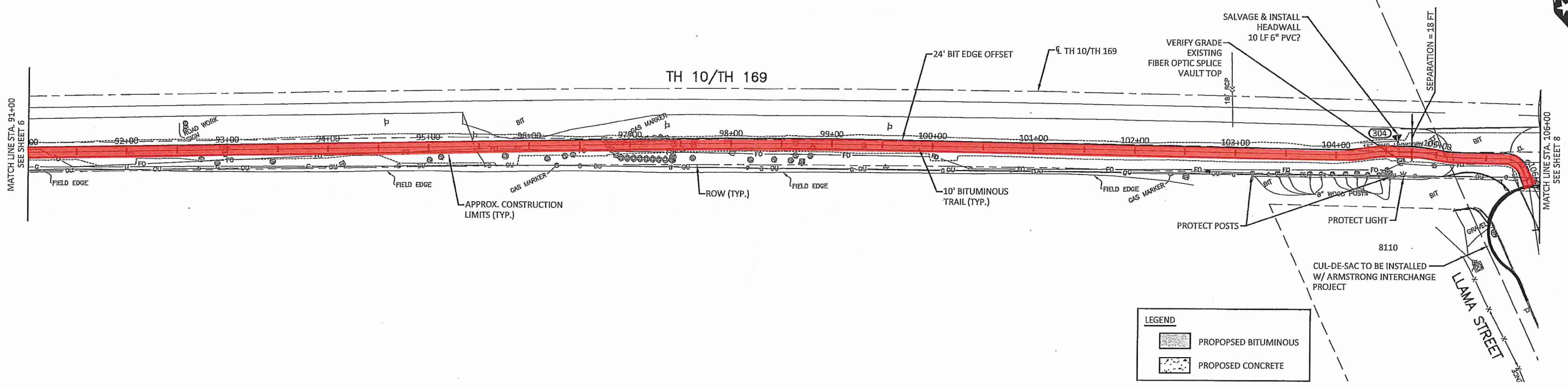
**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN  
CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN  
AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

CITY OF RAMSEY, MINNESOTA  
MISSISSIPPI RIVER TRAIL PHASE III  
CONSTRUCTION PLAN & PROFILE TH 10/TH 169  
S.P. 199-090-002

SHEET 5 OF #####

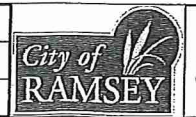
# EXHIBIT A REALMS LUP # 0202-0030 (4 of 4)



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.

DESIGNED: JMB  
DRAWN: JMB  
CHECKED: JWC

KEVIN P. KIELB  
LIC. NO. 23211 DATE XX/XX/2016



**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors

MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN WILLMAR, MN  
CHASKA, MN RAMSEY, MN MAPLEWOOD, MN BAXTER, MN ROCHESTER, MN  
AMES, IA SPENCER, IA DES MOINES, IA FARGO, ND

REV.	BY	DATE

CITY OF RAMSEY, MINNESOTA  
MISSISSIPPI RIVER TRAIL PHASE III  
CONSTRUCTION PLAN & PROFILE TH 10/TH 169  
S.P. 199-090-002

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

**RESOLUTION #16-03-055**

**CITY OF RAMSEY LIMITED USE PERMIT WITH THE STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION FOR A PEDESTRIAN TRAIL IN THE RIGHT- OF-WAY OF TRUNK HIGHWAY #10 WEST OF LLAMA STREET, AND CITY LIMITS WITH SHERBURNE COUNTY**

**WHEREAS**, the City of Ramsey is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

**WHEREAS**, the City Council of the City of Ramsey has approved a plan to construct a pedestrian trail in the right-of way of Trunk Highway 10; and,

**WHEREAS**, the State of Minnesota, Department of Transportation requires a Limited Use Permit for the construction and utilization of said pedestrian trail.

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

- 1) That the City Council of the City of Ramsey hereby enters into a Limited Use Permit with the State of Minnesota, Department of Transportation for the following purposes:

To construct, operate and maintain a pedestrian trail within the right- of way of Trunk Highway 10 of the State of Minnesota between Llama Street and the Ramsey/Elk River border. The City of Ramsey shall construct, operate and maintain said trail in accordance with the Limited Use Permit granted by the Minnesota Department of Transportation.

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

Mayor Strommen  
Councilmember Shryock  
Councilmember Johns  
Councilmember Kuzma  
Councilmember LeTourneau  
Councilmember Riley  
Councilmember Williams

and the following voted against the same:

None

**EXHIBIT B**

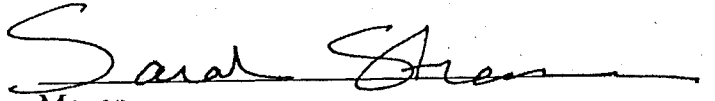
and the following abstained:

None

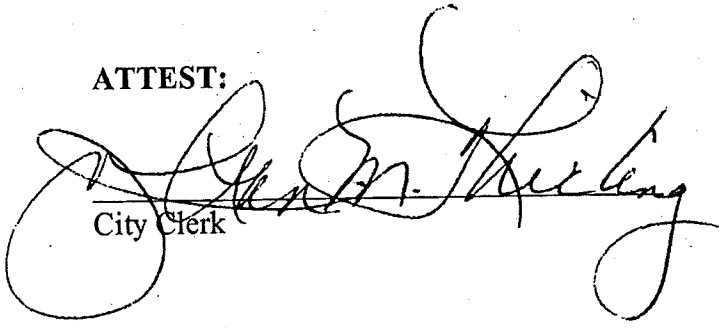
and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22<sup>nd</sup> day of March, 2016.

  
Mayor

**ATTEST:**

  
City Clerk

CERTIFICATION

State of Minnesota )  
County of Anoka )  
City of Ramsey )

I hereby certify that the foregoing Ramsey City Council Resolution #16-03-055 is a true and correct copy of the Resolution adopted by the Ramey City Council at a meeting thereof held in the City of Ramsey, Minnesota, on the 22<sup>nd</sup> day of March, 2016, as disclosed by the records of said City in my possession.

Dated this the 25<sup>th</sup> day of March, 2016.

*JoAnn M. Thieling*  
City Clerk

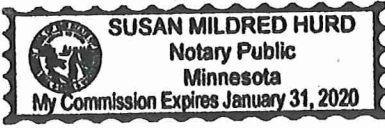


(CITY SEAL)

STATE OF MINNESOTA )  
COUNTY OF ANOKA ) SS.

On this 25<sup>th</sup> day of Mach, 2016, before me, a Notary Public, personally appeared JoAnn M. Thieling, City Clerk of the City of Ramsey, Minnesota.

*Susan Mildred Hurd*  
Notary Public



Metro District Right of Way  
1500 W. County Road B2  
Roseville, MN 55113

Office Tel: 651-234-7500  
Fax: 651-234-7708

April 15, 2025

Mayor Ryan Heineman  
City of Ramsey  
7550 Sunwood Drive  
Ramsey, MN 55303

Subject: C.S. 0202 (T.H. 10)  
LUP # 0202-0030  
Limited Use Permit for Non-Motorized Trail  
Termination Notice

Dear Mayor Heineman:

This letter serves as MnDOT's formal notice to terminate the Limited Use Permit referred to as #0202-0030 by and between the State of Minnesota, Department of Transportation (MnDOT) and the City of Ramsey.

This non-motorized trail permit is expiring in 2026 and will be renewed in combination with other City of Ramsey Trail system facilities within CS 0200. To bring the City into compliance with current Federal and State regulations and policies, MNDOT will issue LUP # 0200-0113, included with this letter.

Effective on the issuance of Limited Use Permit 0200-0113, MnDOT terminates this Limited Use Permit and such permit is null and void effective on such date.

If you have any questions or concerns, please contact me at: 651-234-7586 or e-mail [Lisa.Dircks@state.mn.us](mailto:Lisa.Dircks@state.mn.us).

Sincerely,

*Lisa Dircks*

Lisa Dircks  
Limited Use Permit Facilitator



**STATE OF MINNESOTA  
DEPARTMENT OF TRANSPORTATION**

**LIMITED USE PERMIT FOR  
NONMOTORIZED RECREATIONAL TRAIL**

C.S. 0206  
County of Anoka

In accordance with Minnesota Statutes Section 161.434 and 23 C.F.R. 652 also published as the Federal-Aid Policy Guide, a Limited Use Permit is hereby granted to the City of Ramsey, Permittee. This permit is for the purpose of constructing, maintaining and operating a pedestrian Underpass and Non-Motorized recreational trail, (hereinafter called trail), within the right of way of Trunk Highway No. 47 as shown in red on Exhibit "A", which is attached hereto and incorporated herein by reference. This permit is executed by the Permittee pursuant to the attached resolution. In addition, the following special provisions shall apply:

SPECIAL PROVISIONS

1. The construction, maintenance, and supervision of the trail shall be at no expense to the Minnesota Department of Transportation.
2. Before construction of any kind, the plans for such construction shall be approved in writing by the Minnesota Department of Transportation, through the District Engineer.
3. No permanent structure(s) or advertising device(s) in any manner, form or size shall be constructed, placed or permitted to be constructed or placed upon the State of Minnesota right of way.
4. No commercial activity or activities shall be allowed to operate upon said State of Minnesota right of way.

5. Any and all maintenance of the trail shall be provided by the Permittee; this includes, but is not limited to, the plowing and removal of snow, and the installation and removal of regulatory signs.
6. This permit is non-exclusive and is granted subject to the rights of others, including, but not limited to public utilities which may occupy said right of way.
7. The Permittee shall preserve and protect all utilities located on the lands covered by this permit at no expense to the Minnesota Department of Transportation and it shall be the responsibility of the Permittee to call the Gopher State One Call System at 1-800-252-1166 at least 48 hours prior to performing any excavation.
8. Any crossings of the trail over the trunk highway shall be perpendicular to the centerline of the highway and shall provide and ensure reasonable and adequate stopping sight distance.
9. The Permittee shall construct the trail at the location shown in the attached Exhibit "A" subject to verification by the Minnesota Department of Transportation District Engineer that the construction geometrics and procedures result in a trail that is compatible with the safe and efficient operation of the highway facility:
10. Approval from Minnesota Department of Transportation District Engineer shall be required for any changes from the approved plan.
11. Upon completion of the construction of the trail, the Permittee shall restore all disturbed slopes and ditches in such manner that drainage, erosion control and aesthetics are perpetuated.
12. This permit does not release the Permittee from any liability or obligation imposed by federal law, Minnesota Statutes, local ordinances, or other agency regulations relating thereto and any necessary permits relating thereto shall be applied for and obtained by the Permittee.
13. Any use permitted by this permit shall remain subordinate to the right of the Minnesota Department of Transportation to use the property for highway and transportation purposes. This permit does not grant any interest whatsoever in land, nor does it establish a permanent park, recreation area or wildlife or waterfowl refuge facility that would become subject to Section 4 (f) of the Federal-Aid Highway Act of 1968, nor does this permit establish a Bikeway or Pedestrian way which would require replacement pursuant to Minnesota Statutes Section 160.264.
14. This permit shall be subject to cancellation and termination by the Minnesota Department of Transportation, with or without cause, by giving the Permittee one year written notice of such intent. Upon said notice of cancellation the trail shall be removed

within one year by the Permittee. Upon cancellation of said permit, or any portion thereof, the Permittee will be required to return and restore the area to a condition satisfactory to the Minnesota Department of Transportation District Engineer. The removal of the trail and the return and restoration of the area shall be at no cost to the Minnesota Department of Transportation and at the sole expense of the Permittee.

15. The Permittee, for itself, its successors, and assigns, agrees to abide by the provisions of Title VI Appendix C of the Civil Rights Act of 1964, which provides in part that no person in the United States, shall on the grounds of race, color, or national origin, be excluded from, or denied use of any trail.
16. The State of Minnesota, through its Commissioner of Transportation, shall retain the right to limit and/or restrict the parking of vehicles and assemblage of trail users on the highway right of way over which this permit is granted, so as to maintain the safety of both the motoring public and trail users.
17. No assignment of this permit is allowed.
18. The Permittee shall not dispose of any materials regulated by any governmental or regulatory agency onto the ground, or into any body of water, or into any container on the State's right of way. In the event of spillage of regulated materials, the Permittee shall provide for cleanup of the spilled material and of materials contaminated by the spillage in accordance with all applicable federal, state and local laws and regulations, at the sole expense of the Permittee.
19. The Permittee shall hold harmless and indemnify the State of Minnesota, its Commissioner of Transportation and employees and its successors and assigns, from liability claims for damages because of bodily injury, death, property damage, sickness, disease, or loss and expense arising from the operations of the trail or from the use of the portion of highway right of way over which this permit is granted.
20. The Permittee shall hold harmless and indemnify the State of Minnesota, its Commissioner of Transportation and employees and its successors and assigns from claims arising or resulting from the temporary or permanent termination of trail user rights on any portion of highway right of way over which this permit is granted.
21. The Permittee will hold harmless and indemnify the State of Minnesota, its Commissioner of Transportation and employees from claims resulting from temporary or permanent changes in drainage patterns resulting in flood damages.
22. The Permittee (for itself, its contractors, subcontractors, its materialmen, and all other persons acting for, through or under it or any of them), covenants that no laborers', mechanics', or materialmens' liens or other liens or claims of any kind whatsoever shall be filed or maintained by it or by any subcontractor, materialmen or other person or

persons acting for, through or under it or any of them against the work and/or against said lands, for or on account of any work done or materials furnished by it or any of them under any agreement or any amendment or supplement thereto; agrees to indemnify and hold harmless the State of Minnesota from all such liens and claims.

MINNESOTA DEPARTMENT  
OF TRANSPORTATION

CITY OF RAMSEY

RECOMMENDED FOR APPROVAL

By: Patrick L. Hughes  
District Engineer

Date 8/31/05

By: [Signature]

Its Mayor

By: B. E. De

Its Assistant Public Works Director/  
Principal Engineer

Date: 8-23-05

APPROVED BY:

COMMISSIONER OF TRANSPORTATION

By: M. J. Stenberg  
Ast Director, Office of Land Management

Date 9/6/05

The Commissioner of Transportation by the execution of this permit certifies that this permit is necessary in the public interest and that the use intended is for public purposes.

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

**RESOLUTION #05-07-244A**

**RESOLUTION ENTERING INTO A LIMITED USE PERMIT FOR NON-MOTORIZED RECREATIONAL TRAIL WITH THE STATE OF MINNESTOA DEPARTMENT OF TRANSPORTATION**

**WHEREAS;** The City of Ramsey is proposing to construct and maintain a non-motorized pedestrian underpass within the Trunk Highway No. 47 right-of-way in the vicinity of 162<sup>nd</sup> Avenue Northwest, and

**WHEREAS;** the permitting process for the Minnesota Department of Transportation requires that the City of Ramsey signs the attached Limited Use Permit for Non-motorized Pedestrian Trail, which lists special provisions that the City of Ramsey will abide by during the construction, maintenance and operation of the pedestrian underpass and non-motorized recreation trail in the Trunk Highway No. 47 right-of-way.

**NOW THEREFORE, BE IT RESOLVED;** by the City Council of the City of Ramsey, Anoka County, State of Minnesota:

1. The Mayor and Assistant Public Works Director/Principal City Engineer are hereby authorized and directed to enter into the attached Limited Use Permit for non-motorized recreation trail with the State of Minnesota Department of Transportation.

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

Mayor Gamec  
Councilmember Cook  
Councilmember Elvig  
Councilmember Jeffrey  
Councilmember Olson  
Councilmember Pearson  
Councilmember Strommen

And the following voted against the same:

None

And the following abstained:

None

And the following were absent:

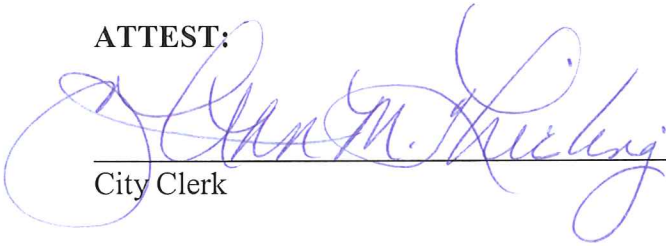
None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26<sup>th</sup> Day of July, 2005.



\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

**EXHIBIT A**  
page 1 of 2

F&I 14" STEEL CASING PIPE  
FOR WATERMAIN - 5' FROM OUTSIDE  
EDGE OF PROPOSED UNDERPASS

F&I 14'w X 10'h  
PRECAST CONCRETE BOX  
STA. 4+96.53 TO STA. 5+96.45

F&I XXLF 24" RCP  
(CL\_) @ 0.50%

CB 4  
STA  
RIM=  
INV=

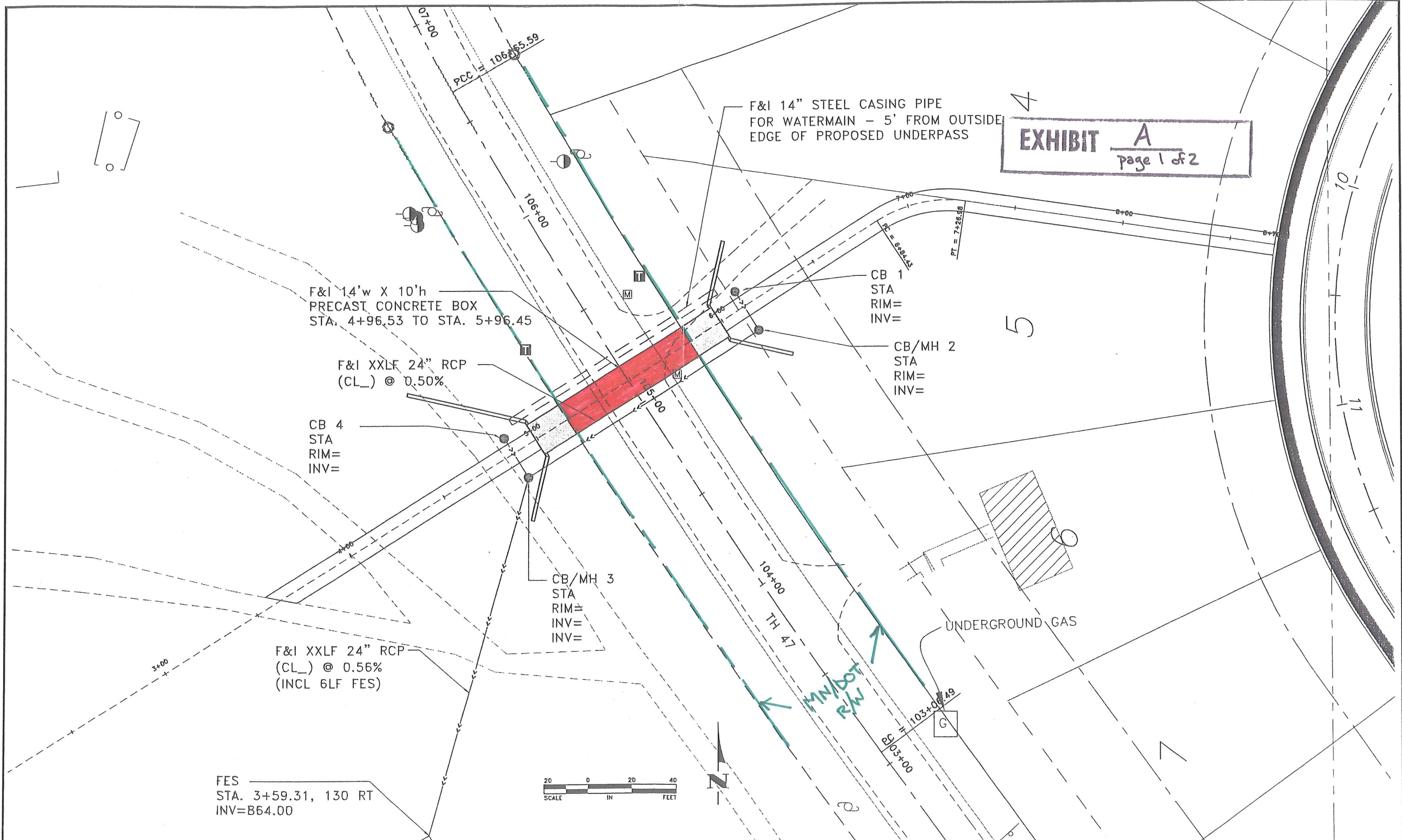
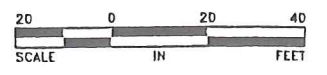
CB 1  
STA  
RIM=  
INV=

CB/MH 2  
STA  
RIM=  
INV=

CB/MH 3  
STA  
RIM=  
INV=  
INV=

F&I XXLF 24" RCP  
(CL\_) @ 0.56%  
(INCL 6LF FES)

FES  
STA. 3+59.31, 130 RT  
INV=B64.00



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.

PETE R. RAATIKKA, P.E.  
 Date 6/28/05 Lic. No. 11586

DESIGNED BY: PRR  
 DRAWN BY: RAA  
 CHECKED BY: PRR  
 DATE: 6/26/05  
 FILE NO: RA3177



**Hakanson Anderson Assoc., Inc.**  
 Civil Engineers and Land Surveyors  
 3E01 Thurston Ave., Anoka, Minnesota 55303  
 763-427-5860 FAX 763-427-0520  
 www.hakanson-anderson.com

CITY PROJECT 05-29

BITUMINOUS TRAIL AND  
 PRECAST CONCRETE UNDERPASS PLAN  
 CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 26  
 SHEETS  
 RA3177

# CONSTRUCTION PLANS FOR PRECAST CONCRETE PEDESTRIAN UNDERPASS, BITUMINOUS TRAIL, AND MISCELLANEOUS CONSTRUCTION

LOCATED ON TH 47 BETWEEN 162ND AVE N.W. AND 164TH AVE N.W.

CITY OF RAMSEY PROJECT NO. 05-29

## GOVERNING SPECIFICATIONS

THE 2000 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.  
ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

## SHEET INDEX

THIS PLAN CONTAINS 26 SHEETS

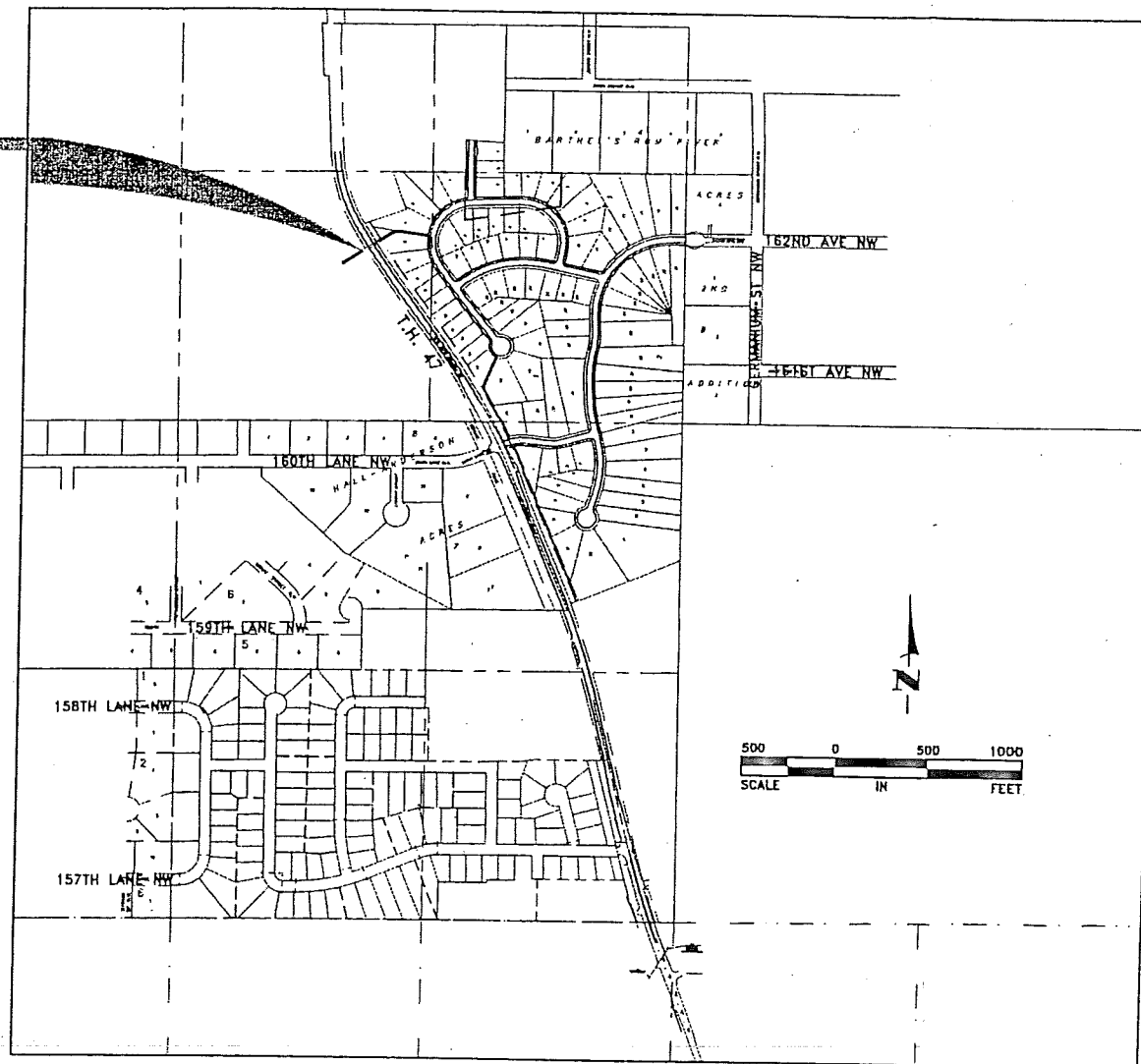
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ESTIMATED QUANTITIES, CONSTRUCTION NOTES, AND STANDARD PLATES
3-4	TYPICAL SECTIONS AND CONSTRUCTION DETAILS
5	INPLACE TOPOGRAPHY AND REMOVALS
6	TRAIL PLAN
7	TRAIL PROFILE
8-11	BARREL DETAIL SHEETS
X1-X7	CROSS SECTIONS - PEDESTRIAN UNDERPASS
X8-X15	CROSS SECTIONS - TH 47

EXHIBIT A  
page 2 of 2

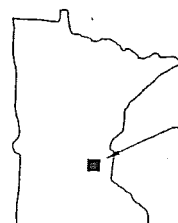
### PROJECT LOCATION

#### LEGEND

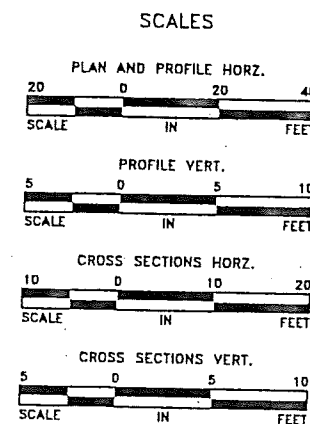
- UGE — UNDERGROUND ELECTRIC LINES
- OHE — OVERHEAD ELECTRIC LINES
- - - EXISTING CONTOUR
- - - EXISTING STORM SEWER
- - - EXISTING SAN SEWER
- - - EXISTING WATERMAIN
- - - PROPOSED STORM SEWER
- - - PROPOSED SAN SEWER
- - - PROPOSED WATERMAIN
- SILT FENCE
- W- WETLAND BOUNDARY
- CURB INLET
- HYDRANT
- WATER VALVE
- SAN SEWER MANHOLE
- STORM SEWER MANHOLE
- X DENOTES DETAIL
- X DENOTES SHEET DETAIL IS LOCATED ON



ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.



PROJECT LOCATION  
ANOKA COUNTY  
DIVISION: METRO



**Hakanson Anderson Assoc., Inc.**  
Civil Engineers and Land Surveyors  
3601 Thurston Ave., Anoka, Minnesota 55303  
763-427-5860 FAX 763-427-0520

DESIGN DATA	
GROSS LENGTH	XX FT.
BRIDGE LENGTH	0
EXCEPTION LENGTH	0
NET LENGTH	XX FT.
ADT (2004)	0
ADT (2024)	0
DESIGN SPEED	XX Miles/hr
R-VALUE	70
ESAL	0
STRUCTURAL DESIGN	1.0 ton
FUNCTIONAL CLASSIFICATION	LOCAL COLLECTOR
NUMBER OF TRAFFIC LANES	2
NUMBER OF PARKING LANES	0
SHOULDER WIDTH	3 FT.
STOPPING SIGHT DISTANCE BASED ON:	3.5 FT. HEIGHT OF EYE 0.5 FT. HEIGHT OF OBJECT

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF RAMSEY ENGINEER

\_\_\_\_\_  
METRO DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

\_\_\_\_\_  
DATE \_\_\_\_\_

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.

PETER R. RAATIKKA, P.E.      11586      DATE \_\_\_\_\_  
HAKANSON ANDERSON ASSOCIATES, INC.      LIC. NO.      DESIGN ENGINEER

L.U.P.  
C.S. 0206  
NON-MOTORIZED REC. TRAIL

COUNTY OF ANOKA  
CITY OF RAMSEY

Metro District Right of Way  
1500 W. County Road B2  
Roseville, MN 55113

Office Tel: 651-234-7500  
Fax: 651-234-7708

April 15, 2025

Mayor Ryan Heineman  
City of Ramsey  
7550 Sunwood Drive  
Ramsey, MN 55303

Subject: C.S. 0206 (T.H. 47)  
LUP # 0206-018  
Limited Use Permit for Non-Motorized Trail  
Termination Notice

Dear Mayor Heineman:

This letter serves as MnDOT's formal notice to terminate the Limited Use Permit referred to as #0206-018 by and between the State of Minnesota, Department of Transportation (MnDOT) and the City of Ramsey.

This non-motorized trail permit is expired and will be renewed in combination with other City of Ramsey Trail system facilities within CS 0200. To bring the City into compliance with current Federal and State regulations and policies, MNDOT will issue LUP # 0200-0113, included with this letter.

Effective on the issuance of Limited Use Permit 0200-0113, MnDOT terminates this Limited Use Permit and such permit is null and void effective on such date.

If you have any questions or concerns, please contact me at: 651-234-7586 or e-mail [Lisa.Dircks@state.mn.us](mailto:Lisa.Dircks@state.mn.us).

Sincerely,

*Lisa Dircks*

Lisa Dircks  
Limited Use Permit Facilitator

**STATE OF MINNESOTA  
DEPARTMENT OF TRANSPORTATION**

**LIMITED USE PERMIT**

C.S. 0206 (T.H. 47)  
County of Anoka  
LUP # 0206-0028  
Permittee: City of Ramsey  
Terminates: 07/23/2025

In accordance with Minnesota Statutes Section 161.434, the State of Minnesota, through its Commissioner of Transportation, ("MnDOT"), hereby grants a Limited Use Permit to City of Ramsey, ("Permittee"), to use the area within the right of way of Trunk Highway No. 47 at CSAH 5 as shown in red on Exhibit "A", ("the Area") attached hereto and incorporated herein by reference. This permit is executed by the Permittee pursuant to resolution, a certified copy of which is attached hereto as Exhibit B.

**Non-Motorized Recreational Trail**

The Permittee's use of the Area is limited to only maintaining and operating a nonmotorized recreational trail (the Facility) including constructing, maintaining and operating a pedestrian crosswalk as shown in Exhibit "A (Construction Detail)" and the use thereof may be further limited by 23 C.F.R. 652 also published as the Federal-Aid Policy Guide.

The Permittee agrees that this permit totally replaces and superscedes the previously issued permit affecting the Area, specifically: Permit, # 0206-005 was issued on 3/13/2003 on CS 0206 (TH 47). Upon issuance of this permit, Permit # 0206-005 is cancelled.

In addition, the following special provisions shall apply:

**SPECIAL PROVISIONS**

1. **TERM.** This LUP terminates at 11:59PM on 07/23/2025 ("Expiration Date") subject to the right of cancellation by MnDOT, with or without cause, by giving the Permittee ninety (90) days written notice of such cancellation. This LUP will not be renewed except as provided below.

Provided this LUP has not expired or terminated, MnDOT may renew this LUP for a period of up to ten (10) years, provided Permittee delivers to MnDOT, not later than ninety (90) days prior to the

Expiration Date, a written request to extend the term. Any extension of the LUP term will be under the same terms and conditions in this LUP, provided:

- (a) At the time of renewal, MnDOT will review the Facility and Area to ensure the Facility and Area are compatible with the safe and efficient operation of the highway and the Facility and Area are in good condition and repair. If, in MnDOT's sole determination, modifications and repairs to the Facility and Area are needed, Permittee will perform such work as outlined in writing in an amendment of this LUP; and
- (b) Permittee will provide to MnDOT a certified copy of the resolution from the applicable governmental body authorizing the Permittee's use of the Facility and Area for the additional term.

If Permittee's written request to extend the term is not timely given, the LUP will expire on the Expiration Date.

2. **REMOVAL.** Upon the Expiration Date or earlier termination, at the Permittee's sole cost and expense Permittee will:

- (a) Remove the Facility and restore the Area to a condition satisfactory to the MnDOT District Engineer; and
- (b) Surrender possession of the Area to MnDOT.

If, without MnDOT's written consent, Permittee continues to occupy the Area after the Expiration Date or earlier termination, Permittee will remain subject to all conditions, provisions, and obligations of this LUP, and further, Permittee will pay all costs and expenses, including attorney's fees, in any action brought by MnDOT to remove the Facility and the Permittee from the Area.

3. **OPERATION.** The operation, maintenance, and supervision of the Facility shall be at no cost or expense to MnDOT. This permit does not authorize the Permittee to re-construct the Facility.

The Permittee shall preserve and protect all utilities located on the lands covered by this LUP at no expense to MnDOT and it shall be the responsibility of the Permittee to call the Gopher State One Call System at 1-800-252-1166 at least 48 hours prior to performing any excavation.

Any crossings of the Facility over the trunk highway shall be perpendicular to the centerline of the highway and shall provide and ensure reasonable and adequate stopping sight distance.

4. **MAINTENANCE.** Any and all maintenance of the Facility shall be provided by the Permittee at its sole cost and expense, including, but not limited to, plowing and removal of snow and installation and removal of regulatory signs. No signs shall be placed on any MnDOT or other governmental agency sign post within the Area. MnDOT will not mark obstacles for users on trunk highway right of way.

5. **USE.** Other than as identified and approved by MnDOT, no permanent structures or no advertising devices in any manner, form or size shall be allowed on the Area. No commercial activities shall be allowed to operate upon the Area.

Any use permitted by this LUP shall remain subordinate to the right of MnDOT to use the property for highway and transportation purposes. This LUP does not grant any interest whatsoever in land, nor does it establish a permanent park, recreation area or wildlife or waterfowl refuge Facility that would become subject to Section 4 (f) of the Federal-Aid Highway Act of 1968, nor does this permit establish a Bikeway or Pedestrian way which would require replacement pursuant to Minnesota Statutes Section 160.264. No rights to relocation benefits are established by this LUP.

This LUP is non-exclusive and is granted subject to the rights of others, including, but not limited to public utilities which may occupy the Area.

6. **APPLICABLE LAWS.** This LUP does not release the Permittee from any liability or obligation imposed by federal law, Minnesota Statutes, local ordinances, or other agency regulations relating thereto and any necessary permits relating thereto shall be applied for and obtained by the Permittee.
7. **CIVIL RIGHTS.** The Permittee, for itself, its successors, and assigns, agrees to abide by the provisions of Title VI Appendix C of the Civil Rights Act of 1964, which provides in part that no person in the United States, shall on the grounds of race, color, or national origin, be excluded from, or denied use of any Facility.
8. **SAFETY.** MnDOT shall retain the right to limit and/or restrict any activity, including the parking of vehicles and assemblage of Facility users, on the highway right of way over which this LUP is granted, so as to maintain the safety of both the motoring public and Facility users.
9. **ASSIGNMENT.** No assignment of this LUP is allowed.
10. **IN WRITING.** Except for those which are set forth in this LUP, no representations, warranties, or agreements have been made by MnDOT or Permittee to one another with respect to this LUP.
11. **ENVIRONMENTAL.** The Permittee shall not dispose of any materials regulated by any governmental or regulatory agency onto the ground, or into any body of water, or into any container on the State's right of way. In the event of spillage of regulated materials, the Permittee shall notify in writing MnDOT's District Engineer and shall provide for cleanup of the spilled material and of materials contaminated by the spillage in accordance with all applicable federal, state and local laws and regulations, at the sole expense of the Permittee.
12. **MECHANIC'S LIENS.** The Permittee (for itself, its contractors, subcontractors, its materialmen, and all other persons acting for, through or under it or any of them), covenants that no laborers',

mechanics', or materialmens' liens or other liens or claims of any kind whatsoever shall be filed or maintained by it or by any subcontractor, materialmen or other person or persons acting for, through or under it or any of them against the work and/or against said lands, for or on account of any work done or materials furnished by it or any of them under any agreement or any amendment or supplement thereto.

13. NOTICES. All notices which may be given, by either party to the other, will be deemed to have been fully given when served personally on MnDOT or Permittee or when made in writing addressed as follows:

to Permittee at:

City of Ramsey  
City Hall  
7550 Sunwood Drive NW  
Ramsey, MN 55303

and to MnDOT at:

State of Minnesota  
Department of Transportation  
Metro District Right of Way  
Roseville, MN 55113

The address to which notices are mailed may be changed by written notice given by either party to the other.

14. INDEMNITY. To the extent allowed by law, Permittee shall defend, indemnify, hold harmless and release the State of Minnesota, its Commissioner of Transportation and employees and its successors and assigns, from and against:

(a) all claims, demands, and causes of action for injury to or death of persons or loss of or damage to property (including Permittee's property) occurring on the Facility or connected with Permittee's use and occupancy of the Area, regardless of whether such injury, death, loss or damage is caused in part by (i) the negligence of State of Minnesota or (ii) is deemed to be the responsibility of State of Minnesota because of its failure to supervise, inspect or control the operations of Permittee or otherwise discover or prevent actions or operations of Permittee giving rise to liability to any person.

(b) claims arising or resulting from the temporary or permanent termination of Facility user rights on any portion of highway right of way over which this LUP is granted;


(c) claims resulting from temporary or permanent changes in drainage patterns resulting in flood damages;

(d) any laborers', mechanics', or materialmens' liens or other liens or claims of any kind whatsoever filed or maintained for or on account of any work done or materials furnished; and


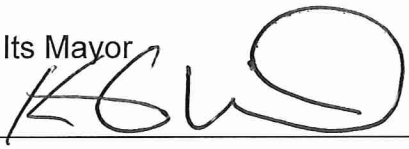
(e) any damages, testing costs and clean-up costs arising from spillage of regulated materials attributable to the construction, maintenance or operation of the Facility.

MINNESOTA DEPARTMENT  
OF TRANSPORTATION

RECOMMENDED FOR APPROVAL

By:   
for District Engineer  
Date 7/8/16

CITY OF RAMSEY

By   
Its Mayor  
And   
Its City Administrator

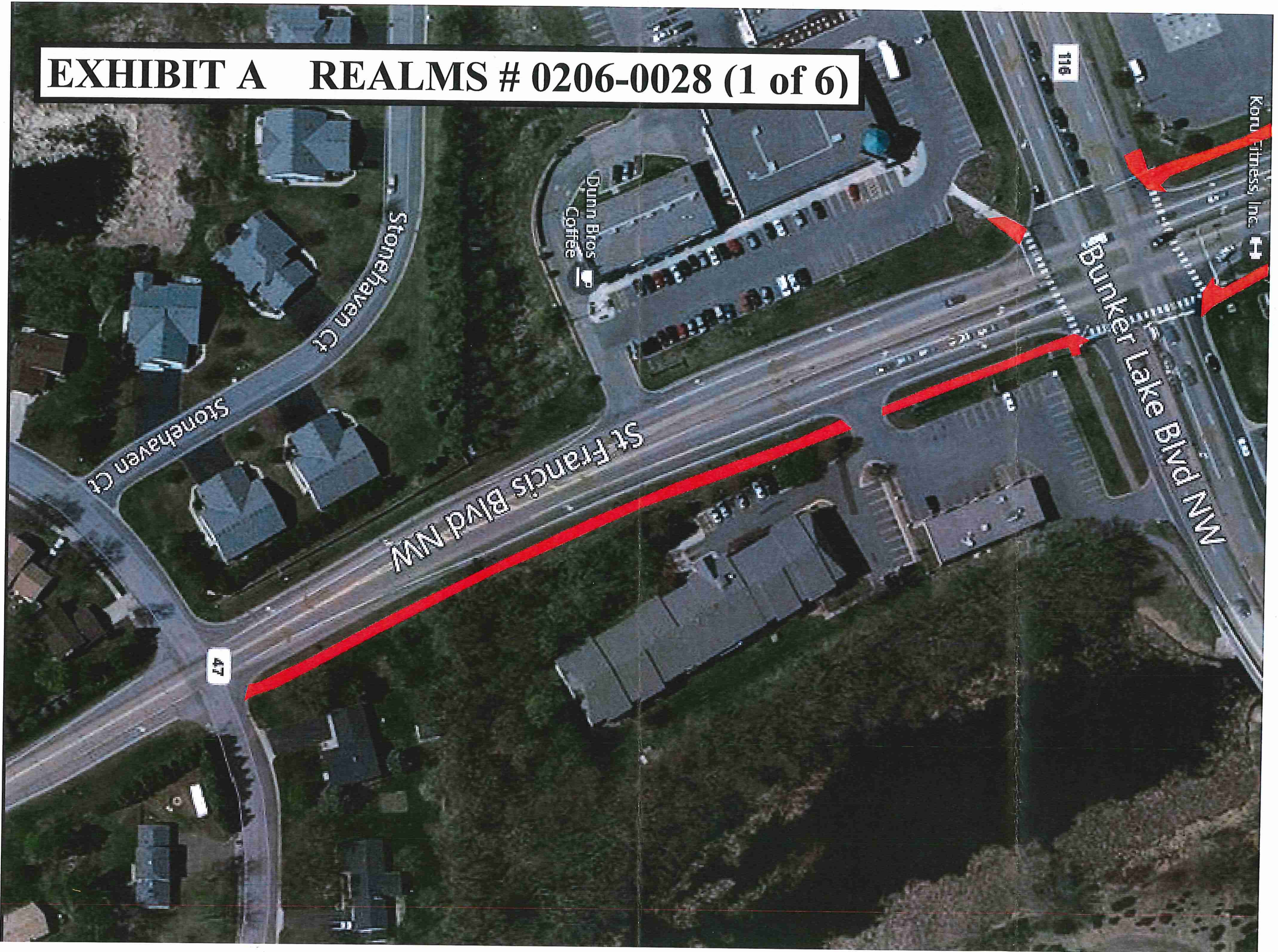
APPROVED BY:

COMMISSIONER OF TRANSPORTATION

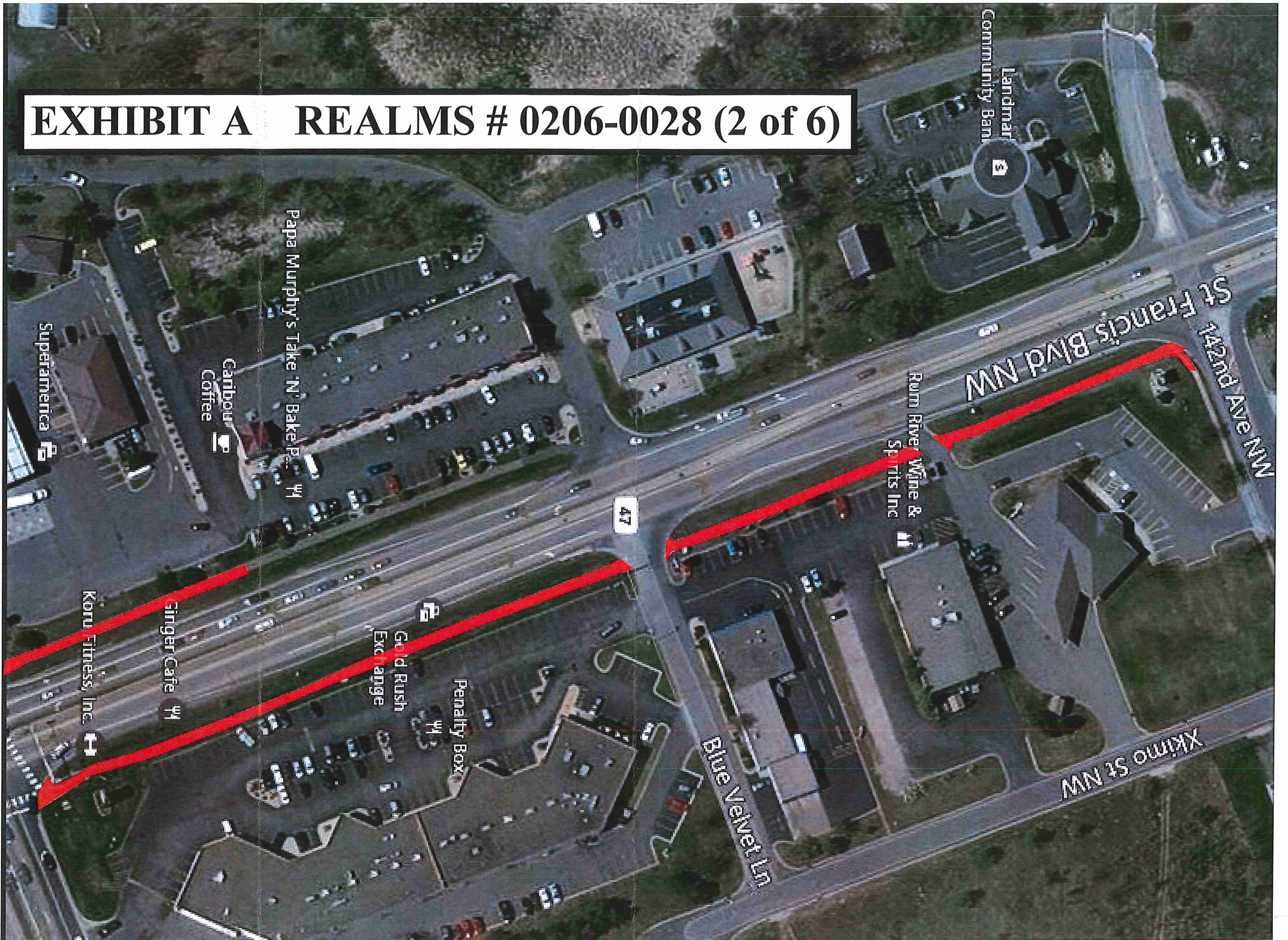
By:   
Director, Office of Land Management  
Date 3/7/17

The Commissioner of Transportation  
by the execution of this permit  
certifies that this permit is  
necessary in the public interest  
and that the use intended is for  
public purposes.

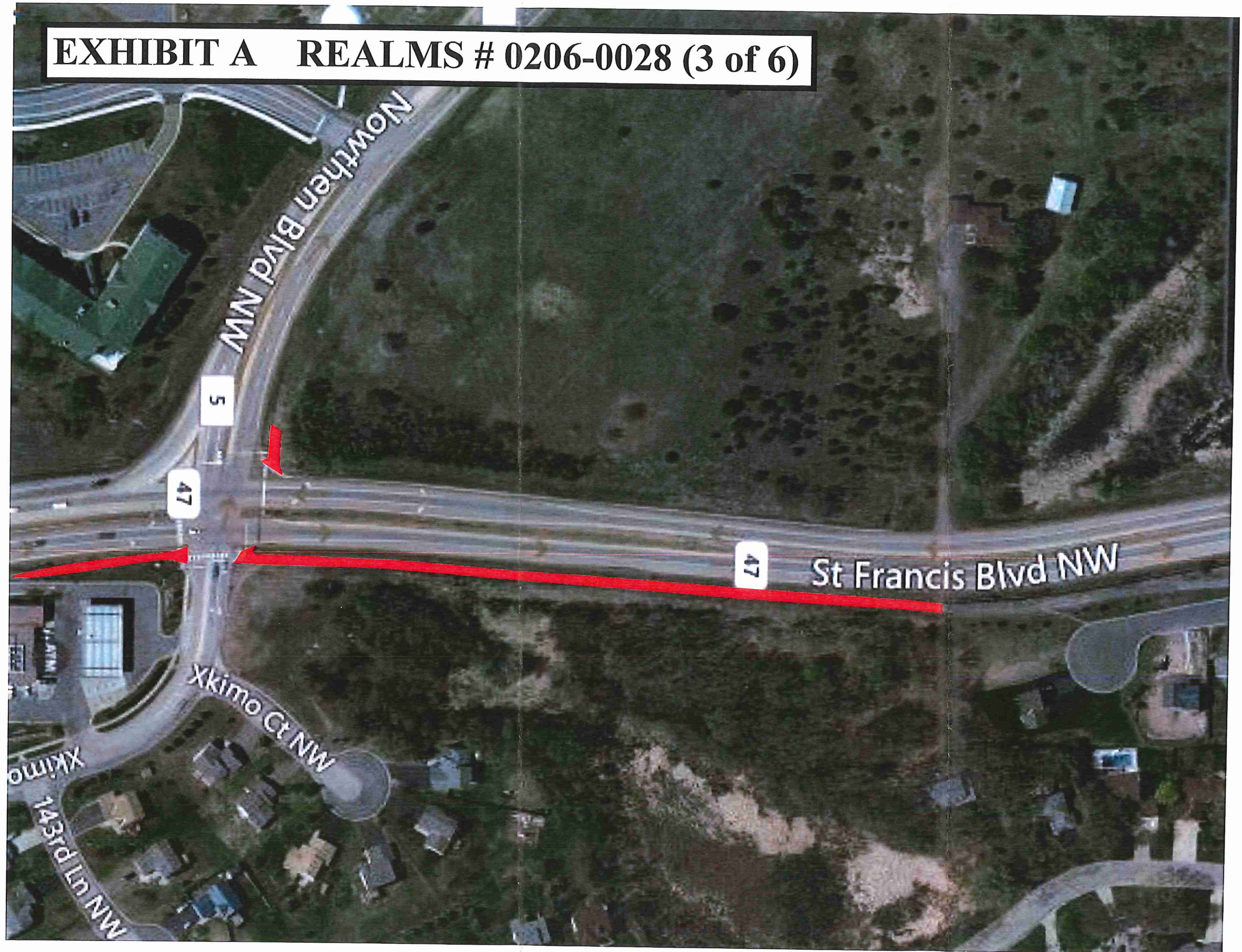
**EXHIBIT A REALMS # 0206-0028 (1 of 6)**



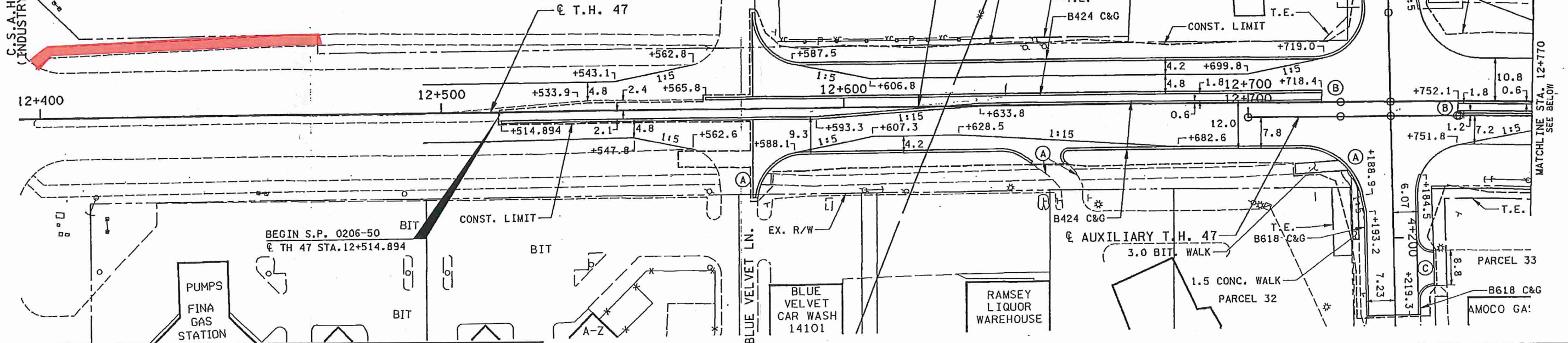
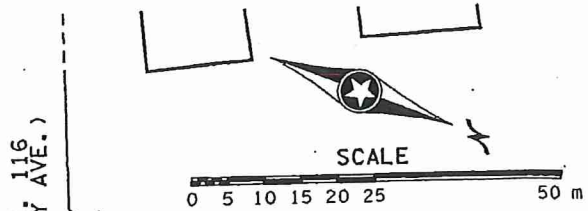
**EXHIBIT A REALMS # 0206-0028 (2 of 6)**



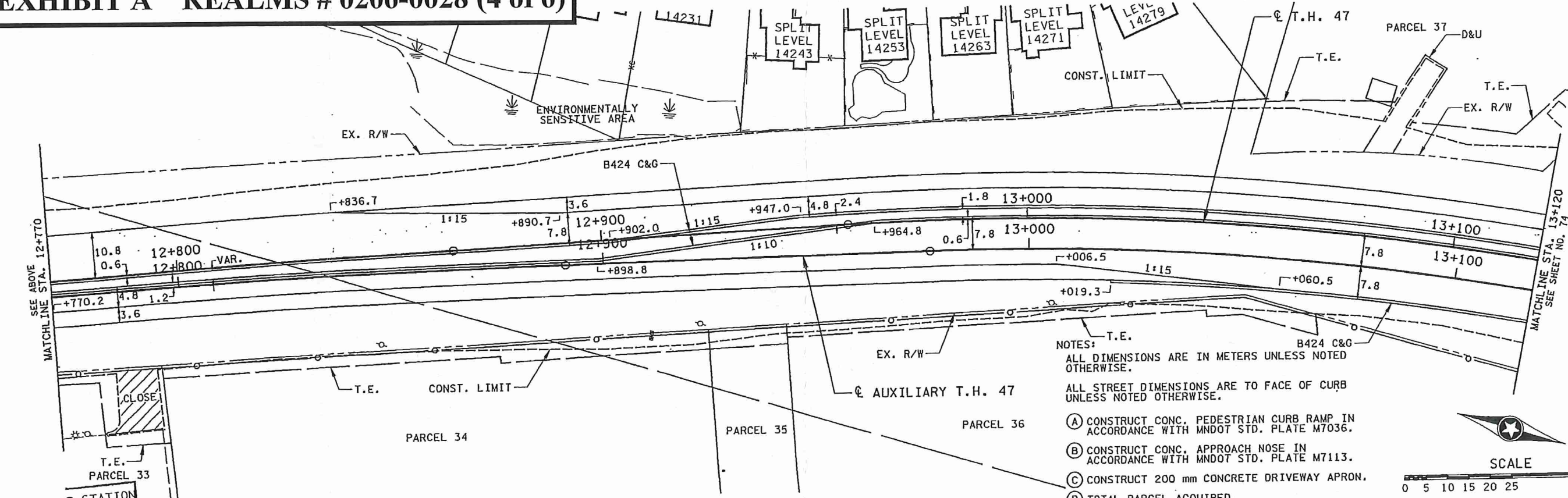
**EXHIBIT A REALMS # 0206-0028 (3 of 6)**



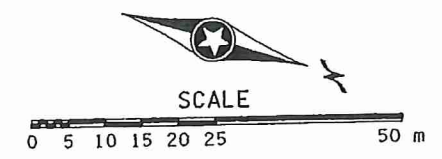
STREET RADII			
RADIUS	ALIGNMENT	STATION	LOCATION
12.0	TH 47	12+590.01	23.4 (LT)
12.0	TH 47	12+590.53	23.4 (RT)
9.0	TH 47	12+638.95	20.4 (RT)
1.5	TH 47	12+655.79	12.9 (RT)
15.0	AUX TH 47	12+713.30	22.8 (RT)
12.0	TH 47	12+716.55	23.4 (LT)
12.0	AUX TH 47	12+754.25	19.2 (RT)
15.0	TH 47	12+751.45	25.8 (LT)



**EXHIBIT A REALMS # 0206-0028 (4 of 6)**



- NOTES:
- (A) CONSTRUCT CONC. PEDESTRIAN CURB RAMP IN ACCORDANCE WITH MNDOT STD. PLATE M7036.
  - (B) CONSTRUCT CONC. APPROACH NOSE IN ACCORDANCE WITH MNDOT STD. PLATE M7113.
  - (C) CONSTRUCT 200 mm CONCRETE DRIVEWAY APRON.
  - (D) TOTAL PARCEL ACQUIRED.



DESIGN FILE: H:\GIV\2800\2800.CPD  
 PRF FILE: H:\GIV\2800\2800.PRF.CPA.PRF  
 PLOT SCALE: 1:500  
 PLOT DATE/TIME: 09/10/1999 08:31:19

NO	DATE	BY	CHKD	APPR	REVISION

NAME: 2800.CPA DATE: Sep. 10, 1999

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.  
*M. Hansen*  
 Date: 9-9-99 Reg. No. 21364

STATE PROJECT NO.  
 SP 0206-50  
 SP 199-00-03  
 SP 199-00-04  
 SP 199-030-01  
 SP 02-605-06  
 SP 199-104-05

DRAWN BY: V. GRAF  
 DESIGNED BY: S. LILLHAUG  
 CHECKED BY: M. HANSEN  
 COMM. NO.: 0982960



CITY OF RAMSEY PROJECT NO. 98-14  
 CONSTRUCTION PLAN  
 T.H. 47  
 STA. 12+514.894 TO STA. 13+120

SHEET  
 73  
 OF  
 238

# EXHIBIT A REALMS # 0206-0028 (5 of 6)

CITY OF RAMSEY  
ANOKA COUNTY

THE HORIZONTAL CONTROL FOR THIS PLAN IS NAD83 (1996 ADJUSTMENT), ANOKA COUNTY COORDINATES. FOR INFORMATION ON HORIZONTAL CONTROL POINTS CONTACT MNDOT'S OFFICE OF LAND MANAGEMENT OR THE METRO DISTRICT SURVEYS OFFICE.

ELEVATIONS FOR THIS PLAN ARE NAVD88 ADJUSTED. FOR INFORMATION ON VERTICAL CONTROL POINTS CONTACT MNDOT'S OFFICE OF LAND MANAGEMENT OR THE METRO DISTRICT SURVEYS OFFICE.

PLOTTED/REVISED: 20-OCT-2015 10:48

DISTRICT #: METRO  
PLOT NAME: 020665\_al\_bdr  
FILE NAME: Projects/DM\_ROS/047/0206/065/Design/PlanSheets/020665\_al\_bdr.dgn

BEGIN SP: 0206-65  
TH47NB STA 416+93

ARGON ST NW

TH 47

142ND AVE NW

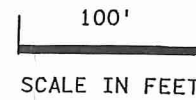
BLUE VELVET LN

XKIMO ST NW

END SP: 0206-65  
TH47NB STA 425+00

NOTE:

THE RIGHT OF WAY AND EASEMENTS SHOWN ON THE CONSTRUCTION SHEETS GIVE A GRAPHICAL LOCATION WITH RESPECT TO THE GEOMETRIC DESIGN AND MAP DATA. THE EXACT RIGHT OF WAY, EASEMENT, AND BOUNDARY CORNERS ARE LOCATED BY REFERENCE TO THE RIGHT OF WAY PLATS AND ARE IDENTIFIED ON THE RIGHT OF WAY MAP, WHICH SHALL BE USED FOR STAKING PURPOSES.



**ALIGNMENT, INPLACE TOPOGRAPHY & INPLACE UTILITIES PLAN**  
STATE PROJ. NO. 0206-65 (T.H. 47) SHEET NO. OF SHEETS

DRAWN BY: AR      CHECKED BY: BTJ      CERTIFIED BY \_\_\_\_\_ LIC. NO. 23797      DATE \_\_\_\_\_

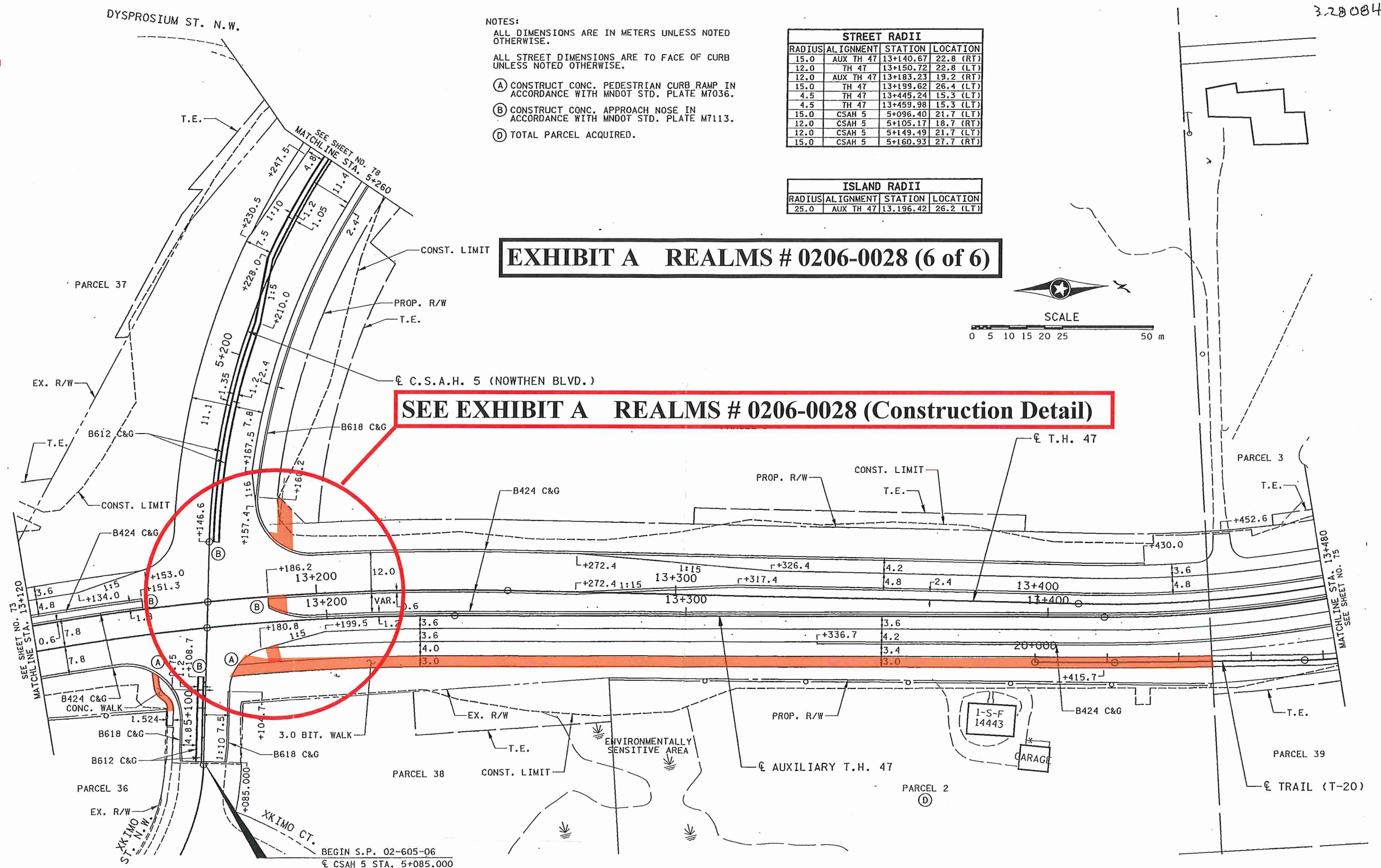
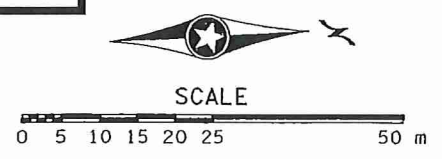
- NOTES:  
 ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.  
 ALL STREET DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- (A) CONSTRUCT CONC. PEDESTRIAN CURB RAMP IN ACCORDANCE WITH MNDOT STD. PLATE M7036.
  - (B) CONSTRUCT CONC. APPROACH NOSE IN ACCORDANCE WITH MNDOT STD. PLATE M7113.
  - (D) TOTAL PARCEL ACQUIRED.

STREET RADII			
RADIUS	ALIGNMENT	STATION	LOCATION
15.0	AUX TH 47	13+140.67	22.8 (RT)
12.0	TH 47	13+150.72	22.8 (LT)
12.0	AUX TH 47	13+183.23	19.2 (RT)
15.0	TH 47	13+199.62	26.4 (LT)
4.5	TH 47	13+445.24	15.3 (LT)
4.5	TH 47	13+459.98	15.3 (LT)
15.0	CSAH 5	5+096.40	21.7 (LT)
12.0	CSAH 5	5+105.17	18.7 (RT)
12.0	CSAH 5	5+149.49	21.7 (LT)
15.0	CSAH 5	5+160.93	27.7 (RT)

ISLAND RADII			
RADIUS	ALIGNMENT	STATION	LOCATION
25.0	AUX TH 47	13.196.42	26.2 (LT)

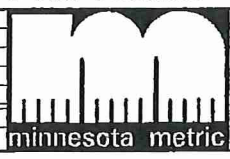
**EXHIBIT A REALMS # 0206-0028 (6 of 6)**

**SEE EXHIBIT A REALMS # 0206-0028 (Construction Detail)**



DESIGN FILE: D:\ACTIVE\2800\2800.dwg  
 PLOT FILE: 2800.CPB  
 PLOT SCALE: 25:1  
 PLOT DATE/TIME: 09/29/1999 16:15:04

NO	DATE	BY	CHK	APPR	REVISION
1	9-29-99	VGG	MDH	MDH	STATE AID COMMENTS.



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

*Wanda D. Hane*  
 Date: 9-30-99 Reg. No. 21364

STATE PROJECT NO.  
 SP 0206-50  
 SP 199-010-03  
 SP 199-010-04  
 SP 199-030-01  
 SP 02-605-06  
 SP 199-104-05

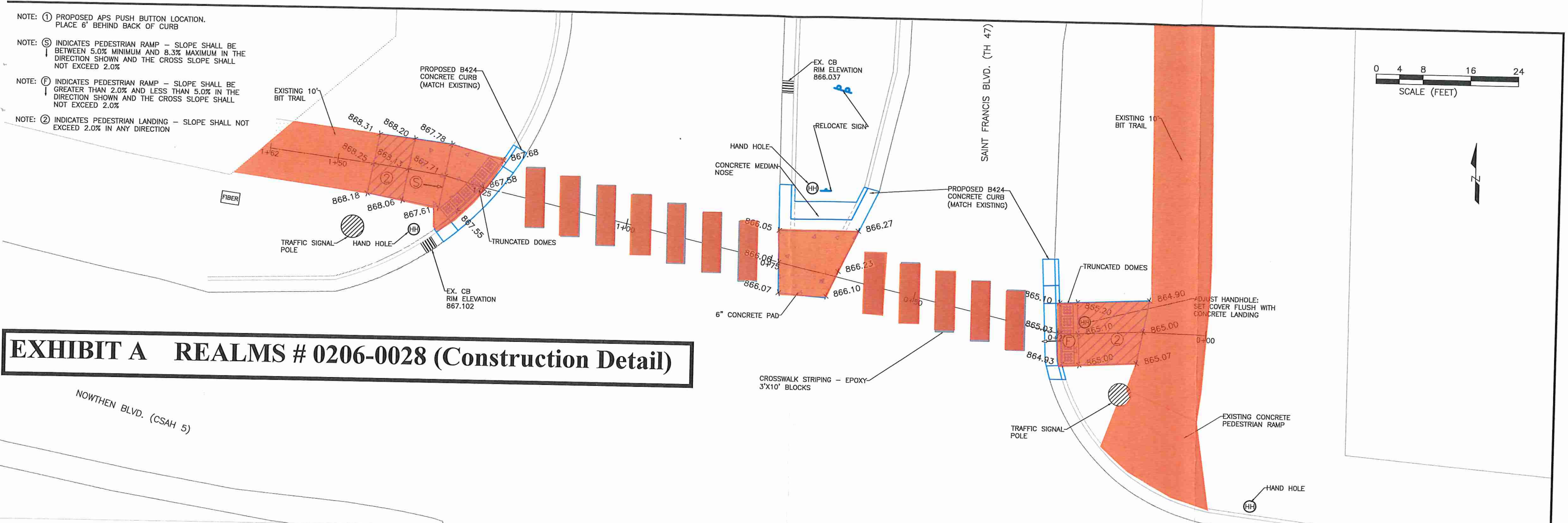
DRAWN BY: V. GRAF DATE: 2-99  
 DESIGNED BY: S. LILLEHAUG 12-98  
 CHECKED BY: M. HANSEN 4-99  
 COMM. NO.: 0982960



CITY OF RAMSEY PROJECT NO. 98-14  
 CONSTRUCTION PLAN  
 T.H. 47  
 STA. 13+120 TO STA. 13+480

SHEET 74 OF 238

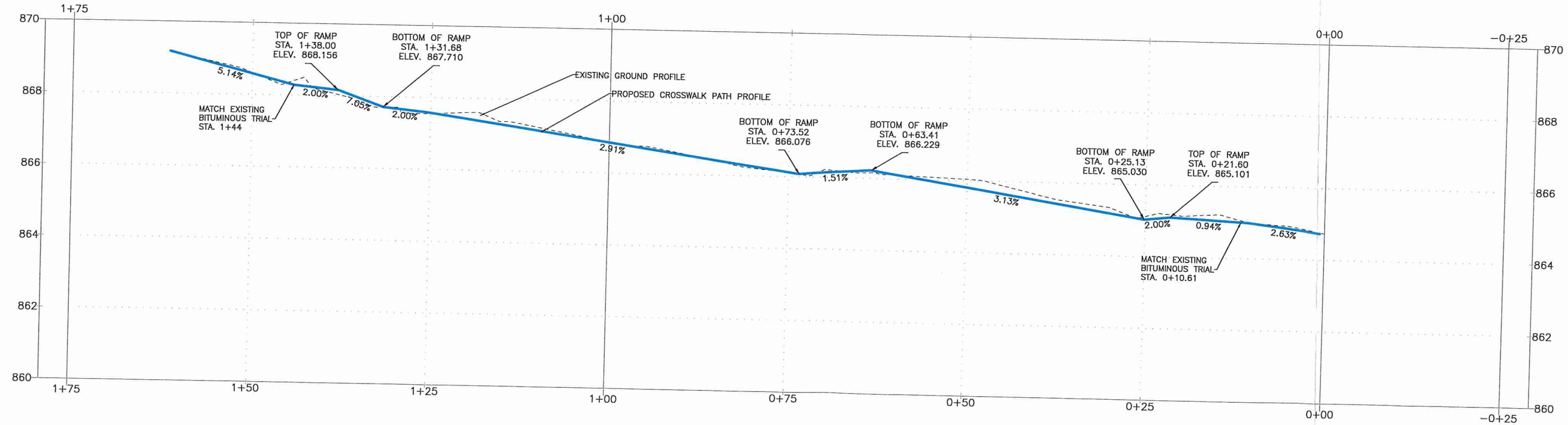
- NOTE: ① PROPOSED APS PUSH BUTTON LOCATION. PLACE 6' BEHIND BACK OF CURB
- NOTE: ③ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- NOTE: ④ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%
- NOTE: ② INDICATES PEDESTRIAN LANDING - SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION



# EXHIBIT A REALMS # 0206-0028 (Construction Detail)

NOWTHEN BLVD. (CSAH 5)

PROFILE VIEW OF CROSSWALK PATH



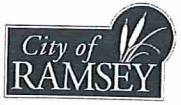
DATE	REVISION
Oct 07, 2015 - 9:26am	
\\Engineering\AutoCad Dwg\Projects N-2\Stony River Signal (TH47 and Co5)\Final Design 9-22-15.dwg	

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.

DESIGNED BY: JJF  
 DRAWN BY: JJF  
 CHECKED BY: BRW

DATE: 10/7/15  
 FILE NO. 15-23

BRUCE R. WESTBY  
 Date: 9/29/15 Lic. No. 40116



**CITY OF RAMSEY**  
 7550 SUNWOOD DRIVE  
 RAMSEY, MN 55303  
 (763) 427-1410 FAX (763) 433-9898

PROPOSED PEDESTRIAN  
 CROSSWALK IMPROVEMENTS

TH 47 PEDESTRIAN CROSSWALK IMPROVEMENTS  
 CITY PROJECT NO. 15-23  
 CITY OF RAMSEY, MINNESOTA

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

**RESOLUTION #16-05-085**

**RESOLUTION APPROVING A LIMITED USE PERMIT WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, AND OPERATING A PEDESTRIAN TRAIL WITHIN THE STATE RIGHT-OF-WAY ALONG TRUNK HIGHWAY 47**

**WHEREAS**, the City of Ramsey is a political subdivision, organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, the City of Ramsey previously executed Limited Use Permit # 0206-005 for pedestrian trail facilities located within State of Minnesota, Department of Transportation (MnDOT) right-of-way along Trunk Highway 47 (TH 47); and

**WHEREAS**, the City of Ramsey proposes to construct a new pedestrian crosswalk on TH 47 at Nowthen Boulevard/Anoka County State-Aid Highway 5 (CSAH 5) and Xkimo Street to provide a connection for pedestrians between the trail segment north of CSAH 5 and west of TH 47, and the existing trail facilities east of TH 47 within MnDOT right-of-way; and

**WHEREAS**, the State of Minnesota, Department of Transportation requires a Limited Use Permit for the construction, operation and maintenance of the existing pedestrian trail facilities and the proposed pedestrian crosswalk on TH 47 at CSAH 5 and Xkimo Street.

**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 enters into Limited Use Permit # 0206-0028 with the State of Minnesota, Department of Transportation, for the purpose of constructing, operating and maintaining pedestrian trails within the right-of-way of Trunk Highway 47 (TH 47 = C.S. 0206).
- 2) That the City shall construct, operate and maintain said trail in accordance with the Limited Use Permit granted by the Minnesota Department of Transportation.
- 3) That the Mayor and City Administrator are hereby authorized to execute said Limited Use Permit and any amendments thereto.

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

Mayor Strommen  
Councilmember Johns  
Councilmember Williams  
Councilmember Kuzma  
Councilmember Riley  
Councilmember Shryock

**EXHIBIT B**

and the following voted against the same:

None

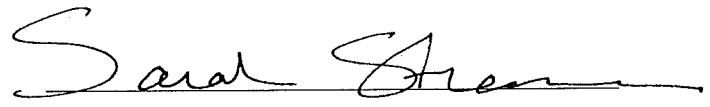
and the following abstained:

None

and the following were absent:

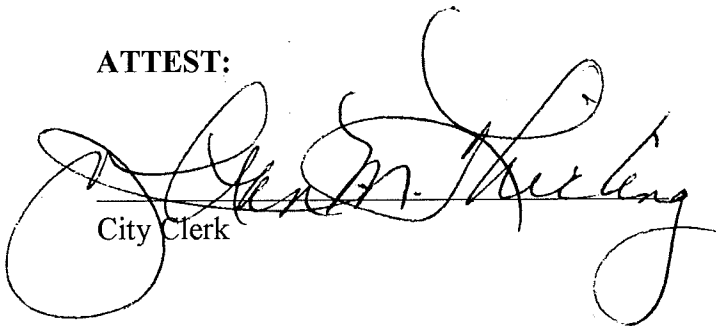
Councilmember LeTourneau

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10<sup>th</sup> day of May, 2016.



Mayor

**ATTEST:**



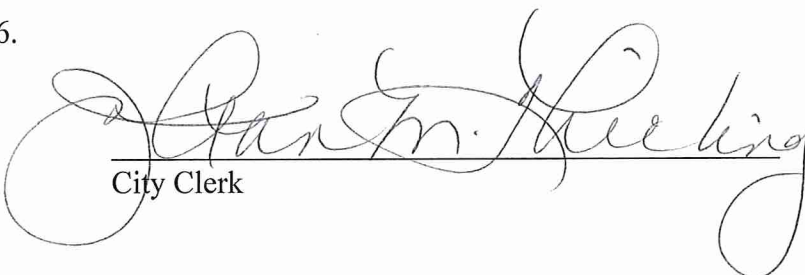
City Clerk

CERTIFICATION

State of Minnesota )  
 )  
County of Anoka )  
 )  
City of Ramsey )

I hereby certify that the foregoing Ramsey City Council Resolution #16-05-085 is a true and correct copy of the Resolution adopted by the Ramsey City Council of the City of Ramsey at a meeting thereof held in the City of Ramsey, Minnesota, on the 10th day of May, 2016, as disclosed by the records of said City in my possession.

Dated this the 22<sup>nd</sup> day of June, 2016.

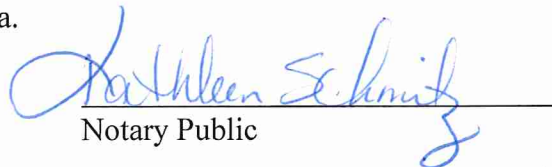
  
\_\_\_\_\_  
City Clerk



(CITY SEAL)

STATE OF MINNESOTA )  
 ) SS.  
COUNTY OF ANOKA )

On this 22<sup>nd</sup> day of June, 2016, before me, a Notary Public, personally appeared JoAnn M Thieling, City Clerk of the City of Ramsey, Minnesota.

  
\_\_\_\_\_  
Notary Public





Metro District Right of Way  
1500 W. County Road B2  
Roseville, MN 55113

Office Tel: 651-234-7500  
Fax: 651-234-7708

April 15, 2025

Mayor Ryan Heineman  
City of Ramsey  
7550 Sunwood Drive  
Ramsey, MN 55303

Subject: C.S. 0206 (T.H. 47)  
LUP # 0206-0028  
Limited Use Permit for Non-Motorized Trail  
Termination Notice

Dear Mayor Heineman:

This letter serves as MnDOT's formal notice to terminate the Limited Use Permit referred to as #0206-0028 by and between the State of Minnesota, Department of Transportation (MnDOT) and the City of Ramsey.

This non-motorized trail permit is expiring on 7/23/2025 and will be renewed in combination with other City of Ramsey Trail system facilities within CS 0200. To bring the City into compliance with current Federal and State regulations and policies, MNDOT will issue LUP # 0200-0113, included with this letter.

Effective on the issuance of Limited Use Permit 0200-0113, MnDOT terminates this Limited Use Permit and such permit is null and void effective on such date.

If you have any questions or concerns, please contact me at: 651-234-7586 or e-mail [Lisa.Dircks@state.mn.us](mailto:Lisa.Dircks@state.mn.us).

Sincerely,

*Lisa Dircks*

Lisa Dircks  
Limited Use Permit Facilitator

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #26-062, Approving a Final Plat and Development Agreement for Waterfront Village 3rd Addition

**Purpose/Background:**

On February 13th, 2024, the City Council approved the Preliminary Plat and Site Plan for Waterfront Village. The first and second phases of construction are underway. The proposed plat is consistent with the Preliminary Plat that the City Council approved on February 13, 2024.

The Applicant has now brought forward the third phase of development, titled "Waterfront Village 3rd Addition". This plat consists of the following:

- 32 detached townhome lots;
- Outlot A, which serves as an extension of Alpaca Terrace (a private street) to serve the 16 lots in Blocks 1 and 2;
- Outlot B, which serves as an extension of Bison Terrace (another private street) to serve the 16 lots in Blocks 3 and 4;
- Outlot C, which serves as a pedestrian trail along Bunker Lake Boulevard to serve the front porches of houses to be built in Block 1;
- Outlot D, which serves as a planned private park for the development;
- Outlot E, which serves as a pedestrian connection between Bison Terrace and the western trail to serve the front porches of houses to be built in Block 4;
- Outlot F, which includes the balance of undeveloped property reserved for a future phase of Waterfront Village.

**Notification:**

No notification is needed for this action.

**Funding Source:**

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

**Recommendation:**

Staff recommends approval of the Final Plat and Development Agreement.

**Outcome/Action:**

Motion to adopt Resolution #26-062, Approving a Final Plat and Development Agreement for Waterfront Village 3rd Addition.

**Attachments**

Resolution #26-062 Final Plat & Development Agreement

Final Plat

Development Agreement - Waterfront Village 3rd

## Form Review

**Inbox**

Adam Martin

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 03/19/2026

**Reviewed By**

Adam Martin

Brian Hagen

**Date**

03/04/2026 10:17 AM

03/19/2026 02:46 PM

Started On: 02/18/2026 11:21 AM

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-062**

**A RESOLUTION APPROVING A FINAL PLAT AND DEVELOPMENT AGREEMENT FOR “WATERFRONT VILLAGE 3<sup>RD</sup> ADDITION”**

**WHEREAS**, Centra North LLC, hereafter referred to as “Developer”, properly applied for Final Plat approval of the property generally located between Bunker Lake Boulevard and Ramsey Parkway NW, west of Zeolite Street NW, and legally described as:

Lots 1 – 10 (inclusive), Block 1, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Lots 1 – 6 (inclusive), Block 2, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Lots 1 – 9 (inclusive), Block 3, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Lots 1 – 7 (inclusive), Block 4, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Outlots A, B, C, D, E, and F, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota

(the ‘Subject Property’); and

**WHEREAS**, the City Council adopted Resolution #24-041 approving the Preliminary Plat and Site Plan on February 13, 2024; and

**WHEREAS**, the proposed final plat is consistent with the approved preliminary plat for the third phase of the development; and

**WHEREAS**, the City Council reviewed the Final Plat and Development Agreement of Waterfront Village 3<sup>rd</sup> Addition, a 32-lot phase of the overall approved preliminary plat, on February 24, 2026.

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

1. That the Ramsey City Council hereby grants Final Plat approval for Waterfront Village 3<sup>rd</sup> Addition, contingent upon the following conditions:
  - a. Conformance with Staff review comments and approval of plans by the City Engineer.
  - b. Execution of Development Agreement.
  - c. Approval as to legal form by City Attorney.
  - d. All conditions set forth in the above-described resolutions must be met.
2. That the Ramsey City Council hereby approves the Development Agreement for Waterfront Village 3<sup>rd</sup> Addition and authorizes the Mayor and City Administrator to sign it.

# WATERFRONT VILLAGE THIRD ADDITION

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

KNOW ALL PERSONS BY THESE PRESENTS: That Centra Ramsey Waterfront Village 1, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot C, WATERFRONT VILLAGE SECOND ADDITION, Anoka County, Minnesota

Has caused the same to be surveyed and platted as WATERFRONT VILLAGE THIRD ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created on this plat.

In witness whereof said Centra Ramsey Waterfront Village 1, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Centra Ramsey Waterfront Village 1, LLC

By: \_\_\_\_\_ the \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by \_\_\_\_\_ the \_\_\_\_\_, of Centra Ramsey Waterfront Village 1, LLC, a Minnesota limited liability company, on behalf of the limited liability company.

\_\_\_\_\_  
County, \_\_\_\_\_ Printed Name  
My commission expires \_\_\_\_\_

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Marcus F. Hampton.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

### CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

By: \_\_\_\_\_ Mayor \_\_\_\_\_ Clerk

### ANOKA COUNTY SURVEYOR

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

David M. Ziegler, Anoka County Surveyor

### ANOKA COUNTY AUDITOR/TREASURER

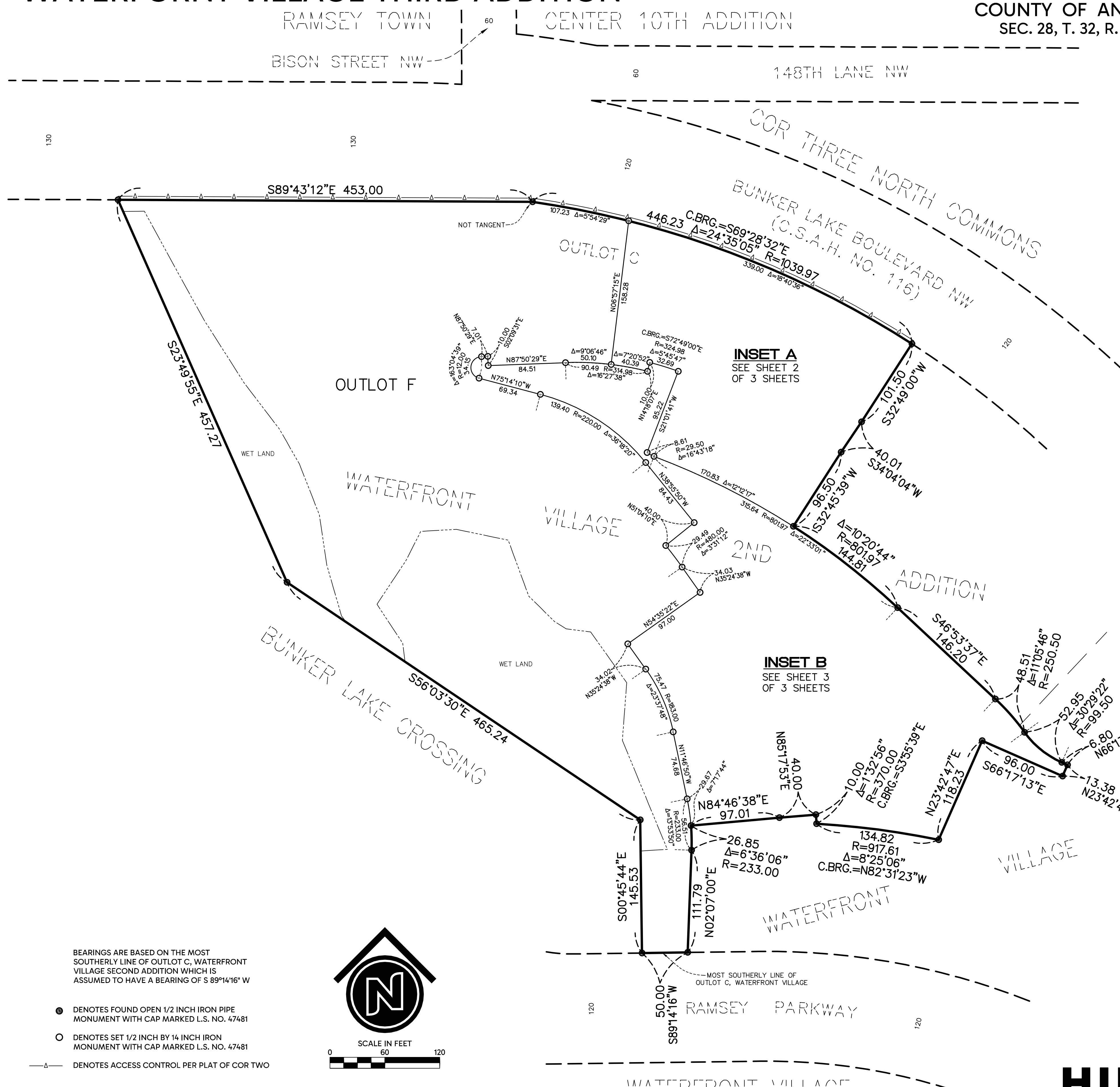
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Property Tax Administrator By: \_\_\_\_\_ Deputy

### COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of WATERFRONT VILLAGE THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded as Document Number \_\_\_\_\_.

By: \_\_\_\_\_ County Recorder/Registrar of Titles By: \_\_\_\_\_ Deputy



SCALE IN FEET  
0 60 120

- DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481
- ▲— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

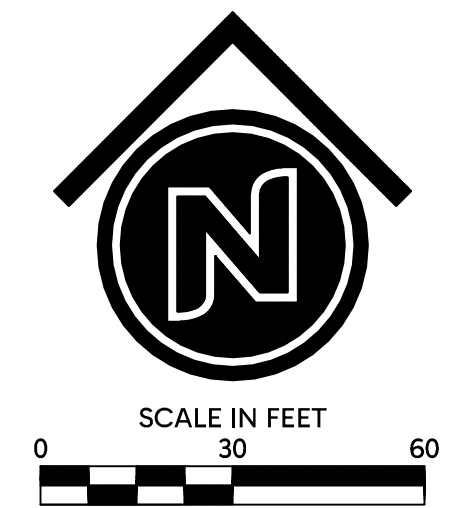
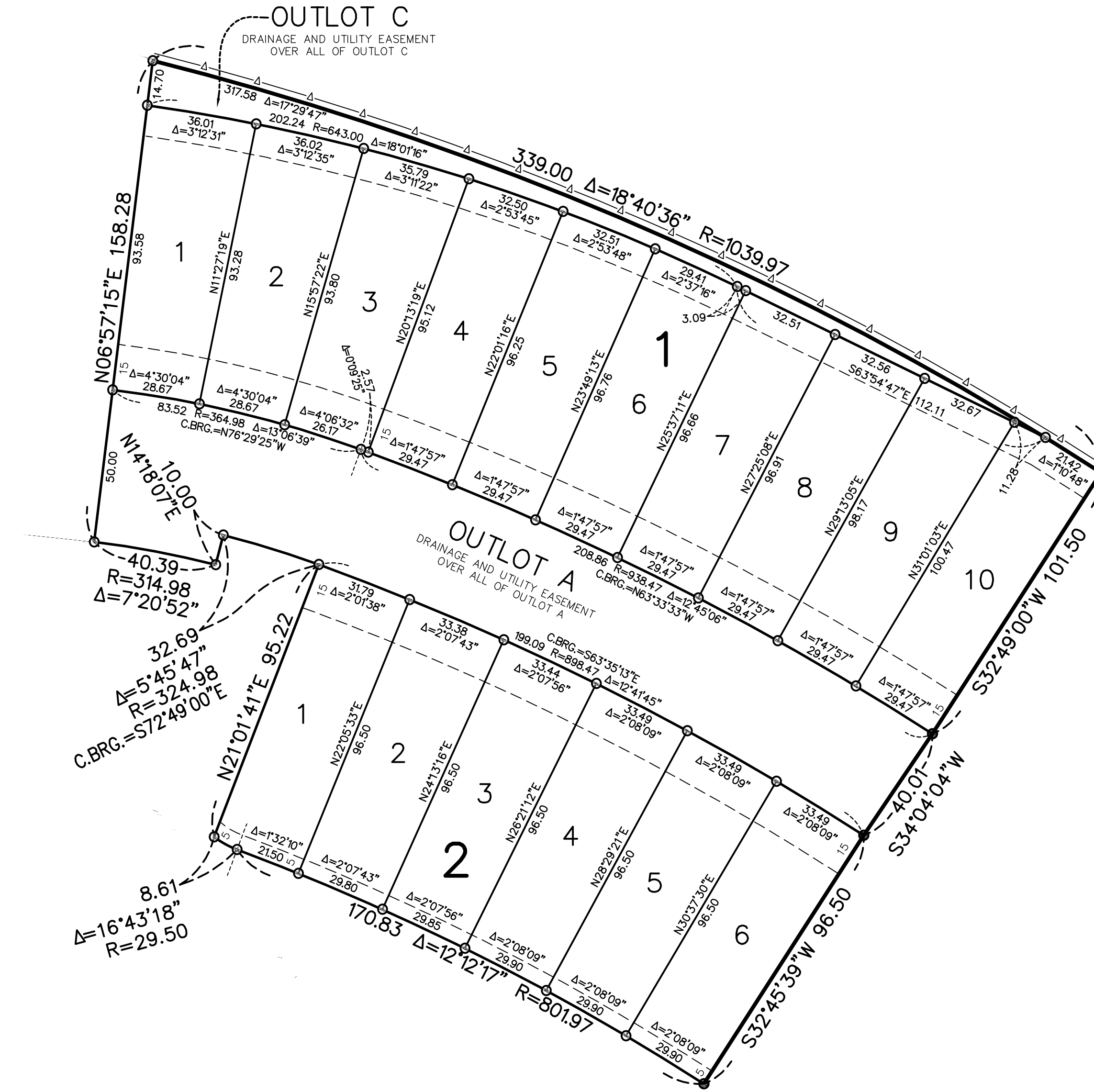
INSET A  
SEE SHEET 2  
OF 3 SHEETS

INSET B  
SEE SHEET 3  
OF 3 SHEETS

# WATERFRONT VILLAGE THIRD ADDITION

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

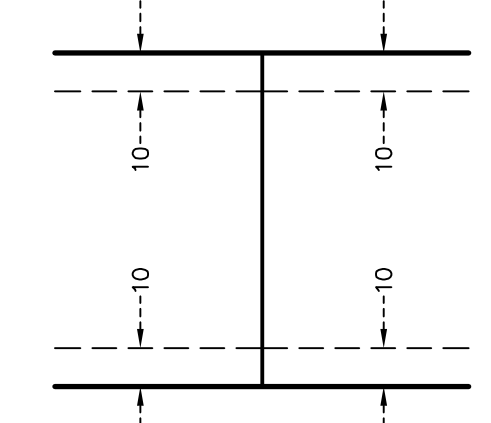
## INSET A



BEARINGS ARE BASED ON THE MOST SOUTHERLY LINE OF OUTLOT C, WATERFRONT VILLAGE SECOND ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF S 89°14'16\"/>

- DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481
- △— DENOTES ACCESS CONTROL PER PLAT OF COR TWO

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

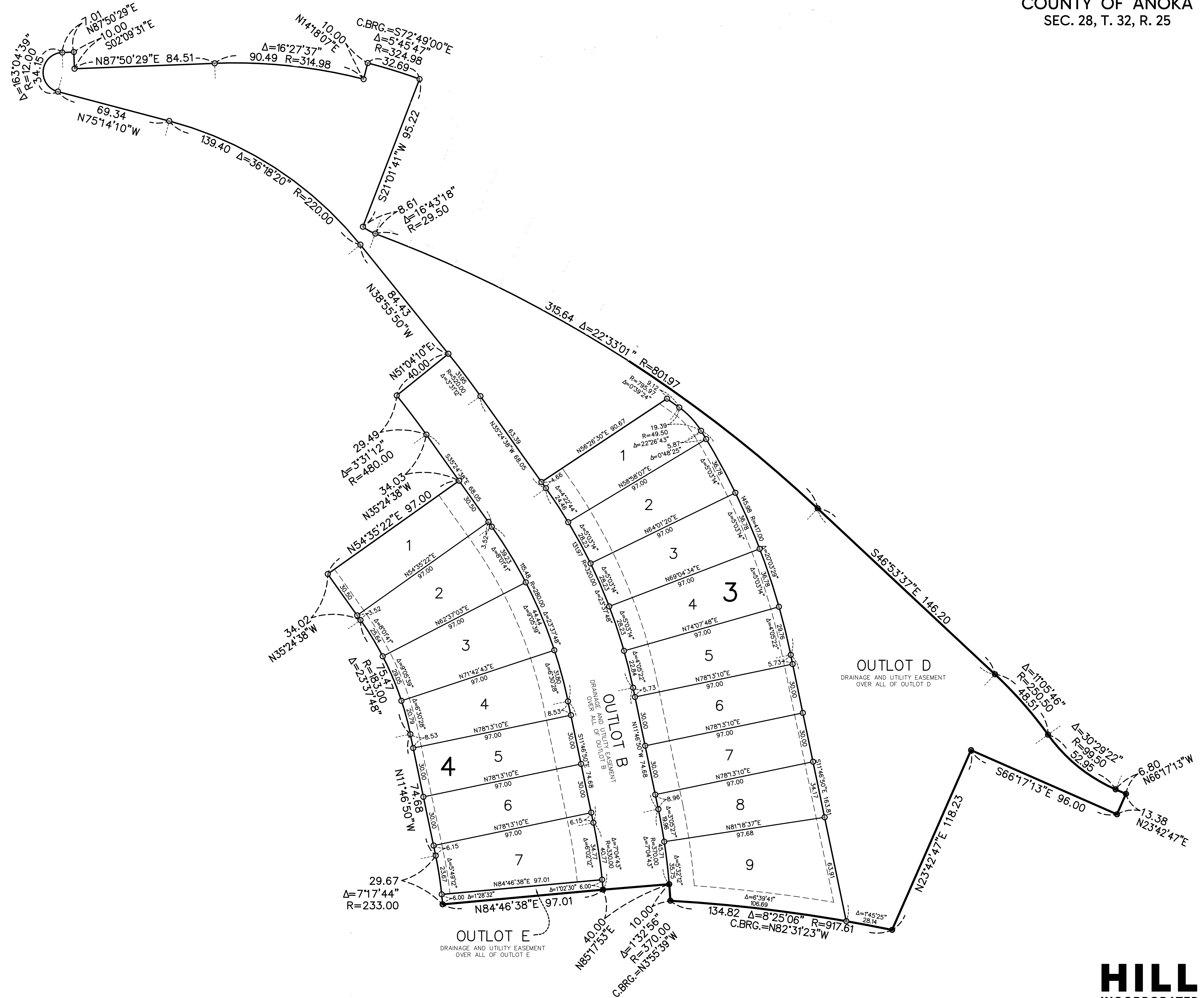


DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, ADJOINING FRONT AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

# WATERFRONT VILLAGE THIRD ADDITION

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

## INSET B

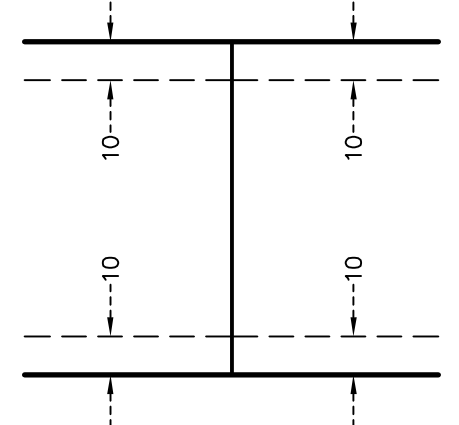


SCALE IN FEET  
0 30 60

BEARINGS ARE BASED ON THE MOST SOUTHERLY LINE OF OUTLOT C, WATERFRONT VILLAGE SECOND ADDITION WHICH IS ASSUMED TO HAVE A BEARING OF S 89°14'16" W

- DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, ADJOINING FRONT AND REAR LOT LINES, AS SHOWN ON THIS PLAT.

**CITY OF RAMSEY**  
**DEVELOPMENT AGREEMENT FOR WATERFRONT VILLAGE 3<sup>RD</sup> ADDITION**

This Agreement (hereinafter the “Agreement”) is dated as of this 24<sup>th</sup> day of March, 2026 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”) and Centra Ramsey Waterfront Village 1, LLC, a Limited Liability Company or its wholly controlled affiliate, under the laws of Minnesota (the “**PERMITTEE**”).

**Recitals**

- A. The **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the “Subject Property”).
- B. The **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as Waterfront Village 3<sup>rd</sup> Addition (the “Plat”).

**Agreement**

- 1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.
- 2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:
  - a. The **PERMITTEE’S** Execution of this Agreement. That the **PERMITTEE** enters into this Agreement.
  - b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy.

- c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.
3. The Plans. The term “Plans” as used in this Agreement means the Final Plat Plans prepared by Hill, Inc., dated January 19th, 2026. The Plans remain subject to: (a) **CITY** Staff’s review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff’s review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY’S** files.
4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:
  - a. Trunk and lateral sanitary sewer.
  - b. Trunk and lateral water main.
  - c. Storm drainage facilities (when specified).
  - d. Stormwater maintenance through 90 percent buildout.
  - e. Private internal Streets.
  - f. Concrete curb and gutter (urban).
  - g. Street traffic control signals.
  - h. Lot grading.
  - i. Trail development.
  - j. Sidewalks.
  - k. Electricity (within one-fourth mile).
  - l. Telecommunications (within one-fourth mile).
  - m. Natural gas (within one-fourth mile).
  - n. Boulevard sodding.
  - o. Water shut off boxes.

(the “Stage I Improvements”).

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

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.
6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I

Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible “As Built” plans for the Stage I Improvements.

7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within twelve months after the recording of the Plat.
8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY’S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY’S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY’S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY’S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guaranty to lapse, expire or otherwise terminate.
9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY’S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE’S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.
10. Stage II Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:
  - a. Street striping (if required by Plans).
  - b. Street lights per agreement with Connexus Energy
  - c. Street and traffic control signs.
    - (i) **CITY** will provide and install Street Name and Traffic Control signs per the Plans, following payment by **PERMITTEE** pursuant to the established rates and charges in effect and outlined in Exhibit B attached hereto.
  - d. Installation of survey monumentation.

(the “Stage II Improvements”). The **PERMITTEE** must complete the construction of the Stage II Improvements within six months after acceptance of the Stage I Improvements by the **CITY**.

**PERMITTEE** must install the Stage II Improvements in accordance with the Plans, excluding the street and traffic control signs, which will be installed by the **CITY**.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows:
  - a. Private roadways and parking areas
  - b. Concrete curb and gutter

- c. Lot grading
  - d. Landscaping
12. Upon receipt by the **CITY** of the following items and after holding a pre-construction meeting, **PERMITTEE** may commence improvements:
- a. Execution of this Agreement;
  - b. Proof of marketable title;
  - c. The Financial Guaranty for all Improvements
  - d. Inspection escrow;
  - e. Warranty Guarantee; and
  - f. Maintenance Guarantee for Landscaping.
13. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guaranty to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, as well as their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of **\$1,215,490.00**, which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of all or a portion of the Stage I Improvements, acceptance by the **CITY** and supported by appropriate lien waivers, the **PERMITTEE** may request a reduction in the amount of the financial guaranty – only one reduction may be requested and processed per calendar month.
14. Inspection Escrow for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection escrow to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall be responsible for an inspection escrow in the amount of **\$48,620.00**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection escrow must be in the form of cash. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, after acceptance by the **CITY**.
15. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one-year warranty in the amount of **\$243,098.00**, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required Stage I and Stage II improvements and shall guarantee satisfactory performance of said improvements. The warranty must be in the form of a Letter of Credit, approved as to form by the **CITY**, or a cash escrow.
16. Maintenance Guarantee for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a landscape maintenance guaranty to ensure the survival of the plantings. Said landscape maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of **\$15,660.00**. [# plantings (78 trees) x cost/planting (\$300/tree x 30% average non-survival rate), # plantings (384 shrubs) x cost/planting (\$75/shrub x 30% average non-survival rate)], which shall be in effect for a

two-year period commencing on the original installation date which will be determined by an annual inspection walk through scheduled by **PERMITTEE** with **CITY**.

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

17. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE**'S responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.
18. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Signage Fees, and Street Light Operation and Maintenance Fees.
19. Requirements for Building and Occupancy Permits.
  - a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 12 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**; and
  - b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Agreement requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements, weather permitting.

- i. No Parking loading, unloading or staging of any vehicles, equipment or materials is allowed on Bunker Lake Boulevard, Zeolite Street, or Ramsey Parkway.
- ii. If there are any conflicts between the activities of the homebuilder and the street/utility contractor, the street/utility contractor shall be given priority.
- iii. The **CITY's** building inspectors shall have access to each home for normal scheduled inspections. If access is not provided, **PERMITTEE** shall forfeit the inspection and pay the normal reinspection fee.

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

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

- c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults.
  
- d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 12 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 20 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 19 (d).

21. Miscellaneous.

- a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
  
- b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.
  
- c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.
  
- d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.
  
- e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and

Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

- f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday, 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.
  
- g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.
  
- h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.
  
- i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.
  
- j. Reimbursement to the CITY. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.
  
- k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.
  
- l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

**TO PERMITTEE:**

Centra Ramsey Waterfront Village 1 LLC  
Attn: Dale R. Wills  
11460 Robinson Dr NW  
Minneapolis, MN 55433

**TO THE CITY:**

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

*[The remainder of this page is intentionally left blank.]*

**THE PERMITTEE:**

Centra Ramsey Waterfront Village 1, LLC

By: \_\_\_\_\_,

Dale R. Wills

Its: Managing Member

STATE OF MINNESOTA                    )  
  )ss.  
COUNTY OF \_\_\_\_\_                    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Dale R. Wills, Managing Member of Centra Ramsey Waterfront Village 1, LLC, a Minnesota limited liability company, under the laws of the State of Minnesota on behalf of the corporation.

\_\_\_\_\_  
Notary Public

**THE CITY:**

CITY OF RAMSEY

By: \_\_\_\_\_  
Ryan Heineman

Its: Mayor

By: \_\_\_\_\_  
Brian Hagen

Its: City Administrator

STATE OF MINNESOTA     )  
  ) ss.  
COUNTY OF ANOKA        )

The forgoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by Ryan Heineman and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

\_\_\_\_\_  
Notary Public

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

**This document reviewed by:**  
Eckberg Lammers  
1809 Northwestern Avenue  
Stillwater, MN 55082

## **EXHIBIT A**

### **Legal Description of the Subject Property**

Lots 1 – 10 (inclusive), Block 1, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Lots 1 – 6 (inclusive), Block 2, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Lots 1 – 9 (inclusive), Block 3, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Lots 1 – 7 (inclusive), Block 4, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota  
Outlots A, B, C, D, E, and F, Waterfront Village 3<sup>rd</sup> Addition, Anoka County, Minnesota

## EXHIBIT B

### Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication Fee requirements. **PERMITTEE** must pay a Park Dedication Fee of **\$150,400.00** (32 units x **\$4,700.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. **PERMITTEE** must pay a Trail Development Fee of **\$50,400.00** (32 units x **\$1,575.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
3. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of **\$46,208.00** (32 units x **\$1,444.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. **PERMITTEE** must pay a Water Trunk Fee of **\$68,832.00** (32 units x **\$2,151.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
5. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEE** must pay a Stormwater Management Fee of **\$18,304.00** (32 units x **\$572.00** per unit). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
6. COR Stormwater Basin Contribution. The **PERMITTEE** previously paid **\$27,677.50** to contribute to the costs of the regional stormwater basin in lieu of providing on-site stormwater basins. This amount covers the previous phases, current phase and future phases within Outlot F.
7. Street Sign Fee. While the **CITY** provides and installs the street name and traffic control signage, the **PERMITTEE** is responsible for paying for them at a rate of \$ 265.00 per sign. **PERMITTEE** must pay a Street Sign Fee of **\$795.00** (3 x **\$265.00** no parking signs).
8. Development Fees for the Outlots. The **PERMITTEE** acknowledges that development fees are not being collected for any Outlots. The **PERMITTEE** acknowledges that development fees will be due upon development of any of the Outlots. The rate in effect at the time said future plat(s) is recorded will be collected.

**CC Regular Session**

**Meeting Date:** 03/24/2026

**Primary Strategic Plan Initiative:** Not Applicable

**Title**

Adopt Resolution #26-068 Approving Final Payment to Park Construction Company for Improvement Project #25-03, MSA Alpine Drive Reconstruction.

**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 #25-03, MSA Alpine Drive Reconstruction, in the amount of \$70,172.56.

**OutcomeAction:**

Motion to adopt resolution #26-068 approving final payment to Park Construction Company for improvement project #25-03, MSA Alpine Drive Reconstruction, in the amount of \$70,172.56.

**Attachments**

Pay Resolution #26-068

Pay Request

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Bruce Westby	Bruce Westby	03/18/2026 12:28 PM
Brian Hagen	Brian Hagen	03/19/2026 02:46 PM
Form Started By: Stacie Damjanovich		Started On: 02/10/2026 03:47 PM
Final Approval Date: 03/19/2026		

Councilmember \_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-068**

**RESOLUTION APPROVING FINAL PAYMENT TO PARK CONSTRUCTION COMPANY FOR MSA ALPINE DRIVE RECONSTRUCTION, IMPROVEMENT PROJECT #25-03**

**WHEREAS**, the City of Ramsey proposes to reconstruct Municipal State Aid (MSA) Alpine Drive between Sunfish Lake Boulevard (CR 57) and Saint Francis Boulevard (TH 47) as identified within the 2025 – 2034 Capital Improvement Plan; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-198, adopted July 23, 2024, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of \$4,800.00; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc., for a geotechnical report of the project area in the amount of \$10,620.00; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-310, adopted November 12, 2024, the City Council accepted and awarded the proposal to Hydro-Klean, LLC, for sewer cleaning and televising of the project area in the amount of \$9,130.16; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-339, adopted November 26, 2024, the City Council ordered the City Engineer to prepare plans and specifications for MSA Alpine Drive Reconstruction, Improvement Project #25-03; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #25-079, adopted April 22, 2025, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #25-103, adopted May 27, 2025, a contract was awarded to Park Construction Company of Minneapolis, Minnesota, in the amount of \$1,290,247.58 for said improvements; and

**WHEREAS**, as of March 24, 2026 \$1,229,785.02 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 #25-03, MSA Alpine Drive Reconstruction, in the amount of \$70,172.56.

**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 #25-03, MSA Alpine Drive Reconstruction in the amount of \$70,172.56.
- 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 day of March 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 24<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

## Pay Estimate Summary Sheet

Estimate Number: 5 Final  
 Project Number: 25-03  
 Project Name: MSA Alpine Drive Reconstruction  
 Period Ending: January 31, 2026  
 Contractor: Park Construction Company  
 Address: 1481 81st Avenue NE, Minneapolis, MN 55432

1	Original Contract Amount		\$ 1,290,247.58
2	Change Order(s) No. _____ Thru No. _____		
3	Total Funds Encumbered		\$ 1,290,247.58
4	Value of Work Completed		\$ 1,296,382.58
5	Retainage <u>0</u> %		\$ -
	Percent Complete <u>100%</u>		
6	Deductions or Charges		\$ 3,575.00
7	Total Earned Less Retainage (Lines 4+5+6)		\$ 1,299,957.58
8	Previous Payment(s)		\$ 1,229,785.02
<b>9</b>	<b>Payment Due (Lines 7-8)</b>		<b>\$ 70,172.56</b>
10	Total Balance to Finish, Including Retainage (Lines 3-7)		\$ -

Certificaiton of Final Payment	
<p>I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the 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.</p>	
<b>PARK CONSTRUCTION</b>	<b>DON HALL</b>
Contractor Name <b>PROJECT MANAGER</b>	Print Name <b>Don Hall</b>
Title	Signature 02/10/2026 Date

City of Ramsey Approval	
	2/25/2026
Signature (Project Engineer)	Date
	3/02/2026
Signature (City Engineer)	Date

**MSA Alpine Drive Reconstruction**

**I.P. 25-03**

**Estimate No. 5**

**Final**

Period Ending

January 31, 2026

BASE BID			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
1	2021.501	MOBILIZATION	LS	1.0	\$ 100,900.00	\$ 100,900.00	0.0	\$ -	1.0	\$ 100,900.00
2	2101.502	CLEARING AND GRUBBING	TREE	11.00	\$ 1,020.00	\$ 11,220.00	0	\$ -	17	\$ 17,340.00
3	2104.502	REMOVE CATCH BASIN	EA	6.00	\$ 238.00	\$ 1,428.00	0	\$ -	6	\$ 1,428.00
4	2104.502	REMOVE LOOP DETECTOR	EA	5.00	\$ 306.00	\$ 1,530.00	0	\$ -	5	\$ 1,530.00
5	2104.503	REMOVE CURB AND GUTTER	LF	3479.00	\$ 4.35	\$ 15,133.65	0	\$ -	3479	\$ 15,133.65
6	2104.503	REMOVE SEWER PIPE (STORM)	LF	256.00	\$ 8.30	\$ 2,124.80	0	\$ -	256	\$ 2,124.80
7	2104.503	SAWING PAVEMENT (FULL DEPTH)	LF	1109.00	\$ 2.80	\$ 3,105.20	1109	\$ 3,105.20	1109	\$ 3,105.20
8	2104.504	REMOVE PAVEMENT (BITUMINOUS)	SY	231.00	\$ 10.70	\$ 2,471.70	0	\$ -	231	\$ 2,471.70
9	2104.504	REMOVE PAVEMENT (CONCRETE)	SY	40.00	\$ 21.90	\$ 876.00	0	\$ -	40	\$ 876.00
10	2105.607	SELECT GRANULAR BORROW (LV)	CY	2855.00	\$ 7.90	\$ 22,554.50	0	\$ -	2855	\$ 22,554.50
11	2106.507	EXCAVATION - COMMON (EV)	CY	556.00	\$ 31.30	\$ 17,402.80	0	\$ -	556	\$ 17,402.80
12	2106.601	DEWATERING	LS	1.00	\$ 24,300.00	\$ 24,300.00	0	\$ -	1	\$ 24,300.00
13	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	4422.00	\$ 0.01	\$ 44.22	0	\$ -	4422	\$ 44.22
14	2108.504	GEOTEXTILE FABRIC TYPE 4	SY	47.00	\$ 4.65	\$ 218.55	47	\$ 218.55	47	\$ 218.55
15	2112.519	SUBGRADE PREPARATION	RDST	41.80	\$ 230.00	\$ 9,614.00	0.0	\$ -	41.8	\$ 9,614.00
16	2112.604	SUBGRADE PREPARATION (TRAIL)	SY	1303.00	\$ 1.60	\$ 2,084.80	0	\$ -	1303	\$ 2,084.80
17	2123.61	STREET SWEEPER (WITH PICKUP BROOM)	HR	60.00	\$ 173.00	\$ 10,380.00	15	\$ 2,595.00	18	\$ 3,114.00
18	2130.523	WATER	MGAL	64.00	\$ 55.70	\$ 3,564.80	0	\$ -	49	\$ 2,729.30
19	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	1920.00	\$ 0.01	\$ 19.20	0	\$ -	1920	\$ 19.20
20	2215.504	FULL DEPTH RECLAMATION	SY	20440.00	\$ 1.40	\$ 28,616.00	0	\$ -	20440	\$ 28,616.00
21	2215.504	FULL DEPTH RECLAMATION (BIT. TRAIL)	SY	1354.00	\$ 4.20	\$ 5,686.80	0	\$ -	1354	\$ 5,686.80
22	2232.504	MILL BITUMINOUS SURFACE (2.0")	SY	581.00	\$ 7.95	\$ 4,618.95	0	\$ -	5090	\$ 40,465.50
23	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1783.00	\$ 2.30	\$ 4,100.90	0	\$ -	1150	\$ 2,645.00
24	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C)	TON	3016.00	\$ 78.10	\$ 235,549.60	0	\$ -	2842	\$ 221,995.35
25	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (DRIVEWAY)	TON	17.00	\$ 222.00	\$ 3,774.00	0	\$ -	17	\$ 3,774.00
26	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (ROADWAY)	TON	3023.00	\$ 82.30	\$ 248,792.90	0	\$ -	2945	\$ 242,391.61
27	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (TRAIL)	TON	196.00	\$ 106.00	\$ 20,776.00	0	\$ -	209	\$ 22,155.06
28	2411.502	CONSTRUCT CONCRETE END CAP	EA	2.00	\$ 1,290.00	\$ 2,580.00	0	\$ -	2	\$ 2,580.00
29	2452.618	SHEET PILING	SF	126.00	\$ 10.40	\$ 1,310.40	0	\$ -	126	\$ 1,310.40
30	2501.502	15" RC PIPE APRON	EA	1.00	\$ 1,550.00	\$ 1,550.00	0	\$ -	1	\$ 1,550.00
31	2501.502	18" RC PIPE APRON	EA	2.00	\$ 1,210.00	\$ 2,420.00	0	\$ -	2	\$ 2,420.00
32	2501.502	58" SPAN RC PIPE-ARCH APRON	EA	2.00	\$ 4,350.00	\$ 8,700.00	0	\$ -	2	\$ 8,700.00
33	2501.602	TRASH GUARD FOR 15" RC PIPE APRON	EA	1.00	\$ 0.01	\$ 0.01	0	\$ -	1	\$ 0.01
34	2501.602	TRASH GUARD FOR 18" RC PIPE APRON	EA	2.00	\$ 725.00	\$ 1,450.00	0	\$ -	2	\$ 1,450.00
35	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	170.00	\$ 70.40	\$ 11,968.00	0	\$ -	170	\$ 11,968.00
36	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	136.00	\$ 70.40	\$ 9,574.40	0	\$ -	100	\$ 7,040.00
37	2503.503	58" SPAN RC PIPE-ARCH SEWER CLASS IIA	LF	69.00	\$ 368.00	\$ 25,392.00	0	\$ -	69	\$ 25,392.00

BASE BID			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
38	2503.602	CONNECT TO EXISTING STORM SEWER	EA	1.00	\$ 1,240.00	\$ 1,240.00	0	\$ -	1	\$ 1,240.00
39	2503.603	CLEAN & VIDEO TAPE PIPE SEWER (STORM)	LF	367.00	\$ 12.40	\$ 4,550.80	0	\$ -	302	\$ 3,744.80
40	2506.502	ADJUST FRAME AND RING CASTING	EA	2.00	\$ 1,110.00	\$ 2,220.00	0	\$ -	3	\$ 3,330.00
41	2506.502	CASTING ASSEMBLY (STORM)	EA	7.00	\$ 859.00	\$ 6,013.00	0	\$ -	7	\$ 6,013.00
42	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2'X3'	EA	3.00	\$ 2,290.00	\$ 6,870.00	0	\$ -	3	\$ 6,870.00
43	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	EA	4.00	\$ 5,090.00	\$ 20,360.00	0	\$ -	4	\$ 20,360.00
44	2506.602	GROUT CATCH BASIN	EA	9.00	\$ 673.00	\$ 6,057.00	9	\$ 6,057.00	9	\$ 6,057.00
45	2511.507	RANDOM RIP RAP CLASS III	CY	12.00	\$ 124.00	\$ 1,488.00	0	\$ -	12	\$ 1,488.00
46	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LF	3480.00	\$ 23.30	\$ 81,084.00	0	\$ -	3468	\$ 80,804.40
47	2563.601	TRAFFIC CONTROL	LS	1.00	\$ 15,000.00	\$ 15,000.00	0.0	\$ -	1.0	\$ 15,000.00
48	2565.602	RIGID PVC LOOP DETECTOR 6'X6'	EA	5.00	\$ 1,940.00	\$ 9,700.00	0	\$ -	5	\$ 9,700.00
49	2565.603	2" NON-METALLIC CONDUIT	LF	119.00	\$ 8.15	\$ 969.85	0	\$ -	119	\$ 969.85
50	2573.501	STORM DRAIN INLET PROTECTION	EA	21.00	\$ 84.30	\$ 1,770.30	0	\$ -	21	\$ 1,770.30
51	2573.502	STABILIZED CONSTRUCTION EXIT	EA	4.00	\$ 1.05	\$ 4.20	4	\$ 4.20	4	\$ 4.20
52	2573.503	SILT FENCE; TYPE MS	LF	5143.00	\$ 2.45	\$ 12,600.35	0	\$ -	3723	\$ 9,121.35
53	2574.507	TOPSOIL (LV)	CY	722.00	\$ 40.70	\$ 29,385.40	0	\$ -	384	\$ 15,628.80
54	2574.508	FERTILIZER TYPE 3	LB	112.00	\$ 0.82	\$ 91.84	94	\$ 77.08	94	\$ 77.08
55	2574.508	FERTILIZER TYPE 4	LB	58.00	\$ 1.00	\$ 58.00	48	\$ 48.00	48	\$ 48.00
56	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	2326.00	\$ 1.45	\$ 3,372.70	2239	\$ 3,246.55	2239	\$ 3,246.55
57	2575.505	SEEDING	ACRE	1.04	\$ 612.00	\$ 636.48	1.00	\$ 612.00	1.00	\$ 612.00
58	2575.508	HYDAULIC MULCH MATRIX	LB	2240.00	\$ 1.20	\$ 2,688.00	2800	\$ 3,360.00	2800	\$ 3,360.00
59	2575.508	SEED RESIDENTIAL TURFGRASS	LB	112.00	\$ 2.25	\$ 252.00	94	\$ 211.50	94	\$ 211.50
60	2575.508	SEED WET DITCH	LB	10	\$ 67.20	\$ 672.00	10	\$ 672.00	10	\$ 672.00
61	2575.601	LANDSCAPE RESTORATION	LS	1	\$ 3,010.00	\$ 3,010.00	0	\$ -	1	\$ 3,010.00
62	2582.503	24" SOLID LINE MULTI COMP	LF	545	\$ 8.65	\$ 4,714.25	0.0	\$ -	638.3	\$ 5,521.30
63	2582.503	4" DOUBLE SOLID LINE MULTI COMP	LF	5815	\$ 0.82	\$ 4,768.30	0	\$ -	5793	\$ 4,750.26
64	2582.503	4" SOLID LINE MULTI COMP	LF	11503	\$ 0.41	\$ 4,716.23	0	\$ -	11618	\$ 4,763.38
65	2582.518	PAVT MSSG MULTI COMP	SF	210	\$ 9.70	\$ 2,037.00	0	\$ -	210	\$ 2,037.00
		PAVING DENSITY INCENTIVE / DISINCENTIVE	LS	1	\$ 11,146.32	\$ 11,146.32	0	\$ -	1	\$ 11,146.32
<b>BASE BID TOTAL</b>						<b>\$ 1,072,161.88</b>	<b>\$ 20,207.08</b>	<b>\$ 1,078,687.54</b>		

ALTERNATE BID			CONTRACT AMOUNT				COMPLETED THIS PERIOD		COMPLETED TO DATE	
Item No.	MnDOT No.	Item Description	Unit	Estimated Quantity	Unit Price	Extended Total	Quantity	Extended Total	Quantity	Extended Total
66	2104.503	REMOVE CURB AND GUTTER	LF	229	\$ 10.10	\$ 2,312.90	0	\$ -	229	\$ 2,312.90
67	2104.503	SAWING PAVEMENT (FULL DEPTH)	LF	333	\$ 2.80	\$ 932.40	333	\$ 932.40	333	\$ 932.40
68	2104.504	REMOVE PAVEMENT (BITUMINOUS)	SY	421	\$ 10.20	\$ 4,294.20	0	\$ -	421	\$ 4,294.20
69	2104.504	REMOVE PAVEMENT (CONCRETE)	SY	49	\$ 11.40	\$ 558.60	0	\$ -	49	\$ 558.60
70	2106.507	EXCAVATION - COMMON (EV)	CY	290	\$ 31.30	\$ 9,077.00	0	\$ -	290	\$ 9,077.00
71	2106.607	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	501	\$ 15.90	\$ 7,965.90	0	\$ -	501	\$ 7,965.90
72	2112.604	SUBGRADE PREPARATION (TRAIL)	SY	5332	\$ 0.79	\$ 4,212.28	0	\$ -	5332	\$ 4,212.28
73	2130.523	WATER	MGAL	26	\$ 55.70	\$ 1,448.20	0	\$ -	0	\$ -
74	2211.507	AGGREGATE BASE CLASS 5 MODIFIED (CV)	CY	60	\$ 0.01	\$ 0.60	0	\$ -	60	\$ 0.60
75	2215.504	FULL DEPTH RECLAMATION (BIT. TRAIL)	SY	5480	\$ 2.15	\$ 11,782.00	0	\$ -	5480	\$ 11,782.00
76	2232.504	MILL BITUMINOUS SURFACE (2.0")	SY	27	\$ 6.25	\$ 168.75	0	\$ -	27	\$ 168.75
77	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	28	\$ 4.60	\$ 128.80	0	\$ -	25	\$ 115.00
78	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (3,C)	TON	48	\$ 129.00	\$ 6,192.00	0.00	\$ -	56.08	\$ 7,234.32
79	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (DRIVEWAY)	TON	3	\$ 473.00	\$ 1,419.00	0.00	\$ -	3.00	\$ 1,419.00
80	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (ROADWAY)	TON	36	\$ 150.00	\$ 5,400.00	0.00	\$ -	47.69	\$ 7,153.50
81	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) (TRAIL)	TON	791	\$ 90.60	\$ 71,664.60	0.00	\$ -	986.12	\$ 89,342.47
82	2504.602	ADJUST VALVE BOX	EA	8	\$ 558.00	\$ 4,464.00	0	\$ -	8	\$ 4,464.00
83	2504.602	VALVE BOX SECTION	EA	3	\$ 301.00	\$ 903.00	0	\$ -	3	\$ 903.00
84	2506.502	ADJUST FRAME AND RING CASTING	EA	2	\$ 1,110.00	\$ 2,220.00	0	\$ -	2	\$ 2,220.00
85	2506.602	GROUT CATCH BASIN	EA	2	\$ 673.00	\$ 1,346.00	0	\$ -	2	\$ 1,346.00
86	2521.504	6" CONCRETE WALK	SY	168	\$ 118.00	\$ 19,824.00	151.67	\$ 17,897.06	151.67	\$ 17,897.06
87	2521.602	DRILL & GROUT REINF BAR (EPOXY COATED)	EA	105	\$ 15.50	\$ 1,627.50	105	\$ 1,627.50	105	\$ 1,627.50
88	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LF	226	\$ 32.60	\$ 7,367.60	0	\$ -	226	\$ 7,367.60
89	2531.618	TRUNCATED DOMES	SF	234	\$ 62.10	\$ 14,531.40	179.4	\$ 11,140.74	179.4	\$ 11,140.74
90	2563.601	ALTERNATE PEDESTRIAN ROUTE	LS	1	\$ 1,430.00	\$ 1,430.00	1	\$ 1,430.00	1	\$ 1,430.00
91	2573.501	STORM DRAIN INLET PROTECTION	EA	4	\$ 84.10	\$ 336.40	0	\$ -	4	\$ 336.40
92	2573.503	SILT FENCE; TYPE MS	LF	583	\$ 3.05	\$ 1,778.15	0	\$ -	0	\$ -
93	2574.507	TOPSOIL (LV)	CY	378	\$ 40.70	\$ 15,384.60	0	\$ -	60	\$ 2,442.00
94	2574.508	FERTILIZER TYPE 3	LB	106	\$ 0.82	\$ 86.92	106	\$ 86.92	106	\$ 86.92
95	2574.508	FERTILIZER TYPE 4	LB	2	\$ 10.20	\$ 20.40	2	\$ 20.40	2	\$ 20.40
96	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SY	52	\$ 2.55	\$ 132.60	52	\$ 132.60	52	\$ 132.60
97	2575.505	SEEDING	ACRE	0.54	\$ 1,530.00	\$ 826.20	0.54	\$ 826.20	0.54	\$ 826.20
98	2575.508	HYDAULIC MULCH MATRIX	LB	2120	\$ 1.20	\$ 2,544.00	2650	\$ 3,180.00	2650	\$ 3,180.00
99	2575.508	SEED RESIDENTIAL TURFGRASS	LB	106	\$ 2.25	\$ 238.50	106	\$ 238.50	106	\$ 238.50
100	2575.508	SEED WET DITCH	LB	1	\$ 67.20	\$ 67.20	1	\$ 67.20	1	\$ 67.20
101	2575.601	LANDSCAPE RESTORATION	LS	1	\$ 15,400.00	\$ 15,400.00	0	\$ -	1	\$ 15,400.00
<b>ALTERNATE TOTAL</b>						<b>\$ 218,085.70</b>		<b>\$ 37,579.52</b>		<b>\$ 217,695.04</b>
<b>BASE BID TOTAL</b>						<b>\$ 1,072,161.88</b>		<b>\$ 20,207.08</b>		<b>\$ 1,078,687.54</b>
<b>GRAND TOTALS</b>						<b>\$ 1,290,247.58</b>		<b>\$ 57,786.60</b>		<b>\$ 1,296,382.58</b>

Internal City Use Only

Base Bid Municipal State Aid Funds (0.86 Mob.)	\$	14,150.08	\$ 932,078.33
Base Bid Storm Water Funds (0.14 Mob.)	\$	6,057.00	\$ 146,609.21
Alternate Bid State Aid Funds	\$	34,573.86	\$ 206,886.60
Alternate Bid Storm Water Funds	\$	-	\$ 1,346.00
Alternate Bid Trail Maintenance Funds	\$	3,005.66	\$ 9,462.44
Total Funds	\$	57,786.60	\$ 1,296,382.58

**CC Regular Session**

**Meeting Date:** 03/24/2026

**Primary Strategic Plan Initiative:** Address infrastructure needs.

**Title:**

Adopt Resolution #26-070 Authorizing Final Payment to Design Electric for Improvement Project #24-56, Lift Station #1 Permanent Generator.

**Purpose/Background:**

Resolution and Pay Request Attached.

**Time Frame/Observations/Alternatives:**

Issuing final payment will be contingent on receipt of the following items from Design Electric Inc:

1. IC-134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax).
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against 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 Utilities Lead has inspected the completed work and recommends final payment to Design Electric, Inc. of St. Cloud, Minnesota, for improvement project #24-56, Lift Station No. 1 Permanent Generator, in the amount of \$1,299.06.

**Outcome/Action:**

Motion to adopt Resolution #26-070 authorizing final payment to Design Electric for Improvement Project #24-56, Lift Station #1 Permanent Generator, in the amount of \$1,299.06.

**Attachments**

Resolution  
Pay Estimate

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Bruce Westby	Bruce Westby	03/18/2026 12:32 PM
Brian Hagen	Brian Hagen	03/19/2026 02:46 PM
Form Started By: Marsha Weidner		Started On: 02/27/2026 01:43 PM
Final Approval Date: 03/19/2026		

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-070**

**RESOLUTION AUTHORIZING FINAL PAYMENT TO DESIGN ELECTRIC, INC. FOR IMPROVEMENT PROJECT #24-56, LIFT STATION NO. 1 PERMANENT GENERATOR**

**WHEREAS**, the City of Ramsey 2024 – 2033 Capital Improvement Program includes proposed project #24-SEW-002, Lift Station No. 1 Rehab and Generator, proposed for construction in 2025 at an estimated cost of \$175,000; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-098, adopted April 9, 2024, the proposal from Bolton and Menk, Inc. to provide design, bidding, and construction related services for Improvement Project #24-56, Lift Station No. 1 Rehabilitation and Generator Installation was approved; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-159, adopted June 11, 2024, the plans prepared by Bolton and Menk, Inc. were approved and requests for quotes were authorized for Improvement Project #24-56, Lift Station No. 1 Permanent Generator; and

**WHEREAS**, pursuant to Ramsey City Council Resolution #24-181, adopted July 9, 2024, the request for quote was awarded to Design Electric, Inc. of St. Cloud Minnesota for the amount of \$127,857.00 for said project; and

**WHEREAS**, as of March 24, 2026, \$1,299.06 has been paid to date; and

**WHEREAS**, the Utilities Lead has inspected the completed work and recommends final payment to Design Electric, Inc. of St. Cloud, Minnesota; for improvement project #24-56, Lift Station No. 1 Permanent Generator, in the amount of \$1,299.06.

**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 No. 3 to Design Electric, Inc. of St. Cloud Minnesota for Improvement Project #24-56, Lift Station No. 1 Permanent Generator, in the amount of \$1,299.06.
- 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 March 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 March, 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**Contractor's Application for Final Payment**

**Owner:** City of Ramsey  
**Engineer:** Bolton & Menck, Inc.  
**Contractor:** Design Electric, Inc.  
**Project:** Lift Station No. 1 Generator  
**Contract:** \_\_\_\_\_  
**Application No.:** 4-Final  
**Application Period:** From 1/15/2026 to 12/31/2025  
**Application Date:** 1/15/2026

1. Original Contract Price	\$	127,857.00
2. Net change by Change Orders	\$	
3. Current Contract Price (Line 1 + Line 2)	\$	127,857.00
4. Total Work completed and materials stored to date	\$	129,906.36
5. Retainage	\$	
a. Work Completed	X \$	129,906.36
b. Stored Materials	X \$	
c. Total Retainage (Line 5.a + Line 5.b)	\$	
6. Amount eligible to date (Line 4 - Line 5.c)	\$	129,906.36
7. Less previous payments	\$	128,607.30
8. Amount due this application	\$	1,299.06
9. Balance to finish, including retainage (Line 3 - Line 4)	NA	

**Contractor's Certification for FINAL PAYMENT**


The undersigned Contractor certifies, to the best of its knowledge, the following:

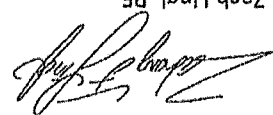
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

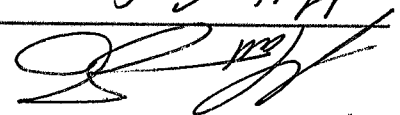
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner 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; and

(4) 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.

**Contractor:** DESIGN ELECTRIC INC  
**Signature:**   
**Name:** NICK BISCHOFF  
**Date:** 2/23/2026  
**Title:** PRESIDENT

**Recommended by Engineer**  
**By:**   
**Name:** Zach Ling, PE  
**Title:** Project Manager  
**Date:** 1/15/2026

**Approved by Owner**  
**By:**   
**Name:** Matt Graf  
**Title:** Utilities Lead  
**Date:** 1-24-2026

**Final Estimate - Unit Price Work**

Owner: City of Ramsey  
 Engineer: Bolton & Merik, Inc.  
 Contractor: Design Electric, Inc.  
 Project: Lift Station No. 1 Generator  
 Contract: \_\_\_\_\_  
 Application No.: 4-Final  
 Application Period: From 02/01/25 to 12/31/25  
 Application Date: 01/15/26

**Contractor's Application for Final Payment**

Owner's Project No.: C# 24-56  
 Engineer's Project No.: 081.194375  
 Agency's Project No.: \_\_\_\_\_

Item	Description	Unit	Quantity	Unit Price	Amount	% Paid	Balance Due
1	MOBILIZATION	LUMP SUM	10,000.99	1.00	10,000.99	100%	0.00
2	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	8.00	17.00	136.00	17.00%	119.00
3	REMOVE BITUMINOUS PAVEMENT	SQ YD	116.55	3.49630	407.86	35.00%	262.86
4	SELECT GRANULAR BORROW (GV)	CU YD	69.63	1.04445	72.72	15.00%	57.72
5	EXCAVATION - COMMON (P) (GV)	CU YD	67.58	2.70320	182.80	40.00%	107.80
6	AGGREGATE BASE (CV) CLASS 5	CU YD	218.47	2.18470	477.00	10.00%	427.00
7	BITUMINOUS PATCH SPECIAL	SQ YD	150.00	5.60000	840.00	44.00%	408.00
8	CONCRETE PAVEMENT 12"	SQ FT	34.82	4.84614	168.72	327.00%	0.00
9	GENERATOR	EACH	73,259.77	1.00	73,259.77	1.00%	72,259.77
10	CHAIN LINK GATE (6' VINYL COATED)	LIN FT	822.61	8.22610	6,768.10	10.00%	6,191.49
11	CHAIN LINK FENCE (6' VINYL COATED)	LIN FT	184.30	11.97950	2,205.30	65.00%	785.30
12	STORM DRAIN INLET PROTECTION	EACH	55.00	325.00	17,875.00	5.00%	17,700.00
13	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	10.00	500.00	5,000.00	50.00%	2,500.00
14	TRAFFIC CONTROL	LUMP SUM	900.00	1.00	900.00	1.00%	899.00
15	COMMON TOPSOIL BORROW	CU YD	214.02	2.14020	458.00	10.00%	418.00
16	FERTILIZER, TYPE 3	LB	24.64	369.60	9,000.00	15.00%	7,650.00
17	EROSION CONTROL BLANKET, CATEGORY 15	SQ YD	11.05	386.05	4,263.05	35.00%	2,740.00
18	SEED MIXTURE, TYPE 25-131	LB	10.50	105.50	1,110.50	10.00%	1,005.00
<b>Project Totals</b>					<b>\$ 129,906.36</b>		<b>\$ 129,906.36</b>

**CC Regular Session**

**Meeting Date:** 03/24/2026

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

**Title:**

Adopt Resolution ~~#26-075~~ #26-075A Authorizing the Application for MN DNR Grant Funding for 2026-27 Playground Improvements at Riverdale Park

**Purpose/Background:**

This consent case and text are the same as the Council approved on March 10, 2026 — but the attached resolution's text is reworded, due to specific requirements of the MN DNR application that were recently revealed.

This case is to acknowledge the intent to apply for Minnesota Department of Natural Resources (MN DNR) funding for playground replacement and renovation at Riverdale Park.

One of the stipulations in applying for the competitive MN DNR program is a resolution from the local unit of government assuring that the application for the project has matching funding approved by City Council—thus the purpose of this case.

**Funding Source:**

This case acknowledges the intent to apply for grant funding, which would result in an allocation of one hundred and twenty-five thousand (\$125,000), from the Lawful Gambling Improvement Fund, for the purchase and installation of play equipment, poured-in-place resilient surfacing and related improvements, to match \$125,000 in Minnesota Outdoor Recreation Grant Program funding (if awarded).

**Recommendation:**

Staff recommends supporting the MN DNR application for funding by the adoption of Resolution #26-075.

**Outcome/Action:**

Motion to Adopt Resolution #26-075 Authorizing the Application for Minnesota Outdoor Recreation Grant Program funding for Playground Improvements at Riverdale Park.

**Attachments**

Res #26-075A DNR Grant

**Form Review**

**Inbox**

Brian Hagen

Form Started By: Mariah Albrecht

Final Approval Date: 03/19/2026

**Reviewed By**

Brian Hagen

**Date**

03/19/2026 03:51 PM

Started On: 03/19/2026 03:22 PM

Councilmember introduced the following resolution and moved for its adoption:

**RESOLUTION #26-075A**

**RESOLUTION AUTHORIZING THE APPLICATION FOR MN DNR GRANT FUNDING FOR 2026-2027 PLAYGROUND IMPROVEMENTS AT RIVERDALE PARK**

**WHEREAS**, that the City of Ramsey act as legal sponsor for the project contained in the Outdoor Recreation Grant application to be submitted on 31/03/2026 and that Parks Administrative Assistant Mariah Albrecht is hereby authorized to apply to the Department of Natural Resources for funding of this project on behalf of the City of Ramsey.

**WHEREAS**, that the applicant maintains an adequate Conflict of Interest Policy and, throughout the term of the contract, will monitor and report any actual or potential conflicts of interest to the State, upon discovery.

**WHEREAS**, that the City of Ramsey has the legal authority to apply for financial assistance, and it has the financial capability to meet the match requirement (if any) and ensure adequate construction, operation, maintenance and replacement of the proposed project for its design life.

**WHEREAS**, that the City of Ramsey has not incurred any development costs and has not entered into a written purchase agreement to acquire the property described in the Cost Breakdown section on this application.

**WHEREAS**, that the City of Ramsey has or will acquire fee title or permanent easement over all the land described in the boundary map or recreational site plan included in the application.

**WHEREAS**, upon approval of its application by the State, the City of Ramsey may enter into an agreement with the State for the above-referenced project, and that the City of Ramsey certifies that it will comply with all applicable laws and regulations as stated in the grant agreement including dedicating the park property for uses consistent with the funding grant program into perpetuity.

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

- 1) That the Parks & Asst. Public Works Director Mark Riverblood is hereby authorized to execute such agreements as necessary to implement the project on behalf of the applicant.

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 24<sup>th</sup> day of March, 2026.

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Mayor

**ATTEST:**

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City Clerk

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #26-080 Ordering Request for Proposals for Topographic Surveys, Geotechnical Evaluations and Utility Testing for 2027 Pavement Management Program Projects

**Purpose/Background:****Purpose:**

The purpose of this case is to adopt Resolution #26-080 ordering requests for proposals for topographic surveys, geotechnical evaluations and utility testing for 2027 Pavement Management Program Projects. This includes Area F (Itasca Heights) of the Gravel Road Elimination Program as well.

**Background:**

The current 2026 thru 2035 10-Year Capital Improvement Plan (CIP) proposes street reconstruction of the following streets in 2027:

- MSA 142<sup>nd</sup> Avenue between Saint Francis Boulevard (TH 47) and Xkimo Street
  - 0.07 miles of urban section
- MSA Juniper Ridge Drive between Roanoke Street and 156<sup>th</sup> Lane
  - 0.37 miles of urban section (bituminous curbing)
- Deerwood
  - 1.13 miles of rural section
- Hall-Anderson Acres & Oakwood Hills
  - 2.25 miles of rural section
  - Subdivisions combined due to proximity
- Sorteberg's 6<sup>th</sup> & Windsorwood
  - 0.62 miles of urban section (bituminous curbing) [Sorteberg's 6<sup>th</sup>]
  - 0.62 miles of rural section [Windsorwood]
  - 1.24 miles total
  - Subdivisions combined due to proximity
- Windemere Woods 1<sup>st</sup> & 2<sup>nd</sup>
  - 0.75 miles of urban section

The CIP proposes to mill and overlay the following streets in 2027:

- MSA Rhinestone Street within the COR
  - 0.32 miles of urban section
- MSA Sunwood Drive within the COR
  - 0.56 miles of urban section
- MSA Veterans Drive within the COR
  - 0.65 miles of urban section
- MSA Zeolite Street within the COR
  - 0.09 miles of urban section
- Brookfield
  - 0.81 miles of urban section
- Estates of Silver Oaks
  - 1.03 miles of urban section
- Rivers Bend 1<sup>st</sup>, 2<sup>nd</sup>, & Plaza
  - 1.32 miles of urban section

- Generally, mill and overlay improvements only require topographic survey of the pedestrian ramps for ADA upgrades.

The CIP proposes to convert the existing gravel section to bituminous pavement section on the following streets in 2027:

- Itasca Heights
  - 0.24 miles of rural gravel section

In total, the 2026 – 2035 CIP proposes to reconstruct approximately 5.81 miles, mill and overlay 4.78 miles, and construct (covert from gravel to pavement) 0.24 miles of public roads in 2027. For comparison, the Pavement Management Program (PMP) included 7.39 miles of reconstruction and 5.39 miles of mill and overlay in 2026.

Staff will use the materials as design aids for the 2027 proposed improvement projects. Topographic surveys are essential to locate all existing site features and to create an existing ground surface, used as the base for designing the project.

Geotechnical reports inform staff of subsoil conditions, which is essential when designing the pavement section for the reconstructed streets. Also included are groundwater elevations and support capabilities of the soils for utilities and trenches, as well as associated backfilling recommendations.

Televising sewer pipes informs staff of the condition of the pipes, and locates existing damage. This allows Staff to include fixing damaged pipes in the construction plans, which can be more cost-effective than doing repairs as standalone projects, or as change orders during the reconstruction project.

Street segment summaries and the 2027 Draft Pavement Management Program map is attached to this case for reference.

**Notification:**

If Council orders request for proposals, staff will request proposals from firms known to perform said services.

**Time Frame/Observations/Alternatives:**

**Alternatives:**

Adopt Resolution #26-080 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2027 Pavement Management Program projects.

**Funding Source:**

Funding for this work is proposed to come from the respective pavement and utility funds; Pavement Management Funds, Tax Increment Financing No.2 Funds, Municipal State Aid Funds, Sanitary Sewer Utility Funds, and Storm Water Utility Funds.

**Recommendation:**

Staff recommends adopting Resolution #26-080 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2027 Pavement Management Program Projects

**Outcome/Action:**

Adopt Resolution #26-080 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2027 Pavement Management Program Projects.

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**Attachments**

Draft 2027 PMP Map  
2027 PMP Street Summaries  
2027 PMP CIP Sheets

### Form Review

**Inbox**

Bruce Westby  
Brian Hagen  
Form Started By: Joe Feriancek  
Final Approval Date: 03/19/2026

**Reviewed By**

Bruce Westby  
Brian Hagen

**Date**

03/18/2026 12:54 PM  
03/19/2026 02:46 PM  
Started On: 03/09/2026 03:55 PM

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-080**

**RESOLUTION ORDERING REQUEST FOR PROPOSALS FOR TOPOGRAPHIC SURVEYS, GEOTECHNICAL EVALUATIONS AND UTILITY TESTING FOR 2027 PAVEMENT MANAGEMENT PROGRAM PROJECTS**

**WHEREAS**, the streets within the Deerwood subdivision, Hall-Anderson Acres subdivision, Oakwood Hills subdivision, Rambosek Red Oak Estate subdivision, Sorteberg's 6<sup>th</sup> subdivision, Windsorwood subdivision, Windemere Woods 1<sup>st</sup> & 2<sup>nd</sup> subdivision, Magnesium Street within Section 26 Unplatted, 142<sup>nd</sup> Avenue between Saint Francis Boulevard (TH 47) and Xkimo Street, and Juniper Ridge Drive between Roanoke Street and 156<sup>th</sup> Lane are proposed to be reconstructed in 2027; and

**WHEREAS**, the streets within the Brookfield subdivision, Estates of Silver Oaks subdivision, Rivers Bend subdivision, Rivers Bend 2<sup>nd</sup> subdivision, Rivers Bend Plaza subdivision, Rhinestone Street between E. Ramsey Parkway and Bunker Lake Boulevard (CSAH 116) and between Veterans Drive and Sunwood Drive, Sunwood Drive between Armstrong Boulevard (CSAH 83) and Zeolite Street and between Rhinestone Street and Ramsey Boulevard (CR 56), Veterans Drive between Zeolite Street and Rhinestone Street, and Zeolite Street between Sunwood Drive and Veterans Drive are proposed to be milled and overlaid in 2027; and

**WHEREAS**, the streets within the Itasca Heights subdivision are proposed to be converted from existing gravel road section to a bituminous pavement section in 2027; and

**WHEREAS**, topographic surveys, geotechnical evaluations, televising of sanitary and storm sewer, and leak testing of watermain is required to accurately evaluate and design proposed 2027 Pavement Management Program projects; and

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

- 1) The Ramsey City Council hereby orders the City Engineer to request proposals for said services.

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 24<sup>th</sup> day of March, 2026.

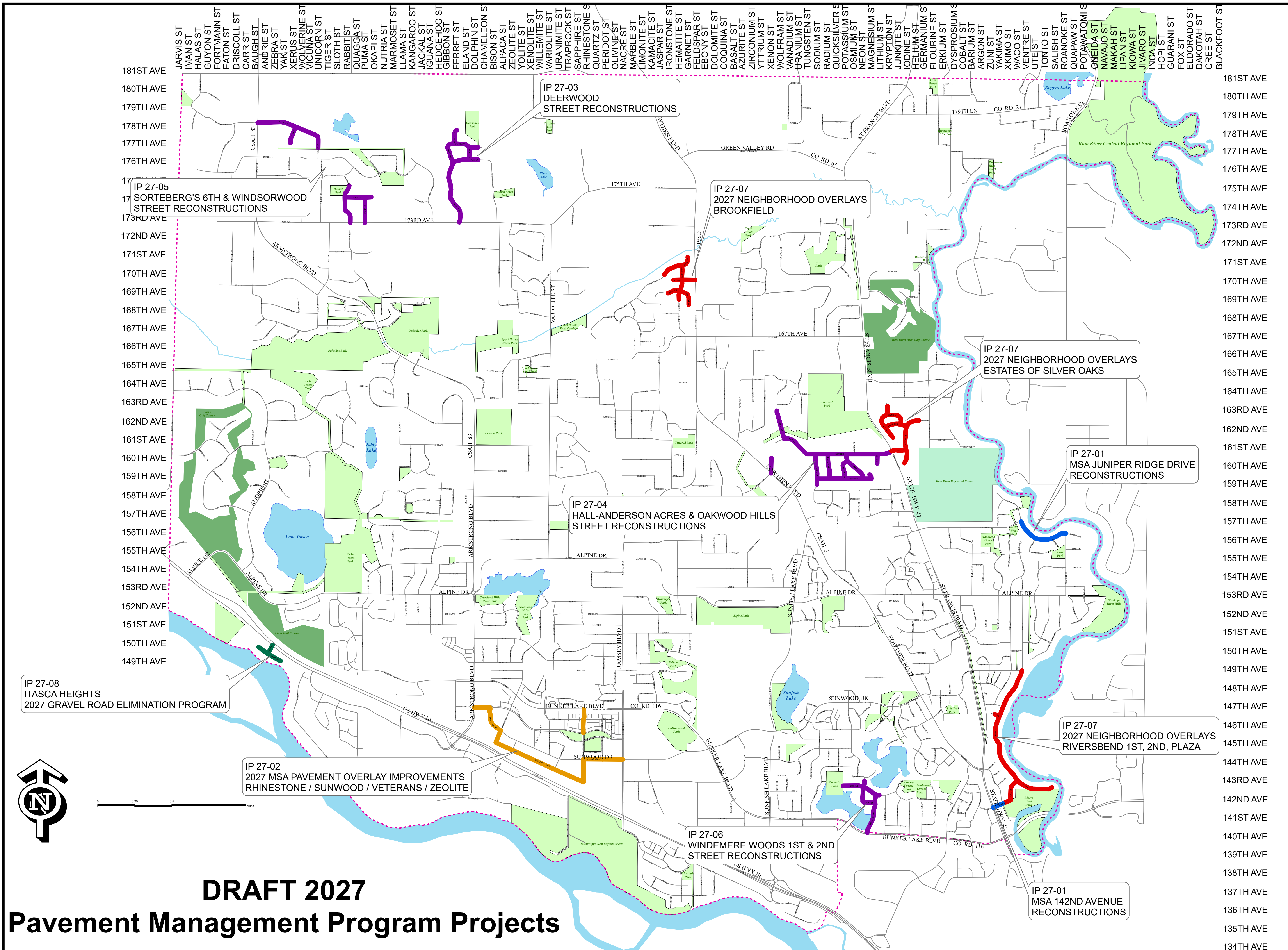
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Mayor

**ATTEST:**

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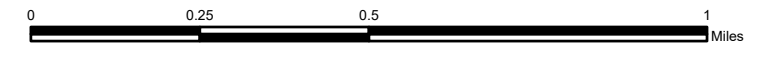
City Clerk



## Legend

- 2027 MSA Recon.
- 2027 MSA Overlay
- 2027 Overlay
- 2027 Reconstruction
- 2027 GREP
- Streets
- MuniBndry
- ScoutCamp
- Golf\_Courses
- Parks
- Rivers
- Lakes\_Ponds
- Creeks

# DRAFT 2027 Pavement Management Program Projects



**IP 27-01**  
**MSA 142nd Avenue Juniper Ridge Drive**  
**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	Maint. 6	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA 142nd Avenue	142nd Avenue	TH 47 / Xkimo Street	373	Urban	Conc.	6	1985	SC 1988	SC 1995	OL 2010				5.4	5.0	10.4
142nd Avenue Total			373	0.07 mi.												
MSA Juniper Ridge Drive	Juniper Ridge Drive	Roanoke Street / 156th Lane	1939	Urban	Bit.	4	1976	SC 1981	SC 1991	OL 2002	SC 2009	SC 2017	SP 2024	4.0	4.2	8.2
Juniper Ridge Drive Total			1939	0.37 mi.												
<b>MSA 142nd Avenue &amp; Juniper Ridge Drive Total</b>			<b>2312</b>	<b>0.44 mi.</b>												
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project																

IP 27-02

2027 MSA Pavement Overlay Improvements

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	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA Rhinestone Street	Rhinestone Street	E. Ramsey Parkway WB / Bunker Lake Boulevard	845	Urban	Conc.	7	2004	SC 2010	SC 2018		5.0*	6.0*	11.0*
	Rhinestone Street	Veterans Drive / Sunwood Drive	821	Urban	Conc.	7	2007	SC 2016	CS 2023		5.0*	6.0*	11.0*
Rhinestone Street Total			1666	0.32 mi.									
MSA Sunwood Drive	Sunwood Drive	Armstrong Boulevard / Zeolite Street	1561	Urban	Conc.	7	2004	SC 2010	SC 2017	CS 2024	4.0*	6.0*	10.0*
	Sunwood Drive	Peridot Street / Ramsey Boulevard	720	Urban	Conc.	7	2004	SC 2010	SC 2017	CS 2024	6.5*	6.0*	12.5*
	Sunwood Drive	Rhinestone Street / Peridot Street	677	Urban	Conc.	7	2004	SC 2010	SC 2017	CS 2024	6.5*	6.0*	12.5*
Sunwood Drive Total			2958	0.56 mi.									
MSA Veterans Drive	Veterans Drive	Saphire Street / Rhinestone Street	1131	Urban	Conc.	7	2007	SC 2016	CS 2023		5.0	7.8	12.8
	Veterans Drive	Zeolite Street / Rhinestone Street	2301	Urban	Conc.	7	2005	SC 2016	CS 2023		5.0	7.8	12.8
Veterans Drive Total			3432	0.65 mi.									
MSA Zeolite Street	Zeolite Street	Sunwood Drive / Veterans Drive	456	Urban	Conc.	6	2005	SC 2016	CS 2023		4.4	n/a**	n/a**
Zeolite Street Total			456	0.09 mi.									
<b>2027 MSA Overlay Total</b>			<b>8512</b>	<b>1.61 mi.</b>									

\* Per As-Built, GPR not available

\*\* No Base Visible, GPR Data not available

IP 27-03  
Deerwood 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)
Deerwood	176th Lane	Eland Street / E EOP	319	Rural	n/a	4	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.6	5.1	8.7
	176th Lane	Gibbon Street / Eland Street	591	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.6	5.1	8.7
	177th Avenue	E EOP / Eland Street	308	Rural	n/a	4	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.2	n/a**	n/a**
	177th Avenue	Eland Street / Gibbon Street	590	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.2	n/a**	n/a**
	177th Avenue	Gibbon Street / Gibbon Street	206	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.2	n/a**	n/a**
	Eland Street	176th Lane / 177th Avenue	440	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.5	2.4	6.9
	Gibbon Street	176th Lane / 177th Avenue	654	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.9	2.6	6.5
	Gibbon Street	177th Avenue / CDS	522	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.9	2.6	6.5
	Gibbon Street	CR 63 / 176th Lane	2311	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012	SP 2024	3.9	2.6	6.5
	<b>Deerwood Total</b>			<b>5941</b>	<b>1.13 mi.</b>										

\*\* No Base Visible, GPR Date not available

IP 27-04  
Hall-Anderson Acres Oakwood Hills 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	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Hall-Anderson Acres	159th Lane	Sodium Street / Cul-de-sac	2106	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.3	3.1	6.4
	160th Lane	West EOP / TH 47	3017	Rural	n/a	4	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.5	3.3	6.8
	Neon Street	160th Lane / Cul-de-sac	340	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.7	2.9	6.6
	Osmium Street	159th Lane / 160th Lane	1118	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.1	5.1	8.2
	Potassium Street	159th Lane / Osmium Street	716	Rural	n/a	4	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.6	4.0	7.6
	Radium Street	159th Lane / 160th Lane	884	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.3	3.0	6.3
	Sodium Street	South EOP / 160th Lane	1095	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.1	3.6	6.7
<b>Hall-Anderson Acres Total</b>			<b>9276</b>	<b>1.76 mi.</b>										
Oakwood Hills	160th Lane	Wolfram Street / East EOP	1046	Rural	n/a	4	1989	SC 2004				2.5	3.5	6.0
	Xenon Street	Nowthen Boulevard / Cul-de-sac	542	Rural	n/a	5	1989	SC 1998	SC 2007			2.8	3.8	6.6
<b>Oakwood Hills Total</b>			<b>1588</b>	<b>0.3 mi.</b>										
Rambosek Red Oak Estate	Wolfram Street	160th Lane / North EOP	1039	Rural	n/a	4	1989	SC 1998	SC 2004			2.3	3.6	5.9
<b>Rambosek Red Oak Estate Total</b>			<b>1039</b>	<b>0.2 mi.</b>										
<b>IP 27-04 Total</b>			<b>11903</b>	<b>2.25 mi.</b>										

**IP 27-05**  
**Sorteberg's 6th Windsorwood 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	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Sorteberg's 6th	174th Lane	Rabbit Street / Cul-de-sac	940	Urban	Bit.	3	1990	SC 1995	SC 2004	2.2	3.8	6.0
	Puma Street	174th Lane / 173rd Avenue	908	Urban	Bit.	3	1990	SC 1995	SC 2004	2.2	3.8	6.0
	Rabbit Street	173rd Avenue / North EOP	1445	Urban	Bit.	3	1990	SC 1995	SC 2004	2.3	3.6	5.9
<b>Sorteberg's 6th Total</b>			<b>3293</b>	<b>0.62 mi.</b>								
Windsorwood	178th Avenue	Baugh Street / NW PC Vicuna Street & 178th Avenue	2249	Rural	n/a	3	1990	SC 1996	SC 2004	2.1	4.4	6.5
	178th Circle	178th Avenue / Cul-de-sac	613	Rural	n/a	3	1990	SC 1996	SC 2004	2.6	7.0	9.6
	Vicuna Street	NW PC Vicuna Street & 178th Avenue / South EOP	417	Rural	n/a	3	1990	SC 1996	SC 2004	2.7	3.5	6.2
<b>Windsorwood Total</b>			<b>3279</b>	<b>0.62 mi.</b>								
<b>IP 27-05 Total</b>			<b>6572</b>	<b>1.24 mi.</b>								

IP 27-06  
Windemere Woods 1st and 2nd 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)
Windemere Woods	141st Lane	Magnesium Street / West EOP	448	Urban	Conc.	6	1992	SC 1998	SC 2005	SC 2013			2.9	3.1	6.0
	142nd Avenue	East EOP / Magnesium Street	101	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			3.2	3.0	6.2
	142nd Avenue	Magnesium Street / Neon Street	531	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			3.2	3.0	6.2
	Magnesium Street	141st Lane / 142nd Avenue	296	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			2.8	3.3	6.1
	Magnesium Street	141st Lane / Cul-de-sac	299	Urban	Conc.	4	1992	SC 1998	SC 2005	SC 2013			2.8	3.3	6.1
	Neon Street	142nd Avenue / North EOP	226	Urban	Conc.	6	1992	SC 1998	SC 2005	SC 2013			2.8	0.0**	2.8**
<b>Windemere Woods Total</b>			<b>1901</b>	<b>0.36 mi.</b>											
Windemere Woods 2nd	142nd Avenue	Neon Street / West EOP	745	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			3.2	3.0	6.2
	Neon Street	South EOP / 142nd Avenue	509	Urban	Conc.	6	1992	SC 1998	SC 2005	SC 2013			2.8	0.0**	2.8**
<b>Windemere Woods 2nd Total</b>			<b>1254</b>	<b>0.24 mi.</b>											
Section 26 Unplatted	Magnesium Street	Bunker Lake Boulevard / S EOP Windemere Woods	828	Urban / Rural	Conc.	8	1984	SC 1990	SC 2005	RC*** 2011	SC 2013	CS 2021	4.0	4.6	8.6
<b>Section 26 Unplatted Total</b>			<b>828</b>	<b>0.16 mi.</b>											
<b>IP 27-06 Total</b>			<b>3983</b>	<b>0.75 mi.</b>											
													** GPR No Base Detected		
													*** Turn Lane added with Bunker Lake Boulevard Improvements		

**IP 27-07  
2027 Neighborhood Pavement Overlay Improvements  
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)
Brookfield	169th Lane	Garnet Street / West EOP	449	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	170th Avenue	Nowthen Boulevard / Roundabout	472	Urban	Conc.	6	2007	SC 2012					3.5*	4.0*	7.5*
	170th Avenue	Roundabout / Cul-de-sac	298	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	170th Trail	Garnet Street / Cul-de-sac	408	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	170th Trail	Garnet Street / West EOP	740	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Feldspar Street	Garnet Street / South EOP	685	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Garnet Street	169th Lane / Roundabout	413	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Garnet Street	Feldspar Street / South EOP	308	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Garnet Street	Roundabout / 170th Trail	519	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
Brookfield Total			4292	0.81 mi.											
Estates of Silver Oaks	160th Lane	TH 47 / Iodine Street	536	Urban	Conc.	6	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Crossing	Iodine Street / Lithium Court	819	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Lane	Iodine Street East EOP	514	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Lane	Junkite Street / Lithium Street	451	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Lane	Lithium Court / Lithium Street	225	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Iodine Street	160th Lane / 162nd Crossing	831	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Iodine Street	160th Lane / Cul-de-sac	521	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Junkite Street	162nd Crossing / 162nd Lane	387	Urban	Conc.	6	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Lithium Court	162nd Crossing / 162nd Lane	379	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Lithium Court	162nd Crossing / Cul-de-sac	464	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Lithium Street	162nd Lane / North EOP	316	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
Estates of Silver Oaks Total			5443	1.03 mi.											

IP 27-07  
**2027 Neighborhood Pavement Overlay Improvements**  
**Street Segment Summary**

Subdivision	Street	Segment Description	Length (feet)	Section (Urban /	Curb (Bit /	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA	Avg Agg. Base	Avg Section
Rivers Bend	142nd Lane	Waco Street / Cul-de-sac	1322	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	4.2	4.8	9
	146th Circle	Waco Street / Cul-de-sac	178	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	4.3	2.9	7.2
	Waco Street	142nd Lane / South EOP	296	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	3.9	3.8	7.7
	Waco Street	Sunwood Drive / 142nd Lane	4397	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	3.7	n/a**	n/a**
Rivers Bend Total			6193	1.17 mi.											
Rivers Bend 2nd	Waco Street	South EOP / North EOP	497	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	3.9	3.8	7.7
Rivers Bend 2nd Total			497	0.09 mi.											
Rivers Bend Plaza	142nd Avenue	Xkimo Street / Waco Street	306	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	5.4	5.0	10.4
Rivers Bend Plaza Total			306	0.06 mi.											
<b>2027 Neighborhood Overlays Total</b>			<b>16731</b>	<b>3.17 mi.</b>											
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available															

**IP 27-08**  
**Itasca Heights Gravel Roads Elimination Program**  
**Street Segment Summary**

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Itasca Heights	Beatty Avenue	U.S. Highway 10 / Collins Drive	360	Rural	n/a	n/a	n/a	n/a	n/a	6.0**	6.8**
	Collins Drive	Northwest EOP / Cul-de-sac	927	Rural	n/a	n/a	n/a	n/a	n/a	7.2**	7.2**
	<b>Itasca Heights Total</b>		<b>1287</b>	<b>0.24 mi.</b>							

\*\* Average Aggregate Surface thickness per borings 9/12/2024

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 21-STR-021  
**Project Name** MSA 142nd Avenue Street Reconstruction

<b>Total Project Cost</b>	\$90,563	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Reconstruction of MSA Street 142nd Avenue between TH 47 and Xkimo Street.

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	90,563	0	0	0	0	0	0	0	0	90,563
<b>Total</b>	<b>0</b>	<b>90,563</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90,563</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
MSA	0	78,750	0	0	0	0	0	0	0	0	78,750
Storm Water Utility Fund	0	11,813	0	0	0	0	0	0	0	0	11,813
<b>Total</b>	<b>0</b>	<b>90,563</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90,563</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 21-STR-018  
**Project Name** MSA Juniper Ridge Dr Street Reconst

<b>Total Project Cost</b>	\$449,222	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Reconstruction of MSA street Juniper Ridge Drive between 156th Avenue and Roanoke Street.

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	449,222	0	0	0	0	0	0	0	0	449,222
<b>Total</b>	<b>0</b>	<b>449,222</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>449,222</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
MSA	0	390,628	0	0	0	0	0	0	0	0	390,628
Storm Water Utility Fund	0	58,594	0	0	0	0	0	0	0	0	58,594
<b>Total</b>	<b>0</b>	<b>449,222</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>449,222</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 12-STRM-001  
**Project Name** Stormwater Drainage Improvements

<b>Total Project Cost</b>	\$695,000	<b>Department</b>	Stormwater Utility
<b>Type</b>	Improvement	<b>Category</b>	Storm Water Utility Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	50 years		

**Description**

This project will address stormwater drainage problems reported in 2011.

**Justification**

These projects will add storm sewer pipe, clean ditches and address standing water concerns. - 156th and Armstrong, clean ditch or add storm sewer 2031: \$175,000 - 156th Lane and Juniper Ridge Drive, install pipe to relieve water backing up in existing pipes 2027: \$350,000 (Tied to 21-STR-018)

Prior	Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
170,000	Improvements Other than Building Cost	0	350,000	0	0	0	175,000	0	0	0	0	525,000
	<b>Total</b>	<b>0</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>525,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
170,000	Storm Water Utility Fund	0	350,000	0	0	0	175,000	0	0	0	0	525,000
	<b>Total</b>	<b>0</b>	<b>350,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>175,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>525,000</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 21-STR-016  
**Project Name** 2027 MSA Overlays

<b>Total Project Cost</b>	\$785,169	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Overlaying of MSA Streets: Rhinestone Street (Veterans Drive/Sunwood Drive); Sunwood Drive (CR 83/Zeolite Street); Sunwood Drive (Rhinestone Street/CR 56); Veterans Drive (Zeolite Street/ Rhinestone Street); Zeolite Street (Sunwood Drive/Veterans Drive); Rhinestone Street (E. Ramsey Pkwy/CR 116)

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	785,169	0	0	0	0	0	0	0	0	<b>785,169</b>
<b>Total</b>	<b>0</b>	<b>785,169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>785,169</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
MSA	0	747,780	0	0	0	0	0	0	0	0	<b>747,780</b>
Storm Water Utility Fund	0	37,389	0	0	0	0	0	0	0	0	<b>37,389</b>
<b>Total</b>	<b>0</b>	<b>785,169</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>785,169</b>

# Capital Improvement Plan Ramsey, MN

**Project #** 23-STR-028  
**Project Name** Deerwood Street Reconstruction

<b>Total Project Cost</b>	\$803,091	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Reconstruction of the streets within the Deerwood subdivision

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	803,091	0	0	0	0	0	0	0	0	<b>803,091</b>
<b>Total</b>	<b>0</b>	<b>803,091</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>803,091</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Pavement Management Fund	0	698,340	0	0	0	0	0	0	0	0	<b>698,340</b>
Storm Water Utility Fund	0	104,751	0	0	0	0	0	0	0	0	<b>104,751</b>
<b>Total</b>	<b>0</b>	<b>803,091</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>803,091</b>

# Capital Improvement Plan

## Ramsey, MN

**Project #** 23-STR-012  
**Project Name** Hall-Anderson Acres Street Reconstruction

<b>Total Project Cost</b>	\$1,250,832	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Reconstruction of streets within the Hall-Anderson Acres subdivision except the TH 47 service road.

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	1,250,832	0	0	0	0	0	0	0	0	1,250,832
<b>Total</b>	<b>0</b>	<b>1,250,832</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,250,832</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Pavement Management Fund	0	1,087,680	0	0	0	0	0	0	0	0	1,087,680
Storm Water Utility Fund	0	163,152	0	0	0	0	0	0	0	0	163,152
<b>Total</b>	<b>0</b>	<b>1,250,832</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,250,832</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 23-STR-013  
**Project Name** Oakwood Hills & Rambosek Red Oak Estates St Recon

<b>Total Project Cost</b>	\$355,350	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Reconstruction of the streets within the Oakwood Hills & Rambosek Red Oak Estates subdivision.

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	355,350	0	0	0	0	0	0	0	0	355,350
<b>Total</b>	<b>0</b>	<b>355,350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>355,350</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Pavement Management Fund	0	309,000	0	0	0	0	0	0	0	0	309,000
Storm Water Utility Fund	0	46,350	0	0	0	0	0	0	0	0	46,350
<b>Total</b>	<b>0</b>	<b>355,350</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>355,350</b>

# Capital Improvement Plan Ramsey, MN

**Project #** 17-STR-007A  
**Project Name** Reconstruction Streets: Sortebergs 6th

<b>Total Project Cost</b>	\$881,268	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Reconstruction of streets in Sortebergs 6th Addition including 174th Lane, Puma Street and Rabbit Street.

**Justification**

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	881,268	0	0	0	0	0	0	0	0	881,268
<b>Total</b>	<b>0</b>	<b>881,268</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>881,268</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Pavement Management Fund	0	766,320	0	0	0	0	0	0	0	0	766,320
Storm Water Utility Fund	0	114,948	0	0	0	0	0	0	0	0	114,948
<b>Total</b>	<b>0</b>	<b>881,268</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>881,268</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

Project # 19-STR-016  
Project Name Reconstruction Streets: Windsorwood

Total Project Cost	\$447,741	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

### Description

Reconstruction of streets in Windsorwood: 178th Avenue, 178th Circle and Vicuna Street

### Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	447,741	0	0	0	0	0	0	0	0	447,741
<b>Total</b>	<b>0</b>	<b>447,741</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>447,741</b>

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	0	389,340	0	0	0	0	0	0	0	0	389,340
Storm Water Utility Fund	0	58,401	0	0	0	0	0	0	0	0	58,401
<b>Total</b>	<b>0</b>	<b>447,741</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>447,741</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 22-STR-008  
**Project Name** Windemere Woods Street Reconstruction

<b>Total Project Cost</b>	\$757,488	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Reconstruction of Streets within the Windemere Woods 1st & 2nd subdivisions and Magnesium Street to Bunker Lake Boulevard

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	757,488	0	0	0	0	0	0	0	0	757,488
<b>Total</b>	<b>0</b>	<b>757,488</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>757,488</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Tax Increment Fund #2	0	658,685	0	0	0	0	0	0	0	0	658,685
Storm Water Utility Fund	0	98,803	0	0	0	0	0	0	0	0	98,803
<b>Total</b>	<b>0</b>	<b>757,488</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>757,488</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 21-STR-017  
**Project Name** 2027 Neighborhood Overlays

<b>Total Project Cost</b>	\$1,030,980	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	1-Existing Obligation (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

**Description**

Overlaying of streets within the following subdivisions: Brookfield; Estates of Silver Oaks; Riversbend (non-2018 Recon); Riversbend 2nd; Riversbend Plaza (142nd Avenue)..

**Justification**

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	0	1,030,980	0	0	0	0	0	0	0	0	<b>1,030,980</b>
<b>Total</b>	<b>0</b>	<b>1,030,980</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,030,980</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Pavement Management Fund	0	981,847	0	0	0	0	0	0	0	0	<b>981,847</b>
Storm Water Utility Fund	0	49,133	0	0	0	0	0	0	0	0	<b>49,133</b>
<b>Total</b>	<b>0</b>	<b>1,030,980</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,030,980</b>

2026 thru 2035

# Capital Improvement Plan Ramsey, MN

**Project #** 26-STR-001  
**Project Name** GREP Area F/Beatty & Collins

<b>Total Project Cost</b>	\$280,000	<b>Department</b>	Street Improvements
<b>Type</b>	Improvement	<b>Category</b>	Street Improvement
<b>Priority</b>	2-New Addition (High)	<b>Status</b>	Active
<b>Useful Life</b>	60 years		

### Description

Convert existing gravel road section of Beatty Avenue and Collins Drive South of Hwy 10 to bituminous pavement sections. This is Area F in the Gravel Road Elimination Program (GREP).

### Justification

Gravel roads require frequent ongoing maintenance using a motor grader to repair wash boarding and to fill potholes. The City currently owns a 1999 John Deere motor grader that is not programmed for replacement in the CIP.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Improvements Other than Building Cost	30,000	250,000	0	0	0	0	0	0	0	0	280,000
<b>Total</b>	<b>30,000</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>280,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>Total</b>
Tax Increment Fund #2	30,000	250,000	0	0	0	0	0	0	0	0	280,000
<b>Total</b>	<b>30,000</b>	<b>250,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>280,000</b>

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Connect the community through Parks, Trails and Recreational Programming.**Title:**Adopt resolution #26-081 Approving Partial Payment No. 1 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement **Updated****Purpose/Background:**

Pay Application and Resolution attached.

**Funding Source:**

Park Trust Fund

**Recommendation:**

Damon Farber Landscape Architecture has reviewed the work to date for conformity with the plans and specifications, and the city's Parks & Asst. Public Works Director affirms the work was satisfactorily completed and recommends partial payment No. 1 to H+U Construction of Minneapolis, Minnesota, for said project, in the amount of \$70,004.24, **less the Total Retainage of \$3,500.21, for an Amount Due this Application of \$66,504.03.**

**Outcome/Action:**

Adopt resolution #26-081 Approving Partial Payment No. 1 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement

**Attachments**

Resolution #26-081 Updated

Pay App No 1

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Mark Riverblood	Mark Riverblood	03/16/2026 01:25 PM
Bruce Westby	Bruce Westby	03/18/2026 04:00 PM
Brian Hagen	Brian Hagen	03/19/2026 02:46 PM
Form Started By: Mariah Albrecht		Started On: 03/16/2026 11:05 AM
Final Approval Date: 03/19/2026		

Councilmember     introduced the following resolution and moved for its adoption:

**RESOLUTION #26-081**

**RESOLUTION APPROVING PARTIAL PAYMENT NO. 1 TO H+U CONSTRUCTION IMPROVEMENT PROJECT #25-58; THE WATERFRONT WATERPLAY PARK IMPROVEMENT**

**WHEREAS**, pursuant to Ramsey City Council Resolution #26-042, adopted February 10, 2026, the proposal from H+U Construction to perform competitive bidding, and organized the project costs and schedule as a guaranteed maximum price and contract amendment submittal of 3,624,184 for Improvement Project #25-58; The Waterfront Waterplay Park Improvement; and

**WHEREAS**, as of March 24, 2026, \$0.00 has been paid to date; and

**WHEREAS**, the Damon Farber Landscape Architecture has reviewed the work to date for conformity with the plans and specifications, and the city's Parks & Asst. Public Works Director affirms the work was satisfactorily completed and recommends partial payment No. 1 to H+U Construction of Minneapolis, Minnesota, for said project, in the amount of \$70,004.24, less the Total Retainage of \$3,500.21, for an Amount Due this Application of \$66,504.03.

**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 hereby authorizes partial payment No. 1 to H+U Construction of Minneapolis, Minnesota for Improvement Project #25-58, The Waterfront Waterplay Park Improvement in the amount of \$70,004.24, less the Total Retainage of \$3,500.21, for an Amount Due this Application of \$66,504.03.
- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payments of bills for the date of March 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 March, 2026.

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Mayor

**ATTEST:**

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City Clerk

**Contractor's Application for Payment**

<b>Owner:</b> <u>City of Ramsey</u>	<b>Owner's Project No.:</b> <u>25-58</u>
<b>Engineer:</b> <u>Damon Farber</u>	<b>Engineer's Project No.:</b> <u>25-121</u>
<b>Contractor:</b> <u>H+U Construction</u>	<b>Contractor's Project No.:</b> <u>J25027</u>
<b>Project:</b> <u>Waterfront Park</u>	
<b>Contract:</b> <u>Construction Manager at Risk</u>	
<b>Application No.:</b> <u>1</u>	<b>Application Date:</b> <u>2/28/2025</u>
<b>Application Period:</b> <b>From</b> <u>2/1/2025</u> <b>to</b> <u>2/28/2025</u>	

1. Original Contract Price	\$ 3,624,184.00
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 3,624,184.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 70,004.24
5. Retainage	
a. <u>5%</u> X <u>\$ 70,004.24</u> Work Completed	\$ 3,500.21
b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 3,500.21
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 66,504.03
7. Less previous payments (Line 6 from prior application)	\$ -
8. Amount due this application	\$ 66,504.03
9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 3,554,179.76

**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:** Luke Nelson

**Signature:** *Luke D Nelson* **Date:** 3/3/2026

<p><b>Recommended by Engineer</b></p> <p><b>By:</b> <u><i>Charles O. Evens</i></u> Digitally signed by Charles O. Evens  <b>Title:</b> <u><i>Charles O. Evens</i></u> Date: 2026.03.03  <b>Date:</b> <u>09:59:04-06'00'</u></p>	<p><b>Approved by Owner</b></p> <p><b>By:</b> <u><i>M</i></u>  <b>Title:</b> <u><i>Parks Dir.</i></u>  <b>Date:</b> <u><i>3 10 2026</i></u></p>
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**Approved by Funding Agency**

**By:** \_\_\_\_\_ **Title:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**Progress Estimate - Lump Sum Work**

**Contractor's Application for Payment**

<b>Owner:</b>	City of Ramsey	<b>Owner's Project No.:</b>	25-58
<b>Engineer:</b>	Damon Farber	<b>Engineer's Project No.:</b>	25-121
<b>Contractor:</b>	H+U Construction	<b>Contractor's Project No.:</b>	J25027
<b>Project:</b>	Waterfront Park		
<b>Contract:</b>	Construction Manager at Risk		

Application No.: 1 Application Period: From 02/01/25 to 02/28/25 Application Date: 02/28/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
<b>Change Orders</b>								
						-		-
						-		-
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						-		-
						-		-
<b>Change Order Totals</b>		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
<b>Original Contract and Change Orders</b>								
<b>Project Totals</b>		\$ 3,624,184.00	\$ -	\$ 70,004.24	\$ -	\$ 70,004.24	2%	\$ 3,554,179.76

**CC Regular Session**

**Meeting Date:** 03/24/2026

**Primary Strategic Plan Initiative:** Promote economic growth and development.

**Title:**

Adopt Resolution #26-083 Approving the Development Agreement for OSHAUGHNESSY THIRD ADDITION

**Purpose/Background:**

On March 10, the City Council approved the final plat of OSHAUGHNESSY THIRD ADDITION. The proposed development agreement is a pared-down version of the standard form because no streets or utilities are being constructed. It outlines the park dedication and storm water management fees for the new lots, provides sureties in the event the encroaching driveway is not removed prior to recording of the plat, and the other documentation needed for building permits.

**Funding Source:**

All costs associated with this project are the responsibility of the applicant.

**Recommendation:**

Staff recommends approval of the development agreement.

**Outcome/Action:**

Motion to adopt Resolution #26-083 approving the development agreement for OSHAUGHNESSY THIRD ADDITION.

**Attachments**

Resolution #26-083  
Development Agreement

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	03/19/2026 02:58 PM
Form Started By: Todd Larson		Started On: 03/11/2026 09:40 AM
Final Approval Date: 03/19/2026		

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-083**

**RESOLUTION APPROVING THE DEVELOPMENT AGREEMENT FOR  
OSHAUGHNESSY THIRD ADDITION**

**WHEREAS**, Timothy and Corrin O’Shaughnessy applied for Final Plat (major plat) approval of the following described property located in the City of Ramsey:

Lot 1, Block 1, OSHAUGHNESSY ADDITION, Anoka County, Minnesota; and  
Outlot A, OSHAUGHNESSY SECOND ADDITION, Anoka County, Minnesota

*Or after platting*

Lots 1-4, Block 1, OSHAUGHNESSY THIRD ADDITION, Anoka County, Minnesota

(the ‘**Subject Property**’); and

**WHEREAS**, the City Council approved the preliminary plat on February 10, 2026, and the final plat on March 10, 2026;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA**, That the Development Agreement for the plat of OSHAUGHNESSY THIRD ADDITION is approved and authorizes the Mayor and City Administrator to sign it.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

---

City Clerk

**CITY OF RAMSEY  
DEVELOPMENT AGREEMENT FOR OSHAUGHNESSY THIRD ADDITION**

This Agreement (hereinafter the “Agreement”) is dated as of this 24<sup>th</sup> day of March, 2026 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”) and Timothy Earl O’Shaughnessy and Corrin Marie O’Shaughnessy, husband and wife (the “**PERMITTEES**”).

**Recitals**

- A. The **PERMITTEES** are the owners of land legally described as:
- Lot, 1, Block 1, OSHAUGHNESSY ADDITION, Anoka County, Minnesota; *and*  
Outlot A, OSHAUGHNESSY SECOND ADDITION, Anoka County, Minnesota
- B. The **PERMITTEES** have received approval from the **CITY** to subdivide the Subject Property and plat the same as OSHAUGHNESSY THIRD ADDITION (the “Plat”), specifically:
- Lots 1-4 (inclusive), Block 1, OSHAUGHNESSY THIRD ADDITION, Anoka County, Minnesota  
  
(the “Subject Property”).

**Agreement**

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.
2. Conditions of Approval. The **CITY** has approved the Final Plat subject to satisfaction of the following conditions subsequent:
  - a. The **PERMITTEES**’ Execution of this Agreement. That the **PERMITTEES** enter into this Agreement.

- b. Marketable Title. That prior to recording the Plat, the **PERMITTEES** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy.
    - c. Proof of Authority. That the **PERMITTEES** provide a Consent to Plat document from the **PERMITTEES'** mortgage company.
  3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Houston Engineering. The three lots created for new construction are considered "custom grade" lots. At the time of building permit, the plans for new homes must contain a full grading and drainage plan that would have otherwise appeared in a preliminary plat submittal.
  4. Public Improvements. The Plat subdivides property without the creation of new public rights-of-way, public utilities, or public drainageways. Therefore, Stage I and Stage II improvements, as outlined in City Code Chapter 117, are mostly not necessary, except as noted elsewhere in this Agreement.
  5. Lot Corner Staking. The **PERMITTEES** must install lot corner stakes at all lot corners and monumentation within one year from the date the Plat is recorded.
  6. Required Private Improvements. The private improvements the **PERMITTEES** will construct or install at the time of building permit are as follows:
    - a. Lot grading
    - b. Landscaping
    - c. Driveways
    - d. Private utility systems
  7. Street Cleaning and Clean Up. The **PERMITTEES** shall clear any soil, earth, or debris from the surrounding streets due to construction activities on the lots. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the new homes. It shall be the **PERMITTEES'** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEES** for such costs shall be paid within fifteen (15) days of the date of the invoice. Construction materials and staging must not occur on any street.
  8. Payment of Development Fees. The **PERMITTEES** must pay to the **CITY** the fees described on Exhibit A for Park Land Dedication & Trail Development Fees and Storm Water Management Fees. No fees are required on Lot 2, Block 1, where the existing home will remain.
  9. Driveway Encroachment Removal. The **PERMITTEES** are working on removing an encroaching driveway. Should the driveway not be removed by the time this Agreement is signed and the Plat recorded, the **PERMITTEES** shall post a \$1500.00 surety with the **CITY** to ensure its removal and ground cover restoration.
  10. Requirements for Building Permits and Certificates of Occupancy.
    - a. No building permit for any lot in the Plat shall be issued until the **PERMITTEES** have provided the following:

- (i) Provided the **CITY** Building Official with a Certificate of Survey showing the proposed structure(s), well, and septic system with measurements noted to all property lines, grading, and wetlands; and
  - (ii) Provided the financial guaranty described in Section 9 to the **CITY**; and
  - (iii) The **PERMITTEES** provided a partial tree inventory as a part of the preliminary plat submittal anticipating where building pads are likely to be located. Should those assumed areas change at the time of building permit, an update to the tree inventory for that lot is required. In the areas to be disturbed for the house, well, septic system, driveway, and any associated grading, a tree inventory and preservation plan (specific to the lot) that includes species full name, diameter at breast height (DBH) measurement, status (save or remove), if it is exempt (and why), tabulation of total significant tree DBH inches on the lot, tabulation of total significant tree DBH inches being removed (excluding exempt trees), tabulation of total exempt significant tree DBH inches, calculation of total removed significant tree DBH inches (excluding exempt trees) divided by the total significant tree DBH inches on site (excluding exempt trees), and address any required restitution (either in the form of reforestation and/or payment into the Community Forestry Fund); and
  - (iv) Grading, Drainage and Erosion Control plans, prepared by a Professional Engineer; and
  - (v) Provided the **CITY** with a copy of the requisite Minnesota Department of Transportation permit(s) for driveway and culvert installation; and
  - (vi) Documentation that the lowest floor meets the groundwater and floodplain separation requirements.
- b. No Certificate of Occupancy for any home within the Plat shall be issued until the **PERMITTEES** have:
- (i) Constructed vehicular access to the home in accordance with driveway regulations in City Code; and
  - (ii) Provided an As-Built Certificate of Survey, with grading and setbacks marked, to ensure that individual stormwater drainageways and/or basins have been constructed in accordance with approved plans and to ensure positive drainage away from a home's foundation; and
  - (iii) Provided the required escrow(s) if certain improvements, including but not necessarily limited to, landscaping and driveway, have not yet been installed.
11. **PERMITTEES Defaults.** If the **PERMITTEES** defaults in the performance of one or more of the **PERMITTEES'** obligations under this Agreement, i) the **CITY** gives the **PERMITTEES** thirty (30) days written notice of the default and ii) the **PERMITTEES** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:
- a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEES'** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEES'** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEES** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEES'** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEES**, the **PERMITTEES** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies

the **PERMITTEES**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEES** do not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEES** have provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEES**' Property. As an alternative to seeking recovery from the **PERMITTEES** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEES** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEES** may have to such special assessments.

- b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief.
- c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEES** have cured all of its defaults.

12. Miscellaneous.

- a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
- b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEES** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEES'** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.
- c. Compliance with Laws and Regulations. The **PERMITTEES** represent to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEES** do comply. Upon the **CITY'S** demand, **PERMITTEES** shall cease work until there is compliance.
- d. Mailbox Locations and Address Numbers. If the **PERMITTEES** desire to construct mailboxes within the public right of way, the **PERMITTEES** agree that the placement of mailboxes along public streets is subject to the approval by the United States Post Office. Utility locates will be necessary. Should the mailboxes not be located by the driveway for its house, an address plaque must be placed by the driveway in conformance with City Code in order to identify the address of the house.
- e. Boulevard Restoration. The **PERMITTEES** shall be responsible for the cost of establishing ground cover in all boulevards within thirty (30) days of the completion of the driveway improvements, and restoring all other areas disturbed by the development

grading operation in accordance with the approved Grading and Erosion Control plan for the lot.

- f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEES** are required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.
- g. Construction Site Maintenance. The **PERMITTEES** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.
- h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEES** agree to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.
- i. Plat Approval Expenses. The **PERMITTEES** agree that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.
- j. Reimbursement to the CITY. The **PERMITTEES** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.
- k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.
- l. Land Use Application Escrow Account. At the time of submitting the Land Use Application for subdivision and associated variances, the **PERMITTEES** submitted a land use application review escrow. Any deficit of that account must be rectified upon the time allotted with the invoice from the **CITY**. The **CITY** may continue to draw upon that account to cover costs with enforcing this Agreement.
- m. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

**TO PERMITTEE:**

Timothy and Corrine O'Shaughnessy  
17201 St. Francis Blvd. NW  
Ramsey, MN 55303

**TO THE CITY:**

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

*[The remainder of this page is intentionally left blank.]*



**THE CITY:**

CITY OF RAMSEY

By: \_\_\_\_\_  
Ryan Heineman  
Its: Mayor

By: \_\_\_\_\_  
Brian Hagen  
Its: City Administrator

STATE OF MINNESOTA     )  
  ) ss.  
COUNTY OF ANOKA        )

The forgoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by Ryan Heineman and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

\_\_\_\_\_  
Notary Public

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

**This document reviewed by:**  
Eckberg Lammers  
1809 Northwestern Avenue  
Stillwater, MN 55082

## EXHIBIT A

### Fees Payable to the City

The following fees are charged on the three lots for new construction. The lot with the existing home (Lot 2, Block 1) is exempt from these development fees, though any subsequent subdivision of this lot may become subject to fees that are in effect at the time.

1. Park Dedication. The **PERMITTEES** is responsible for satisfying the applicable Park Dedication & Trail Development Fee requirement. **PERMITTEES** must pay a Park Dedication Fee of **\$14,100.00** (3 units x **\$4,700** per unit) and a Trail Development Fee of **\$4,725.00** (3 units x \$1,575 per unit). The rate in effect when the Plat is recorded will be collected.
2. Stormwater Management Fee. The **PERMITTEES** is responsible for satisfying applicable Stormwater Trunk Fee requirements. **PERMITTEES** must pay a Stormwater Management Fee of **\$1,716.00** (3 units x \$572 per unit). The **PERMITTEES** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.**Title:**

Adopt Resolution #26-084 Appointing Board and Commission Members

**Purpose/Background:**

The purpose of this case is to appoint and re-appoint members to the City's Boards and Commissions.

The City Council is responsible for appointing board and commission members to the Economic Development Authority (EDA), the Environmental Policy Board (EPB), the Park and Recreation Commission and the Planning Commission. It should be noted that the Mayor, per Minnesota Statute 469.095 has authority over the EDA appointment.

Staff conducted the annual boards and commissions recruitment process as per the attached policy, for terms beginning April 1, 2026. Vacancies were advertised in the Ramsey Resident, the Anoka County Union, on the City's website, on social media and via the City's email notification system.

Board or commission members with terms set to expire on March 31, 2026, were contacted and asked if they desired re-appointment or not. If yes, staff followed the policy to advance them in the process. The City Council reviewed the incumbent member materials, and it was the consensus of the City Council to make the following re-appointments to terms beginning April 1, 2026.

Board/Commission	Name	Term
Environmental Policy Board	Melissa Fetterley	4-year full term
Park & Recreation Commission	Shane Bennett	4-year full term
Planning Commission	Randy Bauer	4-year full term

Candidates were interviewed by the City Council. By consensus, the Mayor and City Council recommend the following individuals be appointed to the City's boards and commissions.

Board/Commission	Name	Term
Economic Development Authority	Cheryal Hills	6-year Full Term
Environmental Policy Board	Daniel Payne	4-year Full Term
Park and Recreation Commission	Laura Moore	1-year Partial Term
Planning Commission	Bradley Cochrane	4-year Full Term
Planning Commission	Layee Sanoe	2-year Partial Term
Planning Commission	Michael Allshouse	1-year Partial Term

**Funding Source:**

Funding for the City's boards and commissions is included in the 2026 General Fund Budget; therefore, no additional funding is required.

**Recommendation:**

To appoint and re-appoint board and commission members, effective April 1, 2026.

**Outcome/Action:**

- 1) Motion to adopt resolution #26-084 to appoint and re-appoint board and commissioners, as follows:
- Economic Development Authority, Cheryal Hills to a 6-year partial term from 04-01-26 to 03-31-32; and
  - Environmental Policy Board, 1) Melissa Fetterley to a 4-year full term from 04-01-26 to 03-31-30; and, 2) Daniel Payne to a 4-year full term from 04-01-26 to 03-31-30; and
  - Park and Recreation Commission: 1) Shane Bennett to a 4-year full term from 04-01-26 to 03-31-30 and, 2) Laura Moore to a 1-year partial term from 04-01-26 to 03-31-27; and
  - Planning Commission: 1) Randy Bauer, to a 4-year full term from 04-01-26 to 03-31-30, and, 2) Bradley Cochrane to a 4-year full term from 04-01-26 to 03-31-30, and 3) Layee Sanoe to a 2-year partial term from 04-01-26 to 03-31-28, and 4) Micahel Allshouse to a 1-year partial term from 04-01-26 to 03-31-27.

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**Attachments**

Resolution #26-084  
Policy  
Statute 469.095

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	03/19/2026 02:46 PM
Form Started By: Katie Schmidt		Started On: 03/17/2026 10:21 AM
Final Approval Date: 03/19/2026		

Councilmember introduced the following resolution and moved for its adoption:

**RESOLUTION #26-084**

**RESOLUTION APPOINTING BOARD AND COMMISSION MEMBERS**

**WHEREAS**, there are open seats on the City’s boards and commissions as of April 1, 2026; and

**WHEREAS**, the vacancies were advertised in the Ramsey Resident, the Anoka County Union, on the City’s website, on the City’s Facebook, on the Highway 10 sign and via the City's email notification system; and

**WHEREAS**, the City Council conducted interviews on March 17, 2026; and

**WHEREAS**, Per Minnesota Statue 469.095, the Mayor appoints members to the Economic Development Authority with approval from the Council; and

**WHEREAS**, the City Council agreed by consensus to the following re-appointments to the boards and commissions:

Environmental Policy Board	Melissa Fetterley	4-year full term
Park and Recreation Commission	Shane Bennett	4-year full term
Planning Commission	Randy Bauer	4-year full term

**WHEREAS**, the City Council agreed by consensus to the following new appointments to the boards and commissions:

Economic Development Authority	Cheryal Hills	6-year full term
Environmental Policy Board	Daniel Payne	4-year full term
Park and Recreation Commission	Laura Moore	1-year partial term
Planning Commission	Bradley Cochrane	4-year full term
Planning Commission	Layee Sanoe	2-year partial term
Planning Commission	Michael Allshouse	1-year partial term

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

- 1) Motion to adopt resolution #26-084 to appoint and re-appoint board and commissioners, as follows:
  - o Economic Dev. Authority: Cheryal Hills to a 6-year full term from 04 01-26 to 03-31-32
  - o Environmental Policy Board: Melissa Fetterley to a 4-year full term from 04-01-26 to 03-31-30 and Daniel Payne to a 4-year full term from 04-01-26 to 03-31-30
  - o Park and Recreation Commission: Shane Bennett to a 4-year full term from 04-01-26 to 03-31-30 and Laura Moore to a 1-year partial term from 04-01-26 to 03-31-27

- Planning Commission: Randy Bauer to a 4-year full term from 04-01-26 to 03-31-30, Bradley Cochrane to a 4-year full term from 04-01-26 to 03-31-2030, Layee Sanoe to a 2-year partial term from 04-01-26 to 03-31-28, and Michael Allshouse to a 1-year partial term from 04-01-26 to 03-31-27.

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 24<sup>th</sup> day of March, 2026.

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Mayor

**ATTEST:**

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City Clerk

## **POLICY FOR THE RECRUITMENT, APPLICATION, AND INTERVIEW PROCESS OF APPOINTING CITY BOARD AND COMMISSION MEMBERS**

**PURPOSE:** The Mayor and City Council of the City of Ramsey have the authority to establish volunteer boards and commissions to advise them on matters affecting the City, as detailed in Chapter 2, Article V, Section 2-155 of the City Code. The purpose of this policy is to outline a process for the recruitment, application, and interview process of appointing City board and commission members.

**SCOPE:** This policy applies to the following advisory commissions established by the City of Ramsey: Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and the Planning Commission. This policy excludes the Charter Commission application process. For information on the Charter Commission please visit: [Charter Commission | Ramsey, MN](#)

**PROCESS:** The intent of this policy is to ensure that openings on City boards and commissions are publicized to the community at large, that applicants are evaluated objectively and treated fairly and courteously, and that members of boards and commissions are selected on the basis of their qualifications and suitability for the position.

### **INCUMBENTS**

#### **Incumbent reapplication process for odd number term reappointment requests**

Incumbents seeking reappointment for the third, fifth, seventh, etc. term, the following policy applies: Annually, staff will notify commission members by December 1<sup>st</sup> reminding them of their upcoming term expiration and invite them to attend a voluntary interactive feedback session with the City Council to highlight information such as accomplishments, personal contributions to the commission, and ideas for improving the effectiveness of the board or commission. This will also be an opportunity for the City Council to ask additional questions of the incumbent.

The chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

#### **Incumbent reapplication process for even number term reappointment requests**

Incumbents seeking reappointment for the second, fourth, sixth, etc. term, the following policy applies: Annually, staff will notify commission members by December 1<sup>st</sup> reminding them of the upcoming term expiration. If the incumbent wishes to be reappointed, the incumbent will not be required to interview with the City Council and a brief letter of intent will not be required; however, the chair of each board or commission for which appointments are being considered will be invited to submit written comments to the City Council, making a recommendation regarding reappointment. If the chair is the incumbent, the vice-chair will be contacted; if both are incumbents, the most senior member of the board or commission will be contacted. The form for written comments will be provided by the city. The final decision regarding appointments will rest with the City Council.

The general policy for all incumbents will include the following process:

- Regardless of the incumbent reapplication status, all board and commissions will be advertised to the public. This is important in order to secure as many applicants as possible for unexpected or unforeseen mid-recruitment vacancies.
- In one collective process, concurrent with new applicants, the City Council will meet, discuss, and determine whether or not a reappointment will be made.
- If it is determined that the City Council does not wish to reappoint the incumbent, the incumbent will be notified. If it is determined that the incumbent will be reappointed, the incumbent will be notified.
- In the event that a commissioner does not wish to be reappointed, staff will be offer them an opportunity to contact member(s) of the City Council to discuss any concerns that they may have.

## **NON-INCUMBENTS**

### **New member application process**

Annually, prior to the normal ending date of boards and commissions terms, staff will prepare a detailed notice for publication in the City's January/February newsletter and in the City's official newspaper, as required by the Charter. The notice will publicize that applications are being accepted for boards and commissions, including the Economic Development Authority, Environmental Policy Board, Park and Recreation Commission and Planning Commission. The notice will provide language stating that applications will be considered by the City Council for current openings and future vacancies occurring in the next annual recruitment cycle. The notice will provide an application closing date of the last Friday in February.

The application materials will remain open on the City's website year-round. When an application is received, staff will make contact with the applicant to confirm the receipt of the application and advise the applicant of what to expect going forward based on the current recruiting needs of the City.

### **Unexpected Vacancy Process**

Periodically, when an unexpected vacancy on a board or commission occurs, the board or commission staff liaison will notify the head of human resources, who will take one of the following three actions:

- 1) Refer back to the most recent recruitment file in an effort to identify a viable candidate that has already successfully passed the interview process. If a candidate is identified and willing to serve on the given board or commission, the head of Human Resources will consult with the City Administrator and act according to the City Administrator's direction; if applicable, a resolution appointing the new member will be presented to the City Council.
- 2) Refer to new applicants' applications that have been received through the continuous posting period, but not yet interviewed by the City Council and schedule mid-year interviews for the current vacancy.
- 3) If options 1 and 2 above are not viable, staff will prepare a detailed notice of position availability for publication once in the City newsletter with an application deadline date of the last day of the month of the first month of the newsletter edition and in the City's official newspaper, as required by the Charter. The City Administrator will provide the head of human resources with direction as to if this step should occur or to wait until the next annual recruitment process. Interviews

## **INTERVIEWS**

- Staff will arrange interview times and notify applicants and the City Council of the arrangements.
- If there are more than five applicants per the total number of vacancies to be filled, the City Council will evaluate the applications and select five applicants to be interviewed.
- Interview questions will be determined before the interview based on qualifications identified as necessary, as well as to accurately identify each applicant's knowledge, skills, and abilities, and the benefits that the applicant, if appointed, may bring to the board or commission in the future.
- All applicants will be asked the same questions. Depending on responses, some follow-up questions will differ from candidate to candidate for purposes of clarification.
- The City Council will evaluate applicants by comparing responses to interview questions, information contained in the letter of interest/application, and potential contribution to the existing diversity of expertise, experience and geographic representation on the applicable board or commission.
- Interviews will not be televised but will be held in an open meeting.

## **SELECTION**

- Recommendations from the City Council regarding appointments will be forwarded to the next regular meeting of the City Council for consideration.
- When vacancies occur on the EDA, the Mayor will make a recommendation for appointment to the City Council.
- Except where a vacancy unexpectedly occurs, creating a vacant seat mid-term, all new appointments or reappointments to regular terms on a City board or commission will be effective on April 1. This is to allow the current members of the City Council the opportunity to review and select individuals for seats on boards and commissions.

## **NOTIFICATION TO APPLICANTS**

After appointments have been approved, the staff will notify all applicants of the results of the process and take the necessary steps to on-board new members.

## **TERMS**

Board and Commission members shall serve four-year terms, with the exception of members of the Economic Development Authority serving six-year terms. There will be no limit to the number of terms that can be served. Terms will expire annually on March 31. Incumbents will be allowed to continue to serve until a successor is appointed.

## **STIPENDS FOR MEMBERS OF CITY BOARDS AND COMMISSIONS**

Effective July 1, 1996, members of all City boards and commissions are eligible for stipends to cover expenses for meetings actually attended. The amount of the stipends is established by City Council resolution and subject to change as deemed necessary by the City Council. Elected officials seated on a board or commission are not eligible for a stipend.

Stipends paid to members of City boards and commissions will be reported to the Internal Revenue Service as required by law.

### **SERVICE ON MORE THAN ONE CITY BOARD OR COMMISSION**

Resolution 89-11-302 states that it is the policy of the Ramsey City Council “to avoid appointing individuals to more than one Board or Commission unless adequate representation cannot be accomplished or it is clearly in the best interest of the City of Ramsey to make such appointments to multiple Boards or Commission.”

## REVISIONS

Adopted by the City Council August 13, 1996

Revised by the City Council August, 11, 1997

- Ordinance #97-10 amended City Code 2.03.02 changing terms of office for boards and commissions from two years to four years and establishing a limitation of two consecutive four-year terms, effective August 11, 1997.

Revised by the City Council December 11, 2001

Revised by the City Council December 17, 2002

- Evaluation panel defined as the three members of the Personnel Committee
- The two Board/Commission representatives will have 1.5 votes each

Revised by the City Council November 25, 2003

- New application/questionnaire to be reviewed and scored by evaluation panel. Top five scorers invited to interview.

Revised by the City Council December 9, 2003

- Incumbents who wish to apply for another term will submit a letter of interest which will be reviewed by the evaluation panel. The incumbent will be reappointed or the seat will be advertised.

Revised by the City Council March 14, 2006

- Each member of the evaluation panel will receive one vote in order to avoid a tie
- Term limits are abolished.
- Members of the evaluation panel will meet in person to discuss applications for reappointment, as they do with new applications

Revised by the City Council January 27, 2009

- Incumbents and new applicants will be considered in one collective recruitment, interview and selection process.
- Term expiration dates will be adjusted for current and future board and commission members to March 31
- Applicants will be interviewed by the full City Council (the evaluation panel) and the City Council will consult with the chair and vice chair of each board or commission regarding appointments, as deemed necessary; however, chairs and vice chairs will not vote on appointments
- If there are more than five applicants for a vacancy, the City Council will screen the applications and select five applicants to be interviewed

Revised by the City Council June 28, 2011

- Advertising for unexpected vacancies, if needed, will be advertised only once in the Ramsey Resident
- Interviewees will be invited to a short open house prior to interviews
- Interview questions will be revised to more accurately identify each applicant's knowledge, skills, and abilities based on the qualifications identified as necessary and the benefits that the applicant, if appointed, may bring to the board or commission in the future

Discussion by the City Council April, 2014 to make the following revisions:

- Omit "Incumbents seeking reappointment will be required to complete a City of Ramsey application for boards and commissions and will be considered in one collective recruitment, interview and selection process
- Omit inviting applicants to a short open house prior to interviews.
- Remove the term "evaluation panel" -- replacing it with the term "City Council."
- Remove "Reviewing applications -- After the application deadline has passed, the Human Resources Manager will forward all applications to the City Council for scoring. The Human Manager will total the scores and invite the top five scorers to interview."
- Omit several unnecessary headings / improved formatting.
- Omit the Charter Commission from the policy.

Revised by the City Council June 28, 2016

- Simplified the incumbent reapplication process
- Simplified the process to fill unexpected vacancies due to unforeseen resignations.
- Removed unnecessary Charter Commission language from the updated policy.

Revised by the City Council February 14, 2023

- Changed title of document to include Chair member term rotations.
- Clarify Charter Commission as a separate policy with link.
- Changes to the incumbent reappointment process including language regarding incumbents being considered in one concurrent process with new applicants.
- Language changes related to maintaining a continuous recruitment and processes for receipt of new applications.
- Added footer and format changes.

Revised by the City Council March 25, 2025

- Removed content related to Chair member term rotations and update title.

**469.095 COMMISSIONERS; APPOINTMENT, TERMS, VACANCIES, PAY, REMOVAL.**

Subdivision 1. **Commissioners.** Except as provided in subdivision 2, paragraph (d), an economic development authority shall consist of either three, five, or seven commissioners who shall be appointed after the enabling resolution provided for in section 469.093 becomes effective. The resolution must indicate the number of commissioners constituting the authority.

Subd. 2. **Appointment, terms; vacancies.** (a) Three-member authority: the commissioners constituting a three-member authority, one of whom must be a member of the city council, shall be appointed by the mayor with the approval of the city council. Those initially appointed shall be appointed for terms of two, four, and six years, respectively. Thereafter all commissioners shall be appointed for six-year terms.

(b) Five-member authority: the commissioners constituting a five-member authority, two of whom must be members of the city council, shall be appointed by the mayor with the approval of the city council. Those initially appointed shall be appointed for terms of two, three, four, five, and six years respectively. Thereafter all commissioners shall be appointed for six-year terms.

(c) Seven-member authority: the commissioners constituting a seven-member authority, two of whom must be members of the city council, shall be appointed by the mayor with the approval of the city council. Those initially appointed shall be appointed for terms of one, two, three, four, and five years respectively and two members for six years. Thereafter all commissioners shall be appointed for six-year terms.

(d) The enabling resolution may provide that the members of the city council shall serve as the commissioners.

(e) The enabling resolution may provide for the appointment of members of the city council in excess of the number required in paragraphs (a), (b), and (c).

(f) A vacancy is created in the membership of an authority when a city council member of the authority ends council membership. A vacancy for this or another reason must be filled for the balance of the unexpired term, in the manner in which the original appointment was made. The city council may set the term of the commissioners who are members of the city council to coincide with their term of office as members of the city council.

Subd. 3. **Increase in commission members.** An authority may be increased from three to five or seven members, or from five to seven members by a resolution adopted by the city council following the procedure provided for modifying the enabling resolution in section 469.093.

Subd. 4. **Compensation and reimbursement.** A commissioner, including the president, shall be paid for attending each regular or special meeting of the authority in an amount to be determined by the city council. In addition to receiving pay for meetings, the commissioners may be reimbursed for actual expenses incurred in doing official business of the authority. All money paid for compensation or reimbursement must be paid out of the authority's budget.

Subd. 5. **Removal for cause.** A commissioner may be removed by the city council for inefficiency, neglect of duty, or misconduct in office. A commissioner shall be removed only after a hearing. A copy of the charges must be given to the commissioner at least ten days before the hearing. The commissioner must be given an opportunity to be heard in person or by counsel at the hearing. When written charges have been submitted against a commissioner, the city council may temporarily suspend the commissioner. If the city council finds that those charges have not been substantiated, the commissioner shall be immediately reinstated.

If a commissioner is removed, a record of the proceedings, together with the charges and findings, shall be filed in the office of the city clerk.

**History:** *1987 c 291 s 96*

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #26-085 Approving Partial Payment #33 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 #33 to Magney Construction, Inc. for said project in the amount of \$1,072,858.63.

The Project Manager from AE2S has reviewed both the payment application and Magney's request to reduce retainage to 2%. Based on the current status of the project, we find this request to be reasonable and acceptable. The project has reached substantial completion, and per state statute: "After substantial completion, an owner or owner's agent may withhold no more than: (1) 250 percent of the cost to correct or complete work known at the time of substantial completion; and (2) one percent of the value of the contract." Based on discussions with Magney and city staff and our assessment of remaining work items, we believe the retainage remaining after reducing to 2% provides adequate protection for the City. Magney has not requested any further reduction in retainage, so we support Ramsey proceeding with processing this payment application as submitted.

**Outcome/Action:**

Adopt Resolution #26-085 approving partial payment #33 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09; Centralized Water Treatment Plant, in the amount of \$1,072,858.63.

**Attachments**

Resolution

Pay Estimate

**Form Review****Inbox**

Bruce Westby

Brian Hagen

Form Started By: Marsha Weidner

Final Approval Date: 03/19/2026

**Reviewed By**

Bruce Westby

Brian Hagen

**Date**

03/18/2026 10:38 AM

03/19/2026 02:47 PM

Started On: 03/18/2026 08:35 AM

Councilmember \_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-085**

**RESOLUTION APPROVING PARTIAL PAYMENT #33 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 March 24th, 2026, \$29,969,625.61 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 #33 to Magney Construction, Inc. for said project in the amount of \$1,072,858.63.

**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 #33 to Magney Construction, Inc. of Chanhassen, Minnesota, for Improvement Project #21-09, Centralized Water Treatment Plant, in the amount of \$1,072,858.63.
- 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 March 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 March, 2026.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

# Contractor's Application For Payment No. 33

Application Period: 2/6/2026 - 3/06/2026	Application Date: 3/6/26
To (Owner): City of Ramsey, MN	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		
<b>TOTALS</b>			
		\$794,153.71	
<b>NET CHANGE BY</b>			\$0.00
<b>CHANGE ORDERS</b>			\$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) \$31,676,004.33
5. RETAINAGE:
  - a. 2% x \$31,676,004.33 Work Completed \$633,520.09
  - b. 2% x \$0.00 Stored Materials \$0.00
  - c. Total Retainage (Line 5a + Line 5b) \$633,520.09
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) \$31,042,484.24
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$29,969,625.61
8. AMOUNT DUE THIS APPLICATION \$1,072,858.63
9. BALANCE TO FINISH, PLUS RETAINAGE \$1,280,169.47  
(Column H on Schedule of Values + Line 5c above)

### Contractor's Certification

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

Payment of: \$1,072,858.63  
(Line 8 or other - attach explanation of other amount)

is recommended by:  3.18.26  
(Engineer) (Date)

Payment of: \$1,072,858.63  
(Line 8 or other - attach explanation of other amount)

is approved by:  3/18/2026  
(City of Ramsey, MN) (Date)

Approved by: \_\_\_\_\_  
Funding Agency (if applicable) (Date)

By: 	Date: 3/6/2026
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Schedule of Values

Ramsey Water Treatment Plant  
Payment Application No. 33

Date of Application: 3/6/2026

Work completed through: 3/6/2026

Specification Section No.	Description	Item	Scheduled Value	C	D	E	F	G	H
			From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish	
01 10 00	Mobilization		\$1,250,424.00	\$1,248,957.00	\$0.00	\$1,248,957.00	100	\$1,467.00	
01 10 01	General Conditions		\$268,800.00	\$268,468.00	\$0.00	\$268,634.00	100	\$166.00	
01 10 02	Supervision		\$384,000.00	\$383,502.00	\$0.00	\$383,751.00	100	\$249.00	
01 10 03	Bond & Insurance		\$425,600.00	\$425,600.00	\$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	\$50,000.00	
2	Computer Hardware (\$80,000)		\$80,000.00	\$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	\$100,000.00	
4	Security and Access Control Hardware and Equipment (\$60,000)		\$60,000.00	\$0.00	\$0.00	\$0.00	0	\$60,000.00	
5	Irrigation System (\$60,000)		\$60,000.00	\$58,200.00	\$0.00	\$58,200.00	97	\$1,800.00	
6	General Construction Allowance (\$950,000)		\$950,000.00	\$680,349.86	\$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	\$1,602,777.00	100	\$0.00	
03 20 00	Concrete Reinforcement - Reservoir		\$864,856.00	\$864,856.00	\$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	\$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	\$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	\$1,410,075.00	100	\$0.00	
03 35 30	Polished Concrete Finish		\$6,800.00	\$6,800.00	\$0.00	\$6,800.00	100	\$0.00	
03 41 00	Structural Precast Concrete		\$1,042,796.00	\$1,042,796.00	\$0.00	\$1,042,796.00	100	\$0.00	
04 22 00	Unit Masonry		\$269,000.00	\$269,000.00	\$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	\$1,990,378.00	\$0.00	\$1,990,378.00	100	\$0.00	
06 00 00	Carpentry		\$375,128.00	\$375,128.00	\$0.00	\$375,128.00	100	\$0.00	
06 73 00	Fiberglass Reinforced Plastic Grating		\$353,707.00	\$353,707.00	\$0.00	\$353,707.00	100	\$0.00	
07 12 00	Fluid Applied Waterproofing		\$78,130.00	\$78,130.00	\$0.00	\$78,130.00	100	\$0.00	
07 12 50	Hot Mopped Waterproofing		\$7,420.00	\$7,420.00	\$0.00	\$7,420.00	100	\$0.00	
07 17 13	Bentonite Waterproofing		\$124,650.00	\$124,650.00	\$0.00	\$124,650.00	100	\$0.00	
07 21 00	Thermal Insulation and Air Barriers		\$15,600.00	\$15,600.00	\$0.00	\$15,600.00	100	\$0.00	
07 23 00	Weather Barrier		\$39,800.00	\$39,800.00	\$0.00	\$39,800.00	100	\$0.00	
07 24 00	Exterior Insulation and Finish System		\$67,955.00	\$67,955.00	\$0.00	\$67,955.00	100	\$0.00	
07 42 15	Architectural Metal Panels		\$229,910.00	\$229,910.00	\$0.00	\$229,910.00	100	\$0.00	
07 50 10	Concrete Faced Insulated Panels		\$15,000.00	\$15,000.00	\$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	\$589,225.00	100	\$0.00	
07 92 00	Caulking & Sealants		\$37,465.00	\$37,465.00	\$0.00	\$37,465.00	100	\$0.00	
08 11 13	Doors, Frames & Hardware		\$328,136.00	\$326,932.00	\$960.00	\$327,892.00	100	\$244.00	
08 31 15	Access Doors		\$6,513.00	\$6,513.00	\$0.00	\$6,513.00	100	\$0.00	
08 35 13	Accordion Folding Fire Door		\$65,683.00	\$65,683.00	\$0.00	\$65,683.00	100	\$0.00	

Schedule of Values

Ramsey Water Treatment Plant

Date of Application: 3/6/2026

Payment Application No. 33

Work completed through: 3/6/2026

Specification Section No.	Description	Scheduled Value	C	D	E	F	G	H
	Item		From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
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	\$799,200.00	\$26,820.00	\$0.00	\$826,020.00	98	\$20,380.00
10 14 16	Plaques/Dimensional Letter Signage and Panel Signage	\$16,310.00	\$16,310.00	\$0.00	\$0.00	\$16,310.00	100	\$0.00
10 28 00	Toilet Accessories	\$708.00	\$708.00	\$0.00	\$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	\$1,285.00	\$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	\$5,900.00	\$0.00	\$0.00	\$5,900.00	100	\$0.00
23 00 00.02	Ductwork Insulation	\$29,400.00	\$29,400.00	\$0.00	\$0.00	\$29,400.00	100	\$0.00
23 00 00.03	HVAC Controls	\$76,000.00	\$76,000.00	\$0.00	\$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  
Payment Application No. 33

Date of Application: 3/6/2026

Work completed through: 3/6/2026

Specification Section No.	Description	Item	Scheduled Value	C From Previous Application (C+D)	D This Period	E Materials Presently Stored (not in Col D)	F Total Completed and Stored to Date (C + D + E)	G %	H 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	\$3,500.00	\$200.00	\$0.00	\$3,500.00	100	\$0.00
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	\$216,700.00	\$5,300.00	\$0.00	\$222,000.00	100	\$0.00
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	\$336,100.00	\$500.00	\$0.00	\$336,600.00	100	\$0.00
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	\$149,240.00	\$760.00	\$0.00	\$150,000.00	100	\$0.00
26 90 01	Measuring and Control Instruments/Water Treatment Controls/I & C		\$1,506,000.00	\$1,437,175.00	\$59,864.00	\$0.00	\$1,497,039.00	99	\$8,961.00
28 31 00	Fire Alarm		\$50,000.00	\$48,430.00	\$1,570.00	\$0.00	\$50,000.00	100	\$0.00
27 00 00	Cabling		\$25,000.00	\$23,730.00	\$1,270.00	\$0.00	\$25,000.00	100	\$0.00
31 10 00	Site Cleaning/ 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  
Payment Application No. 33

Date of Application: 3/6/2026  
Work completed through: 3/6/2026

Specification Section No.	Description	Item	Scheduled Value	C	D	E	F	G	H
				From Previous Application (C+D)	This Period	Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	%	Balance to Finish
32 31 13	Chain Link Fencing, Gates and Equipment		\$207,654.00	\$206,463.00	\$726.00	\$0.00	\$207,189.00	100	\$465.00
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	\$712,921.4700	\$28,180.00	\$0.00	\$741,101.47	93	\$53,052.24
	<b>Totals</b>		\$32,322,653.71	\$31,546,974.33	\$129,030.00	\$0.00	\$31,676,004.33	98.0%	\$646,649.38

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:** 03/24/2026**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.**Title:**

Adopt Ordinance #26-04 Amending Chapter 26 of the City Code

**Purpose/Background:**

Minnesota State Statute § 461.12, which covers municipal tobacco licenses, had larger revisions in 2020. Due to these revisions, the city staff is recommending updating the city code. Highlights of the recommended changes include updates to definitions, adding additional language about "nicotine or lobelia delivery devices", administrative penalties, compliance check requirements, and increasing the minimum legal sale age from 18 to 21.

Lobelia is a plant whose active compound can produce nicotine-like effects. Minnesota law includes lobelia together with nicotine in definitions covering products and devices that contain or deliver nicotine or lobelia intended for human consumption.

The attached ordinance repeals and replaces Chapter 26, Article XVI of the City Code to reflect changes to the current State Statute, ensuring consistent enforcement, penalties, and compliance.

**Notification:**

Posting a copy of the Ordinance on the bulletin board in the lobby of City Hall on the City Council Introduction Date, and maintaining this posting until the day after the City Council Adoption Meeting.

**Time Frame/Observations/Alternatives:**

Introduction date: March 10, 2026

Posting dates: March 10 to March 25, 2026

Adoption date: March 24, 2026

Publication date: March 27, 2026

Effective date: March 27, 2026

**Funding Source:**

This is being handled as part of normal staff duties.

**Recommendation:**

Staff recommends Adopting Ordinance #26-04, Amending Chapter 26, Article XVI Tobacco, sections 26-749 to 26-789 of the City Code.

**Outcome/Action:**

Motion to Adopt Ordinance #26-04, Amending Chapter 26, Article XVI Tobacco, sections 26-749 to 26-789 of the City Code.

**Attachments**

Ordinance 26-04

Attachment A 26-04

**Inbox**

Brian Hagen

Form Started By: Brad Bluml

Final Approval Date: 03/19/2026

**Reviewed By**

Brian Hagen

**Form Review**

**Date**

03/19/2026 02:47 PM

Started On: 03/19/2026 08:52 AM

**ORDINANCE #26-04  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 26  
PERTAINING TO TOBACCO PENALTIES AND TOBACCO COMPLIANCE CHECKS**

The City Council of Ramsey ordains:

**SECTION 1. AUTHORITY**

This Ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

**SECTION 2. AMENDMENT**

The current City Code Chapter 26, Article XVI on Tobacco, Section 26-749 to Section 26-789, is hereby repealed and replaced with the contents found in Attachment A to this Ordinance.

**SECTION 3. SUMMARY**

The following official summary of Ordinance #26-04 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

“The purpose of this Ordinance #26-04 is to repeal and replace Chapter 26, Article XVI, Sections 26-749 to 26-789 regarding Tobacco Penalties, Compliance Checks, and Inspections.”

**SECTION 4. EFFECTIVE DATE**

This Ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota, the 24<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

Introduction date: March 10, 2026  
Posting dates: March 10 to March 25, 2026  
Adoption date: March 24, 2026  
Publication date: March 27, 2026  
Effective date: March 27, 2026

**ARTICLE XVI. TOBACCO**

**DIVISION I. GENERALLY**

**Sec. 26-749. Definitions and interpretations.**

Except as may otherwise be provided or clearly implied by context, all terms shall be given their commonly accepted definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Compliance checks* means the ~~system~~ process or protocols the city uses to investigate and ensure that those authorized to sell tobacco, tobacco products, ~~and~~ tobacco-related devices, and nicotine or lobelia delivery devices are following and complying with the requirements of ~~this article~~ law. Compliance checks shall involve the use of minors as authorized by this article. Compliance checks shall also mean the use of minors who attempt to purchase tobacco, tobacco products, ~~or~~ tobacco-related devices, or nicotine or lobelia delivery devices for educational, research and training purposes as authorized by state and federal laws. Compliance checks may also be conducted by other units of government for the purpose of enforcing appropriate federal, state, or local laws and regulations relating to tobacco, tobacco products, ~~and~~ tobacco-related devices, and nicotine or lobelia delivery devices.

*Electronic delivery device* means any product containing or delivering nicotine, lobelia, or any other substance intended for human consumption that can be used by a person to simulate smoking in the delivery of nicotine or any other substance through inhalation of vapor from the product. Electronic delivery device includes any component part of a product, whether or not marketed or sold separately.

*Exclusive tobacco store* means a retail store which derives at least 90 percent of its revenue from tobacco and tobacco products and which cannot be entered at any time by persons younger than 21 years of age except as provided herein.

*Individually packaged* means the practice of selling any tobacco or tobacco product wrapped individually for sale. Individually wrapped tobacco and tobacco products shall include, but not be limited to, single cigarette packs, single bags or cans of loose tobacco in any form and single cans or other packaging of snuff or chewing tobacco. Cartons or other packaging containing more than a single pack or other container as described in this article shall not be considered individually packaged.

*Loosies* means the common term used to refer to a single or individually packaged cigarette or any other tobacco product that has been removed from its packaging and sold individually. The term "loosies" does not include individual cigars with a retail price, before any sales taxes, or more than \$2.00 per cigar.

*Minor* means any natural person who has not yet reached the age of 21 years.

*Movable place of business* refers to any form of business operated out of a truck, van, automobile, or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions.

*Retail establishment* means any place of business where tobacco, tobacco products, ~~or~~ tobacco-related devices, or nicotine or lobelia delivery devices are available for sale to the general public. Retail establishments shall include, but not be limited to, grocery stores, convenience stores, drugstores, and restaurants.

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*Sale* means any transfer of goods for money, trade, barter, or other consideration.

*Self-service merchandising* means open displays of tobacco, tobacco products, ~~or~~ tobacco-related devices, ~~or~~ nicotine or lobelia delivery devices in any manner where any person shall have access to the tobacco, tobacco products, ~~or~~ tobacco-related devices, ~~or~~ nicotine or lobelia delivery devices, without the assistance or intervention of the licensee or the licensee's employee. The assistance or intervention shall entail the actual physical exchange of the tobacco, tobacco product, ~~or~~ tobacco-related device, ~~or~~ nicotine or lobelia delivery devices between the customer and the licensee or employee. ~~Self-service sales are interpreted as being any sale where there is not an actual physical exchange of the product between the clerk and the customer.~~ Self-service merchandising shall not include vending machines.

*Tobacco* means cigarettes and any product containing, made, or derived from tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, or any component, part, or accessory of a tobacco product including but not limited to cigars; cheroots; stogies; perique; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco; and other kinds and forms of tobacco.

*Tobacco-related products* means tobacco, tobacco-related devices, electronic delivery devices, and nicotine or lobelia delivery products as defined in this subdivision. "Tobacco-related products" does not include any tobacco product, electronic delivery device, or nicotine or lobelia delivery product that has been approved or certified by the United States Food and Drug Administration for sale as a tobacco-cessation product, as a tobacco-dependence product, or for other medical purposes, and is marketed and sold for such an approved purpose.

*Tobacco-related devices* means any tobacco product as well as a pipe, rolling papers, or other device intentionally designed or intended to be used in a manner which enables the chewing, sniffing, smoking or inhalation of vapors of tobacco or tobacco products. Tobacco-related devices include components of tobacco-related devices which may be marketed or sold separately.

*Vending machine* means any mechanical, electric or electronic, or other type of ~~self-service~~ device which dispenses tobacco, tobacco products, or tobacco-related devices upon the insertion of money, tokens, or other form of payment directly into the machine by the person seeking to purchase the tobacco, tobacco product, or tobacco-related device, unless the machine can be controlled by an electronic device by an employee of the business.

(Code 1978, § 7.93.02; Ord. No. 21-21, § 3, 12-14-2021)

## **Sec. 26-750. Purpose.**

Because the city recognizes that many persons under the age of 21 years purchase or otherwise obtain, possess, and use tobacco, tobacco products, ~~and~~ tobacco-related devices, ~~and~~ nicotine or lobelia delivery devices, and such sales, possession, and use are violations of both state and federal laws; and because studies, which are accepted and adopted, have shown that most smokers begin smoking before they have reached the age of 21 years and that those persons who reach the age of 21 years without having started smoking are significantly less likely to begin smoking; and because smoking has been shown to be the cause of several serious health problems which subsequently place a financial burden on all levels of government; this article shall be intended to regulate the sale, possession and use of tobacco, tobacco products, ~~and~~ tobacco-related devices, ~~and~~ nicotine or lobelia delivery devices for the purpose of enforcing and furthering existing laws, to protect minors against the serious effects associated with the illegal use of tobacco, tobacco products, ~~and~~ tobacco-related devices, ~~and~~ nicotine or lobelia delivery

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devices, and to further the official public policy of the state in regard to preventing young people from starting to smoke as stated in Minn. Stats. § 144.391.

(Code 1978, § 7.93.01; Ord. No. 21-21, § 3, 12-14-2021)

## Sec. 26-751. Penalties.

(a) *Administrative civil penalties; individuals.*

- (1) Any person under the age of 21 who attempts to purchase a tobacco product is subject to ~~an administrative penalty. The city council may impose administrative~~ penalties as follows:
  - a. ~~First violation: As established by Minn. Stat. § 461.12 Subd. 4 the city council licensing authority may impose a fine as established by ordinance shall consider a variety of alternative civil penalties, including, but not limited to, tobacco-free education; tobacco cessation programs; notice to schools and parents or guardians; community service; and court diversion programs. Alternative civil penalties shall not include fines or monetary penalties, and/or require the person to attend tobacco-related education classes, and/or participate in a diversion program and/or complete certain community services.~~
  - b. ~~Second violation: The city council may impose a fine as established by ordinance and/or require the person to attend tobacco-related education classes, and/or participate in a diversion program and/or complete certain community services.~~
  - c. ~~Third violation: The city council may impose a civil penalty as established by ordinance and/or require the person to attend tobacco-related education classes, and/or participate in a diversion program and/or complete certain community services.~~
- (2) Any person who sells any tobacco product to a person under the age of 21 years is subject to an administrative penalty. The city council shall impose administrative penalties as follows:
  - a. ~~First violation: The city council shall may impose a fine administrative penalty of \$50 as established by ordinance Minn. Stat. § 461.12 Subd. 3.~~
  - b. ~~Second violation within 12 months: The city council shall impose a fine as established by ordinance.~~
  - c. ~~Third violation within 12 months: The city council shall impose a fine as established by ordinance.~~

(b) *Administrative civil penalties; licensee.* If a licensee or an employee of a licensee is found to have sold tobacco to a person under the age of 21 years, the licensee shall be subject to an administrative penalty as follows:

- (1) First violation: The city council shall impose a ~~fine administrative penalty of \$300~~ as established by ~~ordinance and/or suspend for a period of ten days~~ Minn. Stat. § 461.12 Subd. 2.
- (2) Second violation within ~~12~~ 36 months: The city council shall ~~must~~ impose a ~~fine administrative penalty of \$600~~ as established by ~~ordinance and/or suspend for a period of 30 days~~ Minn. Stat. § 461.12 Subd. 2.
- (3) Third violation within ~~12~~ 36 months: The city council shall ~~must~~ impose a ~~fine administrative penalty of \$1,000~~ as established by ~~ordinance Minn. Stat. § 461.12 Subd. 2 and/or must be suspended~~ for a period of one year not less than seven days and may be revoked.

(c) *Misdemeanors.* Nothing in this article shall prohibit the city from seeking prosecution as a misdemeanor for any violation of this article.

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(Code 1978, § 7.93.13; Ord. No. 21-21, § 3, 12-14-2021)

State law reference(s)—Administrative penalties, Minn. Stats. § 461.12, subds. 2, 3.

**Sec. 26-752. Violation.**

- (a) *Notice.* Upon discovery of a suspected violation, the alleged violator shall be issued, either personally or by mail, a citation that sets forth the alleged violation and which shall inform the alleged violator of their right to be heard on the accusation.
- (b) *Hearings.* If a person accused of violating this article so requests, a hearing shall be scheduled, the time and place of which shall be published and provided to the accused violator.
- (c) *Hearing officer.* The city council shall serve as the hearing officer. (Option could be independent hearing officer.)
- (d) *Decision.* If the hearing officer determines that a violation of this article did occur, that decision, along with the hearing officer's reasons for finding a violation and the penalty to be imposed under this section, shall be recorded in writing, a copy of which shall be provided to the accused violator. Likewise, if the hearing officer finds that no violation occurred or finds grounds for not imposing any penalty, such findings shall be recorded and a copy provided to the acquitted accused violator.
- (e) *Appeals.* Appeals of any decision made by the hearing officer shall be filed in the district court for the jurisdiction of the city in which the alleged violation occurred.
- (f) *Misdemeanor prosecution.* Nothing in this article shall prohibit the city from seeking prosecution as a misdemeanor for any alleged violation of this article.
- (g) *Continued violation.* Each violation, and every day in which a violation occurs or continues, shall constitute a separate offense.

(Code 1978, § 7.93.12; Ord. No. 21-21, § 3, 12-14-2021)

**Sec. 26-753. Prohibited sales.**

It shall be a violation of this article for any person to sell or offer to sell any tobacco, tobacco product, ~~or~~ tobacco-related device, ~~or~~ nicotine or lobelia delivery device:

- (1) To any person under the age of 21 years.
- (2) By means of any type of vending machine.
- (3) By means of self-service methods whereby the customer does not need to make verbal or written request to an employee of the licensed premises in order to receive the tobacco, tobacco product, ~~or~~ tobacco-related device, ~~or~~ nicotine or lobelia delivery device, and whereby there is not a physical exchange of the tobacco, tobacco product, ~~or~~ tobacco-related device, ~~or~~ nicotine or lobelia delivery device between the licensee or the licensee's employee, and the customer, unless the sale is by means of a vending machine controlled by an electronic device by an employee of the business. This subsection does not apply to exclusive tobacco stores.
- (4) By means of loosies.
- (5) Containing opium, morphine, jimson weed, bella donna, strychnos, cocaine, marijuana, or other deleterious, hallucinogenic, toxic, or controlled substances except nicotine and other substances found naturally in tobacco or added as part of an otherwise lawful manufacturing process.

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- (6) By any other means, to any other person, or in any other manner or form prohibited by federal, state or other local law, ordinance provision, and other regulation.

(Code 1978, § 7.93.06; Ord. No. 21-21, § 3, 12-14-2021)

**Sec. 26-754. Vending machines.**

It shall be unlawful for any person licensed under this article to allow the sale of tobacco, tobacco products, ~~or~~ tobacco-related devices, ~~or nicotine or lobelia delivery devices~~ by means of a vending machine.

(Code 1978, § 7.93.07)

**Sec. 26-755. Self-service sales.**

It shall be unlawful for a licensee under this article to allow the sale of tobacco, tobacco products, or tobacco-related devices by any means whereby the customer may have access to such items without having to request the item from the licensee or the licensee's employee and whereby there is not a physical exchange of the tobacco, tobacco product, or the tobacco-related device between the licensee or their employee and the customer unless the sale is by means of a vending machine which is controlled by the licensee or their employee. All tobacco, tobacco products, and tobacco-related devices shall either be stored behind a counter or other area not freely accessible to customers, or in a case or other storage unit not left open and accessible to the general public. This section does not apply to exclusive tobacco stores.

(Code 1978, § 7.93.08; Ord. No. 21-21, § 3, 12-14-2021)

**Sec. 26-756. Responsibility.**

All licensees under this article shall be responsible for the actions of their employees in regard to the sale of tobacco, tobacco products, ~~or~~ tobacco-related devices, ~~or nicotine or lobelia delivery devices~~ on the licensed premises, and the sale of such an item by an employee shall be considered a sale by the license holder. Nothing in this article shall be construed as prohibiting the city from also subjecting the employee to whatever penalties are appropriate under this article, state or federal law, or other applicable law or regulation.

(Code 1978, § 7.93.09; Ord. No. 21-21, § 3, 12-14-2021)

**Sec. 26-757. Compliance checks and inspections.**

All licensed premises shall be open to inspection by the city police department or other authorized city official during regular business hours. From time to time, but at least once per year, the city shall conduct compliance checks ~~in accordance with Minn. Stat. §461.12, subd. 5. by engaging, with the written consent of their parents or guardians, minors over the age of 17 years but less than 21 years, to enter the licensed premises to attempt to purchase tobacco, tobacco products, or tobacco related devices; Minors used for the purpose of compliance checks shall be supervised by designated law enforcement officers or other designated city personnel. Minors used for compliance checks shall not be guilty of the unlawful purchase or attempted purchase, nor the unlawful possession of tobacco, tobacco products, or tobacco related devices when such items are obtained or attempted to be obtained as a part of the compliance check.~~ No minor used in compliance checks shall attempt to use a false identification misrepresenting the minor's age, and all minors lawfully engaged in a compliance check shall answer all questions about the minor's age asked by the licensee or their employee and shall produce any

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identification, if any exists, for which ~~he is~~ they are asked. Nothing in this article shall prohibit compliance checks authorized by state or federal laws for educational, research, or training purposes, or required for the enforcement of a particular state or federal law.

(Code 1978, § 7.93.10; Ord. No. 21-21, § 3, 12-14-2021)

State law reference(s)—Compliance checks, Minn. Stats. § 461.128, subd. 5.

### **Sec. 26-758. Other illegal acts.**

Unless otherwise provided, the following acts shall be a violation of this article:

- ~~(1) *Illegal sales.* It shall be a violation of this article for any person to sell or otherwise provide any tobacco, tobacco product, or tobacco-related device to any minor.~~
- (2) *Illegal possession.* It shall be a violation of this article for any minor to have in their possession any tobacco, tobacco product, ~~or~~ tobacco-related device, or nicotine or lobelia delivery device. This subdivision shall not apply to minors lawfully involved in a compliance check.
- (3) *Illegal use.* It shall be a violation of this article for any minor to smoke, chew, sniff, or otherwise use any tobacco, tobacco product, ~~or~~ tobacco-related device, or nicotine or lobelia delivery device.
- (4) *Illegal procurement.* It shall be a violation of this article for any minor to purchase or attempt to purchase or otherwise obtain any tobacco, tobacco product, ~~or~~ tobacco-related device, or nicotine or lobelia delivery device, and it shall be a violation of this article for any person to purchase or otherwise obtain such items on behalf of a minor. It shall further be a violation for any person to coerce or attempt to coerce a minor to illegally purchase or otherwise obtain or use any tobacco, tobacco product, ~~or~~ tobacco-related device, or nicotine or lobelia delivery device. This article shall not apply to minors lawfully involved in a compliance check.
- (5) *Use of false identification.* It shall be a violation of this article for any minor to attempt to disguise their true age by the use of a false form of identification, whether the identification is that of another person or one on which the age of the person has been modified or tampered with to represent an age older than the actual age of the person.
- (6) *Entering of exclusive tobacco stores.* It is unlawful for a person under 21 years to enter an exclusive tobacco store for the purpose of purchasing tobacco or tobacco products, or for any other purpose.

(Code 1978, § 7.93.11; Ord. No. 21-21, § 3, 12-14-2021)

### **Sec. 26-759. Exceptions and defenses.**

Nothing in this article shall prevent the providing of tobacco, tobacco products, or tobacco-related devices to a minor as part of a lawfully recognized religious, spiritual, or cultural ceremony. It shall be an affirmative defense to the violation of this article for a person to have reasonably relied on proof of age as described by state law.

(Code 1978, § 7.93.14)

### **Secs. 26-760—26-786. Reserved.**

*DIVISION 2. LICENSE<sup>1</sup>*

**Sec. 26-787. Required; application; term.**

No person shall sell or offer to sell any tobacco, tobacco products, ~~or~~ tobacco-related device, ~~or~~ nicotine or lobelia delivery device without first having obtained a license to do so from the city.

- (1) *Application.* An application for a license to sell tobacco, tobacco products, ~~or~~ tobacco-related devices, ~~or~~ nicotine or lobelia delivery device shall be made on a form provided by the city and filed with the city clerk. The application shall contain the full name of the applicant, the applicant's residential and business addresses and telephone numbers, the name of the business for which the license is sought, and any additional information the city deems necessary. Upon receipt of a completed application, if the city clerk shall determine that an application is incomplete, ~~he~~ they shall return the application to the applicant with notice of the information necessary to make the application complete.
- (2) *Action.* The city council may either approve or deny the license, or it may delay action for such reasonable period of time as necessary to complete any investigation of the application or the applicant it deems necessary. If the city council shall approve the license, the city clerk shall issue the license to the applicant. If the city council denies the license, notice of the denial shall be given to the applicant along with notice of the applicant's right to appeal the decision.
- (3) *Term.* The license shall be effective from January 1 to December 31 of each year, unless otherwise provided in this Code. If the date of application is after January 1, then the effective date shall be the date the application is approved by city council through December 31 of that year.
- (4) *Revocation or suspension.* Any license issued under this article may be revoked or suspended as provided in this article.
- (5) *Transfers.* All licenses issued under this article shall be valid only on the premises for which the license was issued and only for the person to whom the license was issued. No transfer of any license to another location or person shall be valid without the prior approval of the city council.
- (6) *Location of business.* No license shall be issued to a moveable place of business. Only fixed location businesses shall be eligible to be licensed under this article. Only one license may be issued for any given location or address.
- (7) *Display.*
  - a. All licenses shall be posted and displayed in plain view of the general public on the licensed premises and shown to law enforcement officers upon request.
  - b. Exclusive tobacco stores shall post a notice prohibiting the entering of the store by persons under 21 years of age, which notice shall be in plain view of the general public on the licensed premises. The notice shall be at least 8½ inches by 11 inches in size.

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<sup>1</sup>State law reference(s)—Municipal tobacco licenses, Minn. Stats. § 461.12.

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(8) *Renewals.* The renewal of a license issued under this article shall be handled in the same manner as the original application. The request for a renewal shall be made at least 30 days but no more than 60 days before the expiration of the current license. The issuance of a license issued under this article shall be considered a privilege and not an absolute right of the applicant and shall not entitle the holder to an automatic renewal of the license.

(9) *Education requirements.*

- a. The licensee shall be required to educate each new employee who will be selling tobacco or tobacco products with regard to the requirements of this article and state law pertaining to the sale of tobacco products to minors. The licensee shall be required to keep on file evidence of the employee educational session and make available for review said evidence upon reasonable request by the police department.
- b. Prior to the issuance, and/or reinstatement after revocation or suspension of any license, the owner or manager of the licensee shall participate in an educational seminar presented and sponsored by the city, which seminar shall be designed to re-educate the licensee of the city and state tobacco compliance laws and review current employee training practices.

(Code 1978, § 7.93.03; Ord. No. 08-05, § 2, 2-12-2008; Ord. No. 21-21, § 3, 12-14-2021; Ord. No. 23-20, § 2, 11-28-2023)

#### **Sec. 26-788. Fees.**

- (a) No license shall be issued under this article until the appropriate license fee is paid in full. The fee for a license under this article shall be as established by ordinance.
- (b) A two-tier license fee structure may be established by city council in the annual rates and fees, whereby incentive is provided to a license holder to utilize age verification technology that meets performance requirements determined by the city.
  - (1) The applicant shall be specifically required by sworn statement to declare whether it will utilize age verification technology.
  - (2) The applicant must submit verification of the establishment and utilization of a training program for employees responsible for the sale of tobacco products.
  - (3) The age verification system must be used for every tobacco sale.

(Code 1978, § 7.93.04; Ord. No. 08-05, § 2, 2-12-2008; Ord. No. 21-21, § 3, 12-14-2021)

#### **Sec. 26-789. Basis for denial of license.**

The following shall be grounds for denying the issuance or renewal of a license under this article; however, except as may otherwise be provided by law, the existence of any particular ground for denial does not mean that the city must deny the license. If a license is mistakenly issued or renewed to a person, it shall be revoked upon the discovery that the person was ineligible for the license under this article:

- (1) The applicant is under the age of 21 years.
- (2) The applicant has been convicted within the past five years of any violation of a federal, state, or local law, ordinance provision, or other regulation relating to tobacco or tobacco products, ~~or~~ tobacco-related devices, or nicotine or lobelia delivery devices.

- 
- (3) The applicant has had a license to sell tobacco, tobacco products, ~~or~~ tobacco-related devices, or nicotine or lobelia delivery devices, revoked within the preceding 12 months of the date of application.
  - (4) The applicant fails to provide any information required on the application or provides false, misrepresented, or misleading information.
  - (5) The applicant is prohibited by federal, state, or other local law, ordinance, or other regulation, from holding such a license.
  - (6) Other unforeseen circumstances or conditions exist such that the issuance or renewal of a license may unreasonably endanger the health, safety, and welfare of the public.

(Code 1978, § 7.93.05; Ord. No. 21-21, § 3, 12-14-2021)

**Secs. 26-790—26-810. Reserved.**

**CC Regular Session**

**Meeting Date:** 03/24/2026

**Primary Strategic Plan Initiative:** Promote economic growth and development.

**Title:**

Adopt Resolution #26-082 Amending Development Agreement for Northstar Truck & RV Parking

**Purpose/Background:**

On January 27, the City Council approved the development agreement and stormwater maintenance agreement for the site improvements at 15861 Jarvis St. NW. Since then, the applicant has received updated cost estimates on several components of the project. The amended development agreement reflects those new costs and the resulting reduced surety amount. The previously-approved development agreement has not been signed.

**Funding Source:**

All costs associated with this project are the responsibility of the applicant.

**Recommendation:**

Staff recommends approval of the amended development agreement.

**Outcome/Action:**

Motion to adopt Resolution #26-082 approving an amended development agreement for Northstar Truck & RV Parking.

**Attachments**

Resolution #26-082  
Revised Development Agreement

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	03/19/2026 02:59 PM
Form Started By: Todd Larson		Started On: 03/11/2026 09:39 AM
Final Approval Date: 03/19/2026		

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #26-082**

**RESOLUTION APPROVING AMENDED DEVELOPMENT AGREEMENT FOR  
NORTHSTAR TRUCK & RV PARKING LLC**

**WHEREAS**, Northstar Truck & RV Parking LLC, hereafter referred to as “Developer,” properly applied for Site Plan Review approval of the property known as 15861 Jarvis Street NW and legally described as:

That part of the South 1155 feet of the West 297 feet of the Southwest quarter of the Southwest quarter of Section 18, Township 32, Range 25, lying north of railroad right-of-way, except road, subject to easements of record, Anoka County, Minnesota;

(the ‘Subject Property’); and

**WHEREAS**, the City Council adopted Resolution #25-028 approving the Site Plan Review on March 25, 2025, with a time extension on October 28, 2025, through Resolution #25-256; and

**WHEREAS**, a requirement of those Resolutions was to enter into a Development Agreement guaranteeing site improvements are completed; and

**WHEREAS**, the City Council adopted Resolution #26-028 on January 27, 2026, approving a development agreement and storm water treatment and ponding maintenance agreement; and

**WHEREAS**, the Developer wishes to amend that development agreement with updated surety amounts.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA**, That the Amended Development Agreement for the approved Site Plan Review is approved and authorizes the Mayor and City Administrator to sign it.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24<sup>th</sup> day of March, 2026.

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Mayor

**ATTEST:**

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City Clerk

**NORTHSTAR TRUCK & RV PARKING  
DEVELOPMENT AGREEMENT  
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

This Agreement (hereinafter the “Agreement”) is dated as of this 24<sup>h</sup> day of March, 2026, and is by and between the City of Ramsey, a Minnesota municipal corporation (the “**CITY**”) and **NORTHSTAR TRUCK & RV PARKING LLC**, a limited liability company under the laws of Minnesota, (the “**PERMITTEE**”).

**Recitals**

- A. The **PERMITTEE** is the fee title owner of land generally known as 15861 Jarvis Street Northwest, Elk River, MN 55330 and legally described as:

**Portion within the City of Ramsey**

That part of the South 1155 feet of the West 297 feet of the Southwest quarter of the Southwest quarter of Section 18, Township 32, Range 25, lying north of railroad right-of-way, except road, subject to easements of record, Anoka County, Minnesota;

and

**Portion within the City of Elk River**

That part of the Southeast quarter of Section 13, Township 32, Range 26, lying East of town road and North of railroad right-of-way, Sherburne County, Minnesota.

(Collectively, the “**Subject Property**”)

- B. That on September 13, 2024, the **CITY** received a Land Use Application from Nikolay Babkin on behalf of the **PERMITTEE** requesting a Planned Unit Development and Site Plan Review to construct a parking lot on the **Subject Property**, and associated site improvements (cumulatively, the “**Parking Lot**”).
- C. That on January 23, 2025, the Planning Commission reviewed and recommended approval of the Site Plan.

- D. That on March 25, 2025, the City Council adopted Resolution #25-028, which approved the Site Plan for the proposed **Parking Lot**. The completion date of this Resolution was extended, at the request of the **PERMITTEE**, on October 28, 2025, through Resolution #25-256.
- E. The **PERMITTEE** intends to cause the improvements to the **Subject Property** to be constructed without financial participation by the **CITY**.

**Agreement**

**SECTION I  
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES**

1. **City Code Compliance.** The **CITY** approves the site plan (the “Site Plan”) conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code.
2. **Conformance with the Plans.** The **Subject Property** shall be developed in accordance with the final plans (the “Plans”) prepared by Engineering Design & Surveying (EDS) and dated November 3, 2025. The **Plans** remain subject to: (a) City Staff’s review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY’s** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement**, but are in the **CITY’s** files.
3. **Incorporation of All City Code Requirements.** That the recitals above and the applicable provisions of the City Charter, Nuisance Code, and Zoning Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.
4. **State Building Code Compliance.** No structures are proposed nor approved on the portion of the property within the City of Ramsey.
5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Marshall. The **PERMITTEE** herein agrees to post “No Parking” signs along driveways in accordance with City Code requirements and in conjunction with the instructions of the Fire Marshall.
6. **Required On-Site Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** in accordance with the specifications and location as shown on the **Plans**. The required improvements and the allocated costs, as provided by the **PERMITTEE** and EDS, are as follows:

Required Improvement	Cost	75% of Cost Release Amount
a. Retaining Wall	\$49,200.00	\$36,900.00
b. Erosion Control	\$4,600.00	\$3,450.00
c. Grading and bituminous installation with concrete strip	\$1,000,000.00	\$750,000.00
d. Landscaping	\$19,749.00	\$14,811.00
e. Storm water filtration	\$17,400.00	\$13,050.00
<b>TOTAL</b>	<b>\$1,090,949.00</b>	<b>\$818,211.00</b>

("Required Improvements")

The PERMITTEE agrees to construct the **Required Improvements** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**.

7. **Required Improvements Completion Date.** The **Required Improvements** shall be completed by June 1, 2026, as requested by and agreed upon by the **CITY** and the **PERMITTEE** per Resolution #25-256 approving a time extension.
8. **Required Improvements Financial Guaranty.** In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Eight Hundred Eighteen Thousand Two Hundred Eleven dollars (\$818,211.00)**, which is 75% of the **PERMITTEE'S** estimated cost of the **Required Improvements** for the Parking Lot. Prior to commencing site work, the financial guaranty must be provided as required herein.

At the request of **PERMITTEE**, the **CITY** shall, not more frequently than once monthly, release that part of the Financial Guaranty for any completed line-item portion of the **Required Improvements** in the amount set forth in Section 6 that have been accepted in writing by the **CITY**. Partial releases of each line item in Section 6 will not be allowed as the **PERMITTEE** did not submit itemized estimates for each line item. Upon completion of the construction of all or any remaining of the **Required Improvements** and written acceptance by the **CITY**, the financial guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III Paragraph 11 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE'S** default.

9. **Site Inspection Fees.** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to up to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to \$40,910.00 (5% x \$818,211.00). The **CITY**, however, estimates its site inspection services to cost no more than **\$20,000.00**. Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY'S** escrow account shall be refunded to the **PERMITTEE**. Should site inspection services cost more than the amount collected, the **PERMITTEE** shall be invoiced for the difference and the **PERMITTEE** agrees to pay said invoice(s).

**SECTION II**  
**PERMITS AND OCCUPANCY**

10. **Requirements for Building Permit.** Not applicable as no structures are approved for the Subject Property within the city of Ramsey.

#### SECTION IV ON-SITE LANDSCAPING

11. **Maintenance Guaranty for Landscaping.** It is herein agreed that the **PERMITTEE** shall provide a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Ten Thousand Four Hundred Sixty-Two Dollars and No Cents (\$10,462.00)** [# plantings (57 trees and 9 shrubs) x cost/planting (\$600/tree and \$75/shrub) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY**, the maintenance guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

#### SECTION V GENERAL

12. **As-Built Record Plan.** The **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) and PDF format upon completion of storm sewer and filtration basins.
13. **Survey Monumentation.** The **PERMITTEE** must protect all lot corner stakes and survey monumentation at all lot corners.
14. **Preconstruction Meeting.** The **PERMITTEE** shall schedule and hold a pre-construction meeting with the City Engineer prior to commencing site work.
15. **Boulevard and Area Restoration.** The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.
16. **Construction Site Maintenance.** The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

17. **Construction, Hours and Entrance Signs.** The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.
18. **Estimated Cost.** It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.
19. **Site Plan Approval Expenses.** The **PERMITTEE** agrees that it will pay to the **CITY** all reasonable **CITY** expenses incurred in the approval of the **Site Plan Review**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any reasonable expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** reasonable expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.
20. **Reimbursement to the City.** The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this **Agreement**, or any portion thereof, including court costs and reasonable engineering and attorney's fees.
21. **Invalidity of Any Section.** If any portion, section, subsection, sentence, clause, paragraph or phrase of this **Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of this **Agreement**.
22. **Proof of Authority.** When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this **Agreement**. This proof of authority may be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.
23. **Violation of This Permit.** If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.
24. **Agreement Binding on Successors and Assigns.** The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.
25. **Notices.** Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

**TO PERMITTEE:**

Northstar Truck & RV Parking LLC  
Attn: Nikolay Babkin  
9961 Troy Lane N  
Maple Grove, MN 55311

**TO THE CITY:**

City of Ramsey

Attn: Community Development Director

7550 Sunwood Dr. NW

Ramsey, MN 55303

*[The rest of this page left intentionally blank]*



**THE CITY:**

CITY OF RAMSEY

By: \_\_\_\_\_  
Ryan Heineman  
Its: Mayor

By: \_\_\_\_\_  
Brian Hagen  
Its: City Administrator

STATE OF MINNESOTA            )  
  ) ss.  
COUNTY OF ANOKA            )

The forgoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by Ryan Heineman and Brian Hagen, the Mayor and the City Administrator of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

\_\_\_\_\_  
Notary Public

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

**This document reviewed by:**  
Amanda Johnson, Eckberg Lammers  
1809 Northwestern Avenue  
Stillwater, MN 55082

**CC Regular Session****Meeting Date:** 03/24/2026**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.**Title:**

Legislative Update

**Purpose/Background:**

The 2026 Minnesota Legislative Session began on February 17, 2026, and will adjourn on May 18, 2026. Annually, Ramsey adopts Legislative Priorities, which provides staff direction to advocate for these priorities to lawmakers. Below is a summary of bills that have been introduced specific to Ramsey. Other bills not specific to Ramsey, but which may be of interest are also provided.

*Mississippi River Crossing*

This is a joint effort between the cities of Champlin, Dayton, Maple Grove and Ramsey. The cities have met with lawmakers to discuss legislation requesting funding for a Tier 1 and 2 EIS. No bill has been introduced at this point.

*HF3642 Prohibition of Virtual Currency Kiosks*

This bill would prohibit the placement and operation of virtual currency kiosks in Minnesota.

- Recently, the City of Ramsey has reviewed options to regulate these devices as fraud cases are increasing year over year related to these types of kiosks. With this legislation introduced, staff will pause bringing forward a Ramsey specific ordinance as it would not be required should state legislation be passed in its current draft language.

*HF3895/SF4123 Limits Zoning Authority of Local Governments*

This bill models language introduced in previous years that would limit a city's ability to regulate housing developments. Provisions of the law would require increased density, limit bulk standards and require administrative approval of new developments circumventing the previous way which required public comment periods.

**Recommendation:**

N/A

**Outcome/Action:**

This case is for informational purposes only. Staff are available to answer any questions, but do not plan to review each item in detail.

**Attachments***No file(s) attached.***Form Review**

Form Started By: Kathy Schmitz  
Final Approval Date: 03/19/2026

Started On: 03/19/2026 03:47 PM