City of Ramsey
Agenda
Regular City Council
Tuesday, April 14, 2026
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Approve Agenda

3. Presentation

1. New Board and Commission Member Ceremonial Oath of Office

4. Citizen Input

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

5. Consent Agenda

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

1. Receive Cash and Investments for Period Ending March 31, 2026

2. Receive February 2026 Financial Reports - General Fund, EDA and Enterprise Funds

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

- Planning Commission — March 26, 2026.
- Environmental Policy Board — February 9, 2026.
- Economic Development Authority — February 12, 2026.
- Park and Rec Commission — February 12, 2026.
- Public Works — No Meeting, March 17, 2026

4. Approve the Following Meeting Minutes:

1. City Council Special Work Session dated March 19, 2026
2. City Council Work Session dated March 24, 2026
3. City Council Regular Session dated March 24, 2026

5. Approve Business License Applications

6. Adopt Resolution #26-093 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2026 through April 8, 2026.

7. Adopt Resolution #26-088 Proclaiming April 24, 2026, as Arbor Day and the Month of May as Arbor Month

8. Adopt Resolution # 26-089 Approving Release of Right of Re-Entry Agreement - Bunker Lake Crossing LLC (Chipotle)

9. Adopt Resolution #26-090 Accepting MN DNR Conservation Partners Legacy Grant for The Waterfront

10. Adopt Resolution #26-091 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08

11. Adopt Resolution #26-092 Authorizing Staff to Apply for Water Efficiency Grant Funding through the Metropolitan Council

6. Public Hearing

1. PUBLIC HEARING: Approve On-Sale Liquor License, including Sunday sales, for Wolf Entertainment LLC dba Carbone's Pizza & Pub located at 6415 Highway 10 NW, Ramsey MN 55303 (formerly Aurelio's).

2. PUBLIC HEARING: Consider a Request for a Variance to Utilize an Alternative Tree Inventory Methodology for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

7. Council Business

1. Adopt Resolution #26-078, Approving a Conditional Use Permit for Indoor Commercial Recreation for D-BAT Baseball & Softball Academy at 8252 147th Lane NW, Suite 700

2. Adopt Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom for Power Lodge at 6701 Highway 10 NW

3. Consider Resolution #26-082 Amending Development Agreement for Northstar Truck & RV Parking

4. Introduce Ordinance #26-05 Amending Chapter 106 (Zoning Code) of City Code Pertaining to the Maximum Front Yard Setback for the R-1A, R-1B, and R-1C Districts

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative:

Title:

New Board and Commission Member Ceremonial Oath of Office

Purpose/Background:

The purpose of this presentation is to officially welcome and swear in new Board and Commission members, as follows:

- Mr. Daniel Payne to the Environmental Policy Board, and
- Mr. Michael Allshouse and Mr. Layee Sanoe to the Planning Commission

The City also welcomes Ms. Cheryal Hills to the Economic Development Authority and Mr. Bradley Cochrane to the Planning Commission. All the new members will begin their terms this month.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Katie Schmidt		Started On: 04/03/2026 09:50 AM
Final Approval Date: 04/09/2026		

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative:

Title:

Receive Cash and Investments for Period Ending March 31, 2026

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending March 31, 2026.

Cash and investment report shows the monthly cash flow - receipts and expenditures through March 31, 2026 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending March 31, 2026

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:12 PM
Form Started By: Diana Lund		Started On: 03/25/2026 09:28 AM
Final Approval Date: 04/09/2026		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended March 31, 2026

	March-26 CURRENT MONTH	2026 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 75,677,746.96	$ 79,966,707.36
CASH INFLOWS:		
Daily Deposit	371,441.51	3,099,916.43
Tax Settlements	-	266,560.52
U/B Receipts	37,997.19	439,700.84
Credit Cards (Includes Utility Billing)	315,776.11	1,656,793.11
Interest Earnings [Net of Interest Paid on Investments]	82,035.98	515,548.84
TOTAL CASH INFLOW	$ 807,250.79	$ 5,978,519.74
TOTAL CASH AVAILABLE	$ 76,484,997.75	$ 85,945,227.10
CASH OUTFLOWS:		
Prepaid Checks	1,508,525.70	6,492,711.34
Bills Lists	498,881.09	2,775,176.92
Pay Estimates	1,210,834.28	1,938,363.73
Credit Cards	16,351.08	27,515.36
Payroll - Net	609,184.98	2,069,881.41
Flex Reimbursement	-	-
Void Checks/Dormant Checks Paid	-	(2,238.19)
Debt Service	-	-
Miscellaneous [Bank Charges; etc.]	303.00	2,898.91
TOTAL CASH OUTFLOW	$ 3,844,080.13	$ 13,304,309.48
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 72,640,917.62**	**$ 72,640,917.62**
MEMO - NET 2026 CASH INFLOW (OUTFLOW)	**(3,036,829.34)**	**(7,325,789.74)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 72,825,609.69**	**76,529,578.51**
Purchases	-	10,000,000.00
Maturities/Sales	(2,447,987.20)	(16,151,956.02)
ENDING BALANCE	**$ 70,377,622.49**	**$ 70,377,622.49**

Prepared by the City of Ramsey Finance Department
4/2/2026

2026 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2026	PURCH 2026	SOLD/ MATURE 2026	BV PRIN BAL 12/31/2026
260130A	8/3/2026	4M	4M TERM SERIES			-	4,000,000.00	0.00	4,000,000.00
260130B	1/27/2027	4M	4M TERM SERIES				6,000,000.00	0.00	6,000,000.00
250731	1/29/2026	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
250626A	1/26/2026	4M	4M TERM SERIES			6,000,000.00		6,000,000.00	0.00
250626B	6/24/2026	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
251212A	5/20/2026	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
251212B	9/16/2026	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
251212C	1/13/2027	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
									26,000,000.00
250221	2/22/2027	Northland	CD-NEIGHBOR FCU		64017aABP8	245,000.00		0.00	245,000.00
250304A	6/1/2026	Northland	DUBUQUE IA TAX		263868-LW-9	190,000.00		0.00	190,000.00
250304B	6/1/2027	Northland	DUBUQUE IA TAX		263868-LX-7	295,000.00		0.00	295,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	150,000.00		0.00	150,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									5,105,000.00
250212A	2/12/2027	UBS	CD-MORGAN STANI	32992	61690DP44	245,000.00		0.00	245,000.00
250212B	2/12/2027	UBS	CD-MORGAN STANI	34221	61776NLH4	245,000.00		0.00	245,000.00
250218	2/18/2027	UBS	CD-MERRICK BANK	34519	59013K4M5	245,000.00		0.00	245,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		320,000.00	0.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		105,000.00	0.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		245,000.00	0.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		0.00	500,000.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		0.00	300,000.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		0.00	750,000.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		0.00	300,000.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00

2026 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2026	PURCH 2026	SOLD/ MATURE 2026	BV PRIN BAL 12/31/2026
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
250131		UBS	UBS TREASURY FUND (FORMERLY PRIME)			47,573.90		47,573.90	0.00
250731a		UBS	UBS TREASURY FUND (FORMERLY PRIME)			1,186,951.96		1,186,951.96	0.00
250630		UBS	UBS TREASURY FUND (FORMERLY PRIME)			1,596,228.67		1,596,228.67	0.00
251231		UBS	UBS TREASURY FUND (FORMERLY PRIME)			5,103,823.98		2,651,201.49	2,452,622.49
						-			
									39,272,622.49
	TOTAL INVESTMENTS					76,529,578.51	10,000,000.00	16,151,956.02	**70,377,622.49**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)			(4,343,552.11)
			BMO			2,263,102.50	11,865,814.64	13,306,547.67	822,369.47
			Money Market Accounts			3,758,103.43	10,266,899.31	10,000,000.00	4,025,002.74
			Net Cash and Investments			79,966,707.36	32,132,713.95	39,458,503.69	72,640,917.62

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative:

Title:

Receive February 2026 Financial Reports - General Fund, EDA and Enterprise Funds

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

February 2026 General Fund Financial Report - Budget to Actual

February 2026 EDA Financial Report - Budget to Actual

February 2026 Enterprise Funds Financial Reports - Budget to Actual

February 2026 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:12 PM
Form Started By: Diana Lund		Started On: 03/24/2026 08:51 AM
Final Approval Date: 04/09/2026		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: February 28, 2026

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2026 BUDGET	2026 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,435,680.00	219,696.03
Building Inspections	925,013.00	110,471.52
Council/Commissions (incld charter, council contingen	316,674.00	46,666.18
Data Processing	1,302,634.00	217,679.67
Engineering	652,564.00	125,906.66
Finance (incld assessing)	697,837.00	112,722.19
Fire (incld Civil Defense)	2,471,671.00	300,815.82
Gen Govt Buildings	1,024,670.00	94,154.54
Parks	2,604,912.00	251,807.34
Planning & Zoning	1,210,213.00	180,710.82
Police (incld animal control & comm orient)	6,757,902.00	1,060,222.38
Streets (incld traffic eng & snow/ice)	3,389,829.00	393,209.08
Grand Total	**22,789,599.00**	**3,114,062.23**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2026 BUDGET	2026 YTD GENERAL LEDGER
Capital Outlay	1,496,000.00	56,016.96
Other Services & Charges	3,886,154.00	385,804.20
Personal Services	15,703,113.00	2,449,235.58
Supplies	1,597,959.00	223,005.49
Transfers out	106,373.00	
Grand Total	**22,789,599.00**	**3,114,062.23**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2026 BUDGET	2026 YTD GENERAL LEDGER
Taxes	18,209,749.00	
Charges for Services	808,700.00	120,733.53
Business Licenses/Permits	89,350.00	6,637.33
Fines and Forfeits	48,000.00	6,417.27
State Intergovernmental	845,500.00	140,000.00
Interest	75,000.00	
Miscellaneous	21,050.00	5,160.37
Non-Business Licenses/Permits	903,500.00	165,999.97
Transfers in	1,788,750.00	
Grand Total	**22,789,599.00**	**444,948.47**

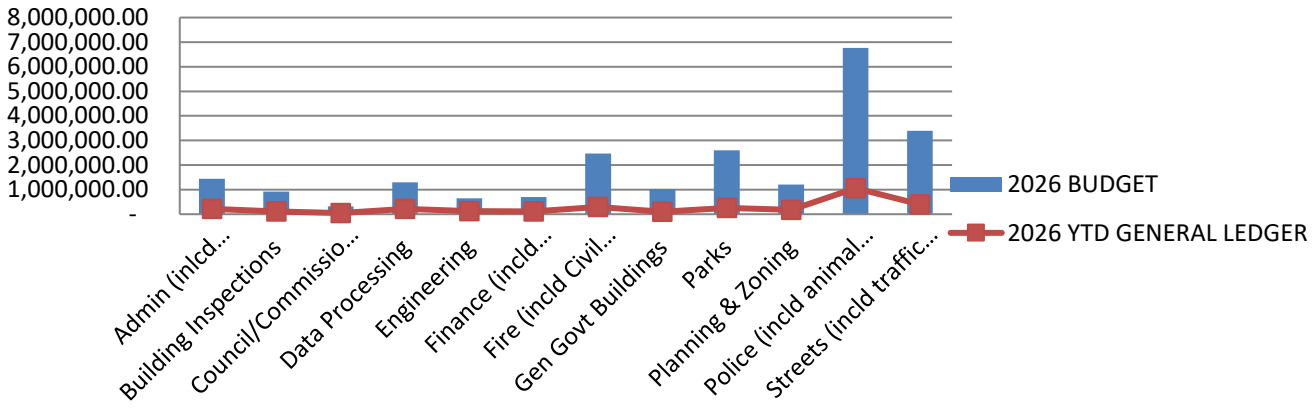
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

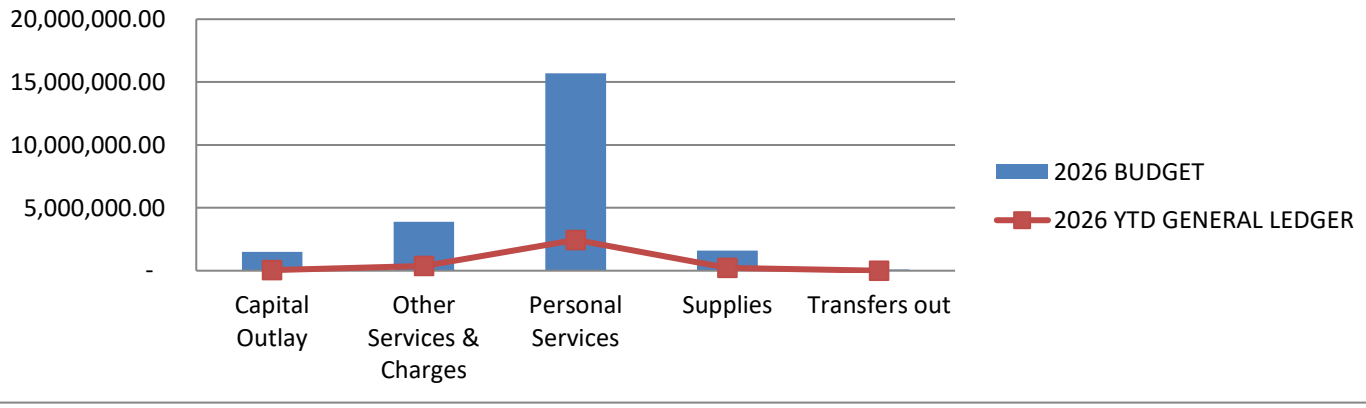
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: February 28, 2026

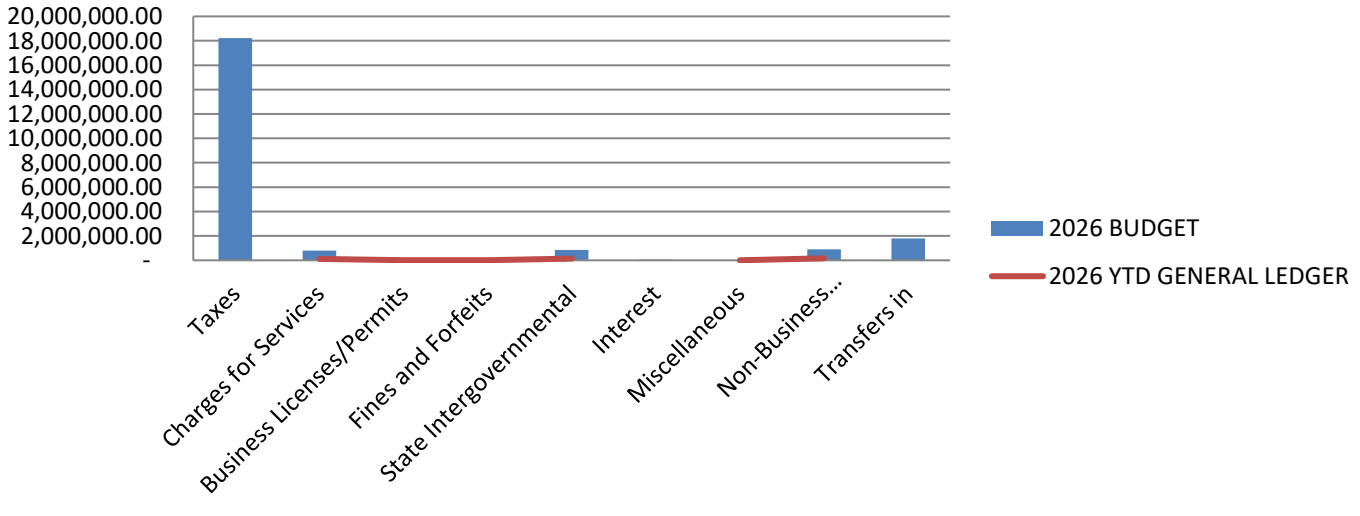
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **February 28, 2026**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	86,367.00		0.00%
4609 OTHER MISCELLANEOUS REVENUES		10.00	0.00%
4701 INTEREST ON INVESTMENTS	4,800.00		0.00%
Grand Total	**91,167.00**	**10.00**	

EXPENDITURES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,000.00	50.00	5.00%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	3.83	4.79%
6133 WORKERS COMP INSURANCE PREMIUM		1.54	0.00%
6135 PAID FAMILY MEDICAL LEAVE		0.20	0.00%
6246 MARKETING & PROMOTIONS	23,000.00	983.50	4.28%
6249 MISCELLANEOUS OPERATING SUPPLY	21,000.00	5,378.83	25.61%
6315 MISCELLANEOUS PROFESSIONAL SER	36,000.00		0.00%
6331 TRAVEL & LODGING	2,500.00	156.35	6.25%
6335 TRAINING	5,100.00	840.00	16.47%
6361 GENERAL LIABILITY/PROPERTY INS	287.00		0.00%
6451 MEMBERSHIP DUES	2,200.00	2,828.29	128.56%
Grand Total	**91,167.00**	**10,242.54**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: February 28, 2026

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(40,000.00)	(2,590.65)	6.48%
4601	MISCELLANEOUS REVENUE		375.50	0.00%
4606	DEVELOPER FEES (WAC)	350,000.00	39,987.00	11.42%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	-	0.00%
4651	WATER REVENUE		(237.00)	0.00%
4652	WATER SALES - RESIDENTIAL	2,234,529.00	52.95	0.00%
4653	WATER SALES-COMMERCIAL	1,247,326.00	6.71	0.00%
4654	WATER PENALTIES	50,348.00	(101.40)	-0.20%
4655	WATER METER INSTALLATION	30,000.00	3,900.00	13.00%
4656	WATER METERS	60,000.00	10,908.91	18.18%
4657	CONNECTION/RECONNECTION FEES	150.00		0.00%
4701	INTEREST ON INVESTMENTS	150,000.00		0.00%
Grand Total		**4,092,353.00**	**52,302.02**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	528,267.00	48,759.48	9.23%
6103	FULL TIME-REGULAR-OVERTIME	25,000.00	3,653.14	14.61%
6105	TEMPORARY-WAGES & SALARIES	30,098.00		0.00%
6121	PERA CONTRIBUTIONS	80,886.00	4,945.82	6.11%
6122	FICA/MEDICARE CONTRIBUTIONS	43,432.00	5,149.37	11.86%
6131	GROUP INSURANCE	87,624.00	11,882.06	13.56%
6133	WORKERS COMP INSURANCE PREMIUM	18,662.00	12,677.31	67.93%
6135	PAID FAMILY MEDICAL LEAVE	2,842.00	298.29	10.50%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00		0.00%
6223	GASOLINE	9,600.00	1,186.48	12.36%
6225	DIESEL FUEL	500.00		0.00%
6229	SHOP MATERIALS	1,200.00	25.50	2.13%
6231	UNIFORMS & TURN-OUT GEAR	5,500.00	108.83	1.98%
6239	FIRST AID SUPPLIES	100.00		0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	6,400.31	42.67%
6257	OTHER VEHICLE PARTS	12,500.00	57.46	0.46%
6273	UTILITY SYSTEM MAINT SUPPLIES	675,000.00	21,633.41	3.20%
6281	SMALL TOOLS & MINOR EQUIPMENT	12,000.00	3,311.29	27.59%
6292	WATER METERS FOR RESALE	125,000.00	113,545.98	90.84%
6315	MISCELLANEOUS PROFESSIONAL SER	59,000.00	840.00	1.42%
6322	POSTAGE	2,100.00	22.94	1.09%
6334	MILEAGE REIMBURSEMENT	500.00	69.60	13.92%
6335	TRAINING	6,000.00	1,350.00	22.50%
6352	GENERAL NOTICE & PUBLIC INFOR	350.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	46,000.00		0.00%
6371	ELECTRIC UTILITIES	200,000.00	16,487.72	8.24%
6372	WATER/IRRIGATION	2,500.00		0.00%
6373	GAS	9,000.00	1,942.28	21.58%
6374	REFUSE/RECYCLING	1,800.00	227.01	12.61%
6381	BUILDING & STRUCTURE REPAIR	18,000.00	1,336.45	7.42%
6405	OFFICE & DATA PROCESSING EQUIP	8,600.00		0.00%
6436	WATER EFFICIENCY REBATE PROG		(36.66)	0.00%
6439	OTHER MISCELLANEOUS	67,500.00	114.01	0.17%
6451	MEMBERSHIP DUES	1,000.00		0.00%
6489	OTHER CONTRACTED SERVICES	85,000.00	5,682.15	6.68%
6722	DEPRECIATION	1,845,900.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	63,000.00		0.00%
Grand Total		**4,090,211.00**	**261,670.23**	

This report reflects year to date revenue and expenditures as compared to annual budget.
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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: February 28, 2026

REVENUES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(40,000.00)	(1,715.33)	4.29%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	173.95	2.49%
4601	MISCELLANEOUS REVENUE		375.49	0.00%
4606	DEVELOPER FEES (WAC)	200,000.00		0.00%
4661	RESIDENTIAL-SEWER CHARGES	2,148,295.00	523.38	0.02%
4662	COMMERCIAL-SEWER CHARGES	510,969.00	38.08	0.01%
4663	SEWER PENALTIES	50,000.00	27.08	0.05%
4701	INTEREST ON INVESTMENTS	50,000.00		0.00%
Grand Total		**2,926,264.00**	**(577.35)**	

EXPENSES

BUSINESS UNIT 9602 SEWER UTILITY

GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	323,085.00	24,127.19	7.47%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	561.71	56.17%
6121	PERA CONTRIBUTIONS	45,345.00	2,380.61	5.25%
6122	FICA/MEDICARE CONTRIBUTIONS	25,103.00	2,408.53	9.59%
6131	GROUP INSURANCE	46,802.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,483.00	7,022.18	74.05%
6135	PAID FAMILY MEDICAL LEAVE	1,628.00	139.25	8.55%
6223	GASOLINE	4,400.00	24.65	0.56%
6225	DIESEL FUEL	5,000.00	202.42	4.05%
6229	SHOP MATERIALS	500.00	10.20	2.04%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	64.14	0.43%
6257	OTHER VEHICLE PARTS	8,100.00	106.48	1.31%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,500.00		0.00%
6275	OTHER EQUIPMENT PARTS	8,000.00	25.12	0.31%
6281	SMALL TOOLS & MINOR EQUIPMENT	5,000.00		0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	2,500.00	840.00	33.60%
6323	CELLULAR PHONES	2,500.00	45.12	1.80%
6334	MILEAGE REIMBURSEMENT	400.00	69.60	17.40%
6335	TRAINING	8,000.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	28,000.00		0.00%
6371	ELECTRIC UTILITIES	30,000.00	2,128.16	7.09%
6372	WATER/IRRIGATION	2,500.00		0.00%
6373	GAS	7,500.00	1,333.04	17.77%
6374	REFUSE/RECYCLING	1,500.00	227.01	15.13%
6377	SEWER SERVICE CHARGE	1,398,657.00	349,664.34	25.00%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	427.49	3.95%
6489	OTHER CONTRACTED SERVICES	45,000.00	-	0.00%
6722	DEPRECIATION	817,500.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	57,000.00		0.00%
Grand Total		**2,915,838.00**	**391,807.24**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: February 28, 2026

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(6,000.00)	(417.73)	6.96%
4681 CHARGES FOR STREET LIGHTS	190,000.00	44.91	0.02%
4683 STREET LIGHTING PENALTIES	5,111.00	3.15	0.06%
4684 PRIORITY STREET LIGHT	60,000.00	8.41	0.01%
4701 INTEREST ON INVESTMENTS	5,000.00		0.00%
Grand Total	**254,111.00**	**(361.26)**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	136,200.00	11,546.04	8.48%
6489 OTHER CONTRACTED SERVICES	15,000.00	-	0.00%
6722 DEPRECIATION	45,000.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	34,000.00		0.00%
Grand Total	**230,200.00**	**11,546.04**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **February 28, 2026**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(11,000.00)	(544.13)	4.95%
4287	OTHER LOCAL GOVERNMENT GRANTS	97,000.00		0.00%
4609	OTHER MISCELLANEOUS REVENUES	2,000.00	243.00	12.15%
4671	RECYCLING CHARGES	471,600.00	68.01	0.01%
4672	RECYCLING PENALTIES	9,432.00	1.13	0.01%
4701	INTEREST ON INVESTMENTS	5,000.00		0.00%
Grand Total		**574,032.00**	**(231.99)**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	34,049.00	3,978.80	11.69%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00		0.00%
6104	PART TIME-WAGES & SALARIES	200.00		0.00%
6121	PERA CONTRIBUTIONS	2,288.00	400.96	17.52%
6122	FICA/MEDICARE CONTRIBUTIONS	2,616.00	406.61	15.54%
6131	GROUP INSURANCE	4,167.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	165.00	63.26	38.34%
6135	PAID FAMILY MEDICAL LEAVE	164.00	23.19	14.14%
6249	MISCELLANEOUS OPERATING SUPPLY	34,000.00	3,463.88	10.19%
6322	POSTAGE	120.00		0.00%
6489	OTHER CONTRACTED SERVICES	495,000.00	79,886.56	16.14%
Grand Total		**573,769.00**	**88,223.26**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **February 28, 2026**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(18,000.00)	(909.30)	5.05%
4693 STORM WATER-RESIDENTIAL	842,835.00	125.29	0.01%
4694 STORM WATER-COMMERCIAL	904,590.00	133.04	0.01%
4695 STORM WATER-PENALTIES	30,650.00	1.76	0.01%
4701 INTEREST ON INVESTMENTS	35,000.00		0.00%
Grand Total	**1,795,075.00**	**(649.21)**	

EXPENSES

BUSINESS UNIT	(Multiple Items)	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	368,361.00	18,856.98	5.12%
6121 PERA CONTRIBUTIONS	56,965.00	1,753.04	3.08%
6122 FICA/MEDICARE CONTRIBUTIONS	28,214.00	1,803.56	6.39%
6131 GROUP INSURANCE	63,417.00	2,480.18	3.91%
6133 WORKERS COMP INSURANCE PREMIUM	9,430.00	8,199.27	86.95%
6135 PAID FAMILY MEDICAL LEAVE	1,900.00	105.24	5.54%
6225 DIESEL FUEL	12,000.00	35.87	0.30%
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	64.16	0.58%
6257 OTHER VEHICLE PARTS	20,000.00	186.99	0.93%
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	840.00	2.40%
6361 GENERAL LIABILITY/PROPERTY INS	10,000.00		0.00%
6371 ELECTRIC UTILITIES	12,000.00	810.96	6.76%
6372 WATER/IRRIGATION	3,500.00		0.00%
6373 GAS	7,200.00	1,333.05	18.51%
6374 REFUSE/RECYCLING	2,400.00	227.01	9.46%
6451 MEMBERSHIP DUES	62,500.00	1,510.00	2.42%
6489 OTHER CONTRACTED SERVICES	55,000.00	-	0.00%
6722 DEPRECIATION	648,852.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	53,000.00		0.00%
Grand Total	**1,460,739.00**	**38,206.31**	

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CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **February 28, 2026**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	02/12 ADOPTED BUDGET (FEB)	% of Budget Used (16.66% is 02/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,435,680.00	219,696.03	239,280.00	15.30%	1,215,983.97
Building Inspections	925,013.00	110,471.52	154,168.83	11.94%	814,541.48
Council/Commissions (incld charter, council contingency)	316,674.00	46,666.18	52,779.00	14.74%	270,007.82
Data Processing	1,302,634.00	217,679.67	217,105.67	16.71%	1,084,954.33
Engineering (personnel costs allocated after year-end)	652,564.00	125,906.66	108,760.67	19.29%	526,657.34
Finance (incld assessing) (personnel costs allocated after year-end)	697,837.00	112,722.19	116,306.17	16.15%	585,114.81
Fire (incld Civil Defense)	2,471,671.00	300,815.82	411,945.17	12.17%	2,170,855.18
Gen Govt Buildings	1,024,670.00	94,154.54	170,778.33	9.19%	930,515.46
Parks	2,604,912.00	251,807.34	434,152.00	9.67%	2,353,104.66
Planning & Zoning	1,210,213.00	180,710.82	201,702.17	14.93%	1,029,502.18
Police (incld animal control & comm orient)	6,757,902.00	1,060,222.38	1,126,317.00	15.69%	5,697,679.62
Streets (incld traffic eng & snow/ice)	3,389,829.00	393,209.08	564,971.50	11.60%	2,996,619.92
TOTAL	*22,789,599.00*	*3,114,062.23*	*3,798,266.50*	*13.66%*	*19,675,536.77*

ENTERPRISE EXPENDITURES BY FUND	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	02/12 ADOPTED BUDGET (FEB)	% of Budget Used (16.66% is 02/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2026 BUDGET")
Water (budgeted depreciation not booked until after year-end)	4,090,211.00	261,670.23	681,701.83	6.40%	3,828,540.77	*$ 1,845,900.00*
Sewer (budgeted depreciation not booked until after year-end)	2,915,838.00	391,807.24	485,973.00	13.44%	2,524,030.76	*$ 517,500.00*
Street Light (budgeted depreciation not booked until after year-end)	230,200.00	11,546.04	38,366.67	5.02%	218,653.96	*$ 45,000.00*
Recycling	573,769.00	88,223.26	95,628.17	15.38%	485,545.74	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,460,739.00	38,206.31	243,456.50	2.62%	1,422,532.69	*$ 648,852.00*
TOTAL	*9,270,757.00*	*791,453.08*	*1,545,126.17*	*8.54%*	*8,479,303.92*	$ 3,057,252.00

EDA FUND EXPENDITURES	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	02/12 ADOPTED BUDGET (FEB)	% of Budget Used (16.66% is 02/12)	BUDGET AMOUNT REMAINING
Economic Development	91,167.00	10,242.54	15,194.50	11.23%	80,924.46

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Not Applicable

Title:

Note the following Boards, Commissions and Meeting Minutes:

- Planning Commission — March 26, 2026.
- Environmental Policy Board — February 9, 2026.
- Economic Development Authority — February 12, 2026.
- Park and Rec Commission — February 12, 2026.
- Public Works — No Meeting, March 17, 2026

Purpose/Background:

Approve the Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC March 2026 Minutes
EPB February 2026 Minutes
PWC 03.17.26 No Meeting
Feb 2026 EDA Minutes
P & R February 2026 Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	04/07/2026 10:02 AM
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Kalia Lor		Started On: 04/07/2026 08:57 AM
Final Approval Date: 04/09/2026		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 26, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Randy Bauer Commissioner Jeffrey Lubarski Commissioner Debra Musgrove
Members Absent:	Commissioner Nichole Bauer
Also Present:	City Planner Adam Martin Senior Planner Chris Anderson Community Development Director Stephanie Hanson City Council Liaison Eric Peters

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

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

5. CONSENT AGENDA

5.01: Approve the February 26, 2026, Planning Commission Meeting Minutes

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

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

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider a Conditional Use Permit for Indoor Commercial Recreation for D-BAT Baseball and Softball Academy at 8252 147th Lane NW, Suite 700

Public Hearing

Chairperson Gengler called the public hearing to order at 6:32 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP) as presented.

Citizen Input

Ryan Hanson, applicant, 13700 Riverview Dr NW, Elk River MN 55330, commented that this is a nationally run franchise with three locations in Minnesota. He believed the parking is overestimated, so there should be more than enough parking.

Chair Gengler asked if this location would plan to host parties and whether that would impact parking.

Mr. Hanson replied that there would be a party room that could have about 15 people. He noted that birthday parties tend to be for younger families.

Commissioner Musgrove believed that there was another location in Brooklyn Park or Brooklyn Center, which is no longer there. She asked if this would be similar in size.

Mr. Hanson replied that there has not been this business in one of those communities, but sometimes a club team will have a facility of this nature.

Commissioner Musgrove commented that this will be an amenity for people in the community. She asked if high schoolers would come on their own or as a team.

Mr. Hanson confirmed that they will be promoting to the high schools, as there could be an opportunity to have additional space in the fall or spring seasons. He stated that his older children played club sports, and they want to provide the opportunity for kids to practice.

Commissioner Lubarski asked for information on the hours of operation.

Mr. Hanson commented that they are limited by the corporate regulations. He estimated 10:00 a.m. to 9:00 p.m. He noted that during the school year, they would most likely not open until 1 or 2 p.m.

Chair Gengler asked if there would be an entrance in the back or whether people would need to walk around the building if more parking were needed in the loading dock area.

Matt Kuker, PSD, 7533 Sunwood Dr NW, replied that there will be two-man doors on the back should additional parking be needed in the back, but imagined that the business would want everyone coming and going from one entrance. He stated that parking has not been an issue for the pickleball business. He stated that the other tenants in BLIP 5 do not have much parking. He stated that they would not bring in a tenant who would create issues for their other tenants.

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

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

Chairperson Gengler closed the public hearing at 6:45 p.m.

Commission Business

Motion by Commissioner R. Bauer, seconded by Commissioner Musgrove, to recommend that City Council adopt Resolution #26-078, Approving a Conditional Use Permit for Indoor Recreation at 8252 147th Lane NW, Suite 700.

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

6.02: Public Hearing: Consider an Amendment to Chapter 106 (Zoning Code) Pertaining to the Maximum Front Yard Setback for the R-1A, R-1B, and R-1C Districts

Public Hearing

Chairperson Gengler called the public hearing to order at 6:46 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends adoption of Ordinance No. 26-25.

Commissioner Musgrove commented that this is a great compromise.. She asked if there would be many other cases of this nature that may come forward.

Senior Planner Anderson did not believe that this would be widespread, but believed there would be a few other lots that could benefit from this as well.

Citizen Input

Doug Paulson, builder/developer, appreciated the staff's work on this item. He stated that they are excited to get through this process and start marketing. He stated that they are currently focused on these two lots, and their future plans will depend on market conditions. He noted that they are not planning to have many lots overall.

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

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

Chairperson Gengler closed the public hearing at 6:55 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance No. 26-05, Amending Chapter 106 (Zoning Code).

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

6.03: Public Hearing: Consider a Conditional Use Permit for Motor Vehicle Sales and a Showroom for Power Lodge at 6701 Highway 10 NW

Public Hearing

Chairperson Gengler called the public hearing to order at 6:56 p.m.

Presentation

City Planner Martin presented the staff report stating that staff recommends approval of the Conditional Use Permit (CUP) as presented.

Commissioner Musgrove asked if the fire lanes and inventory areas would be striped.

City Planner Martin replied that they would have a striped fire lane around the building, which would help fire safety to ensure there is a clear fire area and that seasonal staff do not park something in the fire lane.

Councilmember Peters asked if there was a structural issue with the building.

City Planner Martin replied that he was unaware of structural issues with the building, but noted that they would have to go through a building permit process for the change in use.

Citizen Input

No comments.

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

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

Chairperson Gengler closed the public hearing at 7:06 p.m.

Commission Business

Motion by Commissioner Lubarski, seconded by Commissioner R. Bauer, to recommend that City Council adopt Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom at 6701 Highway 10 NW.

Further discussion

Commissioner Musgrove stated that she was pleased to see a different use for the building. Chair Gengler noted that it is also good to see a current business expanding.

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

7. COMMISSION BUSINESS

7.01: Consider a Request for a Variance to Utilize an Alternative Tree Inventory Methodology for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends approval of the variance to utilize an alternative methodology to collect tree data. The Environmental Policy Board (EPB) also reviewed this request; unfortunately, there was not a quorum for the meeting, so a formal recommendation was not made. However, the consensus of the three members present was in support of the requested variance.

Commission Business

Chair Gengler asked for clarification on the methodology.

Senior Planner Anderson explained that each area marked with a green circle would have a mini inventory completed, and that data would be extrapolated across the site.

Commissioner Musgrove stated that she likes this proposal, but was unsure if this is an extra step in addition to a full tree inventory. She believed that the fixed radius count method would have benefit but did not want it to be redundant.

Senior Planner Anderson replied that there would not be a full count completed. He clarified that a full count would be done in the area of the house pad, utilities, and driveway to identify the number of trees that would be removed. He explained that the fixed radius count and full count in areas where trees are being removed will work together to determine if the number of trees being removed remains under the allowed threshold.

Mr. Paulson stated that the properties are very thick with trees, estimating that the lots are 90 percent trees. He stated that he will work with staff to thin the trees in some areas outside of the building areas so that people have a usable lot.

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #26-087, Granting a Variance to Utilize an Alternative Methodology to Collect Tree Data for the Plat Known as Serenity at Rivers Edge.

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

8. COMMISSION / STAFF INPUT

City Planner Martin stated that three new members will join the Commission at the next meeting following the recent appointment process.

Commissioner Musgrove asked if there is an opening date for Chipotle.

City Planner Martin replied that Chipotle will likely be opening next week.

Commissioner Musgrove asked if a third occupant had been identified for the strip. There was no information at this time.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:22 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, February 9, 2026, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

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

Members Absent: None

Also Present: Planning Manager Todd Larson

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Hagerty and seconded by Board Member Moore to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated January 12, 2026

Motion by Board Member Bernard and seconded by Board Member Hagerty to approve the regular meeting minutes dated January 12, 2026.

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

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects of a Site Plan and Sketch Plan for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

Planning Manager Larson presented the staff report. He stated that the City has received a Land Use Application from Rivers Edge Development LLC for review of both a Sketch Plan and Site Plan for a proposed residential subdivision located on the south side of Riverdale Drive, between Dolomite Street and Sunfish Lake Boulevard. The subject property abuts the Mississippi River and is within the Mississippi River Corridor Critical Area (MRCCA) Overlay District.

Board Member Moore asked if there was information on why the house pad placement was chosen.

Planning Manager Larson replied that those locations were chosen to maximize the river views for the homes.

Board Member Hagerty asked if a Landscape Plan would be required.

Planning Manager Larson replied that he did not believe a Landscape Plan would be required, as they should be able to meet the tree requirement with trees that are preserved.

Board Member Burgess asked for more information on the Tree Inventory to be done.

Planning Manager Larson replied that the applicant will propose a method for providing that information.

Chairperson Fetterley recognized that a residential development would require two trees per lot that will be met by the trees that will be left on-site. She asked and received confirmation that the Tree Inventory would also identify trees to be removed to support the construction of the homes. She asked if there is an anticipated plan for the outlot.

Planning Manager Larson replied that the intent would be to chop up that property with similar lots, but the builder is a custom home builder who cannot construct many homes at once. He anticipated that another plat would follow later this year or early 2027 to split off lots for him to build on in 2027.

Motion by Board Member Hagerty and seconded by Board Member Burgess to recommend approval of the natural resources aspects of the Serenity at Rivers Edge project, contingent upon receipt, review, and approval of a Tree Inventory and Preservation Plan, a Vegetation Permit Application, and a Vegetation Restoration Plan.

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

6. BOARD / STAFF INPUT

- **Fix It Clinic and HHW Events Update**

No comments. We can post this topic for the next month's agenda.

7. ADJOURNMENT

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

The meeting adjourned at 6:43 p.m.

Respectfully submitted,

_____
Chris Anderson
Senior Planner

ATTEST:

_____
Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee cancelled the regular meeting on Tuesday, March 17, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, February 12, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Rachal Johnson
Member Hannah Karpen
Member Brittany Lindahl
Member Chris Riley
Member Shanna Stewart

Members Absent: Member Nichole Bauer

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Lindahl, to approve the agenda.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Karpen, Riley, and Stewart. Voting No: None. Absent: Member Bauer.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated January 8, 2026

Motion by Member Johnson, seconded by Member Lindahl, to approve the January 8, 2026, minutes as presented.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Lindahl, Karpen, Riley, and Stewart. Voting No: None. Absent: Member Bauer.

4. EDA BUSINESS

4.01: Consider Extension of CBRE Real Estate Listing Agreement for City-Owned Land in COR

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, commented that he looks forward to continuing the relationship that he believes has been successful over the past 12 years. He acknowledged the work that has taken to improve transportation, add residents/rooftops, increase industrial development, and build momentum and interest from restaurants and retailers. He provided a market overview and more specific information about the Ramsey market, acknowledging the business-friendly attitude of the City and its knowledgeable staff. He identified the available pads, potential uses, and provided additional market information and trends. He also reviewed the 2026 market outlook information.

Member Riley asked if there are specific things Ramsey should be aware of.

Mr. Pankratz stated that the opening of things like Taco Bell and other businesses triggers interest from other businesses. He noted Parcel 50c in the COR has some challenges because a large storm sewer line runs through the center. He stated that as growth continues to happen in Ramsey and the area around it, the interest continues to grow.

Economic Development Manager Sullivan identified the parcel mentioned by Mr. Pankratz and stated that there was a larger retailer interested in that area, but the box would encroach on the 88-inch stormwater pipe that serves the entire area, and it would be extremely difficult, if not impossible to move.

Mr. Pankratz commented that they tried a few different iterations to make something work on that site and continue to look at other sites as well.

Member Riley referenced site 47e, which is a remnant that is not currently under contract with CBRE, and asked if Mr. Pankratz would have any input on a potential use for that site.

Mr. Pankratz commented that it would be something like a bank, fitness use, or small medical/dental office type user. He stated that when he receives inquiries from groups, he is in conversation with City staff, and they do collaborate even if the property is not under a CBRE listing.

Economic Development Manager Sullivan stated that the City retained this site listing because it was a mixed-use site, and he has not had any issues generating interest in those types of sites. He noted that the remnant could be developed as housing. He commented that CBRE does an excellent job in the retail area.

Chairperson Wiyninger asked for more information on the identified CBRE sites and the differences Mr. Pankratz sees between 2026 and 2027.

Mr. Pankratz stated that most retailers are represented by other brokers, and CBRE continues to network with those brokers. He commented on the other efforts CBRE completes, such as email blasts, updated brochures, and cross-selling.

Economic Development Manager Sullivan acknowledged that it was difficult to market the COR during the Highway 10 project, but that is now completed, and it is anticipated that the transportation numbers and traffic counts will increase. He commented that CBRE does a great job updating marketing materials with the updated traffic numbers when they become available.

Chairperson Wiyninger asked if there are properties the City is listing that Mr. Pankratz believed would be better served by CBRE.

Mr. Pankratz stated that although he would always accept another listing, he is already working collaboratively with staff. He noted that they began with 25 to 30 listings and are now down to less than five, which shows great success.

Economic Development Manager Sullivan commented that Mr. Pankratz and CBRE have been great to work with and are always very responsive. He stated that CBRE is not needed for assistance with housing sites as the City continues to receive interest for that type of development. He stated that there is no change in the properties that will continue to be listed by the City and through CBRE. He recommended approval of the listing agreement as presented.

Motion by Member Johnson, seconded by Member Karpen, to recommend to City Council that approval of the Listing Agreement with CBRE from February 2, 2026, to January 31, 2027, as presented.

Further discussion: Member Lindahl commented that she will abstain from this vote as she and Mr. Pankratz work for the same company, although in different divisions.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Karpen, Riley, and Stewart. Voting No: None. Absent: Member Bauer. Abstained: Member Lindahl.

4.02: 2026 Business Network Breakfast Summary and Approval of 2027 Business Network Meeting Budget

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger stated that if five percent or less are complaining, that means you are doing well. He thanked the staff for their continued efforts in making this a great event.

Member Stewart stated that perhaps the doors could open at 7:30 a.m. and that could be advertised, allowing 30 minutes for networking.

Chairperson Wiyninger agreed that it could be marketed that networking begins at 7:30 a.m. and the program begins at 8 a.m.

Member Stewart suggested advertising breakfast to begin at 7:45 a.m., which would allow time for people to settle prior to the program beginning.

Member Karpen agreed that it would be helpful to have the doors open earlier, with breakfast served earlier as well, to allow for networking, as most people need to leave after the event.

Member Riley commented that everything the City did was great. He stated that his impression, based on the feedback, was that the event space operation was mediocre. He stated that running out of coffee is a recurring problem and is something that should have been fixed. He believed that the venue itself was good because of the size and location, and hoped that the LaFontaine staff could pick up their game.

Member Karpen commented that it seemed there were only two employees, which made things run more slowly as well. She stated that perhaps additional staff will be brought on by the event center for the event.

Economic Development Manager Sullivan recognized that the event center has a smaller staff and it was unlikely that more would be assigned. He stated that he did notice that there was a point in time when the staff was serving people, which slowed down the line. He stated that feedback was provided immediately, which allowed people to go through the line on both sides. He agreed that the size and location of the venue are a good fit and hoped they could address some of the other issues.

Member Stewart commented that perhaps the event center should be reminded that this is also an opportunity for them to advertise their space to the attendees.

Chairperson Wiyninger stated that if they target a speaker, he would like to condense that down to 30 minutes rather than 60 minutes, acknowledging that they may run over that, but it would not impact the timing for the overall program.

Economic Development Manager Sullivan acknowledged the cost for a keynote speaker and believed that they would most likely want to get the most out of that cost with a 45 to 60-minute presentation.

Member Lindahl stated that perhaps 45 minutes is set, acknowledging that they may run slightly over that.

Member Stewart commented that she would prefer to keep the 60-minute slot for the keynote speaker and keep the City presentations to a lesser time. She acknowledged that there were other things that caused the delay this year, including a longer presentation from the Police Chief. She believed that City staff members could be directed to keep their presentations within a shorter amount of time. She supported the reduced food recommendation as they continue to have fewer people attend than RSVP.

Member Johnson commented that some people choose not to eat breakfast, and perhaps there is an option on the registration that would allow people to choose whether or not they want breakfast. She noted that she is someone who chooses not to eat breakfast.

Member Karpen asked if there would be a way to review the information closer to the event date, in terms of the amount of food that would be ordered.

Economic Development Manager Sullivan stated that if attendance increases to more than anticipated, they would order enough food. He stated that the recommendation to order food for 120 was based on 140 people stating they were going to attend. He confirmed that they could make an adjustment, using a similar percentage, if attendance increased. He stated that Member Johnson's suggestion could also help to hone in on the anticipated number of people who would be eating breakfast.

Motion by Member Johnson, seconded by Member Karpen, to select La Fontaine Event Center as the venue with a date of late January/early February, and adopt the 202 Business Network Budget of $6,500 (includes $2,500 for Keynote Speaker), and to have staff look for a cost-effective Keynote Speaker.

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Karpen, Lindahl, Riley, and Stewart. Voting No: None. Absent: Member Bauer.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on projects from ARAA, Wildlife Research, the old Town Hall, Zero Zone, and Chipotle. He noted the Business Expo, which is scheduled for April 25th at Adrenaline.

6. ADJOURNMENT

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

Motion carried. Voting Yes: Chairperson Wiyninger, Members Johnson, Karpen, Lindahl, Riley, and Stewart. Voting No: None. Absent: Member Bauer.

The regular meeting of the Economic Development Authority adjourned at 8:29 a.m.

Respectfully submitted,

Sean Sullivan
Economic Development Manager

ATTEST:

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on February 12, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present:	Chair Megan Ealain Vice Chair Nathan Barten Commissioner Todd Arts Commissioner Dean Olson
Commission Members Absent:	Commissioner Shane Bennett Commissioner Garth Anderson
Also Present:	City Council Liaison Eric Peters Recreation Coordinator Abby Proulx

1. CALL TO ORDER

Chair Ealain called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes dated January 9, 2026

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

5. COMMISSION BUSINESS

5.01: 2025 Photo Contest Review

Recreation Coordinator Proulx provided background information on the photo contest, which began in 2017, noting that the photos are used in different ways, including the website, park kiosks, *Ramsey Resident*, and the puzzles used for the puzzle contest. She reviewed the submissions and winners for each category.

Commissioner Barten commented that it was great to see some new people participating.

Motion by Commissioner Barten, seconded by Commissioner Olson, to affirm the 2025 Photo Contest winners.

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

6. COMMISSION/STAFF INPUT

6.01: Recreation Program Updates

Recreation Coordinator Proulx highlighted upcoming programming opportunities and events.

Commissioner Barten thanked staff for the work to plan for the farmers' market, noting that many people are excited for that in addition to all the other programming opportunities. He referenced the placards at Alpine Park, noting that they are wearing out. He also welcomed Councilmember Peters.

Chair Ealain also welcomed Councilmember Peters.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 6:52 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 04/14/2026

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

Title

Approve the Following Meeting Minutes:

1. City Council Special Work Session dated March 19, 2026
2. City Council Work Session dated March 24, 2026
3. City Council Regular Session dated March 24, 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 Special Work Session dated March 19, 2026
2. City Council Work Session dated March 24, 2026
3. City Council Regular Session dated March 24, 2026

Attachments

03-19-26 Special CCWS

03-24-26 CCWS

03-24-26 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:17 PM
Form Started By: Katie Schmidt		Started On: 04/07/2026 03:15 PM
Final Approval Date: 04/09/2026		

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

The Ramsey City Council conducted a City Council Work Session on Thursday, March 19, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Eric Peters

Also Present: City Administrator Brian Hagen
City Engineer/Public Works Director Bruce Westby
Administrative Services Director Colleen Lasher
Police Chief Brad Bluml
Community Development Director Stephanie Hanson

1. CALL TO ORDER

Mayor Heineman called the City Council Work Session to order at 4:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Conduct the Interview Process for the Position of City Engineer

Administrative Services Director reviewed the recruitment process. One candidate was asked a series of eighteen interview questions. After discussion, the City Council directed staff to proceed pending additional fact-finding.

3. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:22 p.m.

Respectfully submitted,

_____
Brian S. Hagen

City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Nicole Laubach
TimeSaver Off Site Secretarial, Inc.

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 24, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Pro Tem Chris Riley Councilmember Kirsten Buscher Councilmember Eric Peters Councilmember Dan Specht Councilmember Shanna Stewart
Members Absent:	Mayor Ryan Heineman Councilmember Michael Olson
Also Present:	City Administrator Brian Hagen City Engineer/Public Works Director Bruce Westby Police Chief Brad Bluml Community Development Director Stephanie Hanson Parks and Assistant Public Works Director Mark Riverblood Economic Development Manager Sean Sullivan City Attorney Amanda Johnson

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Review Senior Project TIF Financing Request by Trident Development and Provide Feedback to Developer

Community Development Manager Sullivan explained that staff worked with the developer to revise the TIF request, reducing assistance from approximately $5.54 million to $4.182 million and shifting the split from 90/10 to 95/5. He noted the project itself remains unchanged and described revised financial structures, including a shorter effective timeline and improved return to the City's tax rolls. He summarized projected tax revenue, job creation, and financial feasibility, emphasizing that third-party review would validate assumptions. He outlined next steps involving EDA review, public hearing requirements, and potential timelines for approval and construction.

Mayor Pro Tem Riley stated that prior Council direction supported continuing negotiations and asked for Council feedback on the revised proposal.

Councilmember Buscher asked about prevailing wages and worker protections.

Community Development Manager Sullivan indicated some contractors may pay prevailing wages but details are not finalized.

Mr. Roger Fink stated his position on wages had not changed and would follow up with additional information.

Councilmember Buscher asked about certified payroll and responsibility for subcontractor labor compliance.

Mr. Fink explained the contractor would typically handle labor responsibilities and indicated willingness to clarify requirements.

Councilmember Stewart stated the revised terms reflected Council direction and expressed support.

Mayor Pro Tem Riley indicated support and noted no further concerns.

Community Development Manager Sullivan summarized that consensus appeared to support moving forward and outlined the formal application process.

Councilmember Buscher thanked staff and reiterated the project's importance.

Mr. Fink thanked the Council and expressed interest in continuing through the approval process.

2.02: Review 2026 Fiber Optic Buildout Project and Proposed Permitting and Construction Requirements

City Engineer/Public Works Director Westby explained that Gateway Fiber is proposing a 2026 buildout covering a portion of the city and reviewed anticipated impacts, permitting structure, and proposed requirements. He described limits on permits, restoration expectations, inspection processes, work hours, and communication requirements to minimize disruption. He noted staff believe the project is manageable and outlined estimated costs and near break-even revenue. He also summarized legal considerations, including right-of-way authority and the difference between permit-based and franchise approaches.

Councilmember Specht asked about installation details and homeowner impacts.

City Engineer/Public Works Director Westby explained fiber-to-premises installation, underground methods, and coordination with property owners.

Councilmember Stewart asked about damage repair responsibilities.

City Engineer/Public Works Director Westby explained bonding requirements and provider responsibility.

Councilmember Stewart questioned the need for an additional provider.

Councilmember Specht emphasized benefits of faster, more reliable service.

Councilmember Peters asked about scheduling flexibility for residents.

City Engineer/Public Works Director Westby explained notification processes and coordination expectations.

Mayor Pro Tem Riley asked about infrastructure ownership and provider competition.

City Engineer/Public Works Director Westby explained that typically one provider builds out an area due to cost feasibility.

Mayor Pro Tem Riley raised broader policy concerns about equity and service distribution.

City Attorney Johnson explained legal uncertainties around fiber classification, franchising risks, and right-of-way authority.

City Administrator Hagen noted limitations in restricting providers under current law.

Councilmember Buscher supported moving forward with the lower-risk approach.

Councilmember Stewart expressed interest in broader policy discussion before proceeding.

Mayor Pro Tem Riley emphasized concern about uneven service and long-term implications.

Councilmember Specht supported proceeding under current regulations and opposed franchising.

Councilmember Buscher supported the project and suggested encouraging broader coverage.

Councilmember Stewart questioned enforceability of requirements.

Mayor Pro Tem Riley noted general support for permit requirements but ongoing concern about broader policy.

City Administrator Hagen reiterated limitations in requiring full-city service.

City Attorney Johnson referenced potential state legislation on broadband access.

2.03: Community Center Re-Visioning and Public Participation Plan

Parks and Assistant Public Works Director Riverblood explained that the item seeks Council direction on future planning for a community center and waterfront development. He summarized historical planning efforts, community interest, and current timing related to the Comprehensive Plan update. He outlined key questions for Council consideration and introduced a phased

engagement strategy developed with consultants, including internal analysis, community outreach, and final recommendations.

Ms. Neumiller described the engagement process, including surveys, community events, and workshops designed to gather broad input and define a right-sized facility.

Councilmember Specht questioned timing and referenced prior discussions.

City Administrator Hagen explained the need to update community input and clarify expectations.

Councilmember Stewart questioned whether engagement should occur after completion of the splash pad.

Councilmember Buscher supported moving forward and emphasized ongoing community interest.

Mayor Pro Tem Riley noted time constraints and continued discussion after recess.

Mayor Pro Tem Riley recessed to the CC meeting at 6:58 p.m., and the workshop reconvened at 7:30 p.m.

Councilmember Specht opposed additional spending at this time and preferred focusing on existing projects.

Councilmember Buscher asked about funding sources.

Parks and Assistant Public Works Director Riverblood explained funding considerations and maintenance impacts.

Mayor Pro Tem Riley indicated insufficient support to proceed with the study.

Parks and Assistant Public Works Director Riverblood asked for direction on future land use.

Councilmember Stewart supported considering proposals but not actively marketing.

Councilmember Specht supported reviewing proposals while maintaining flexibility.

Mayor Pro Tem Riley agreed with a passive approach to the site.

Councilmember Peters expressed concern about delaying future investment due to rising costs.

Councilmember Buscher questioned removing the item from the strategic plan.

Councilmember Specht emphasized completing current projects first.

Mayor Pro Tem Riley moved to the next item.

2.04: Outdoor Wood-Burning Boiler Discussion

Community Development Director Hanson explained that the issue originated from a resident complaint and summarized recommendations from the Minnesota Pollution Control Agency, including permitting, EPA certification, setbacks, and operational standards. She reviewed complaint data and presented options for Council consideration.

Councilmember Stewart opposed requiring removal at time of sale and suggested certification instead.

City Attorney Johnson explained legal challenges related to nonconforming uses.

Mayor Pro Tem Riley asked about certification similar to septic systems.

City Attorney Johnson noted enforcement challenges and administrative complexity.

Councilmember Specht questioned whether the issue was isolated.

Community Development Director Hanson confirmed complaints were tied to one resident.

Councilmember Specht opposed broad regulation changes based on limited complaints.

Councilmember Stewart supported requiring EPA certification for new units.

Mayor Pro Tem Riley asked about enforcement.

Community Development Director Hanson explained certification could be enforced through permitting.

Councilmember Buscher supported stronger regulations, including banning future installations.

Councilmember Peters described concerns about odors and neighborhood impacts.

Councilmember Stewart emphasized the need for verified information.

Councilmember Peters expressed concern about long-term impacts.

Mayor Pro Tem Riley noted lack of consensus.

Councilmember Specht suggested revisiting the issue with a full Council.

Councilmember Peters suggested additional presentations from regulatory agencies.

Mayor Pro Tem Riley confirmed no action would be taken at this time.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

4.01: Update on Outside Committees

Noted.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 7:54 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
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 24, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Pro Tem Chris Riley Councilmember Kirsten Buscher Councilmember Eric Peters Councilmember Dan Specht Councilmember Shanna Stewart
Members Absent:	Mayor Ryan Heineman Councilmember Michael Olson
Also Present:	City Administrator Brian Hagen Police Chief Brad Bluml Community Development Director Stephanie Hanson City Attorney Amanda Johnson

1. CALL TO ORDER

Mayor Pro Tem Riley 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 Pro Tem Riley.

2. APPROVE AGENDA

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

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

3. PRESENTATIONS

None.

4. CITIZEN INPUT

None.

5. CONSENT AGENDA

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

5.01: Approve the Following Meeting Minutes:
- City Council Work Session dated March 10, 2026
- City Council Regular Session dated March 10, 2026
- City Council Special Work Session dated March 17, 2026

5.02: Approve Business License Applications
5.03: Authorization to Hire an Engineering Technician II
5.04: 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.
5.05: Adopt Resolution #26-056, Approving Minnesota Department of Transportation Limited Use Permit #020-0113
5.06: Adopt Resolution #26-062, Approving a Final Plat and Development Agreement for Waterfront Village 3rd Addition
5.07: Adopt Resolution #26-068, Approving Final Payment to Park Construction Company for Improvement Project #25-03, MSA Alpine Drive Reconstruction
5.08: Adopt Resolution #26-070, Authorizing Final Payment to Design Electric for Improvement Project #24-56, Lift Station #1 Permanent Generator
5.09: Adopt Resolution #26-075, Authorizing the Application for MN DNR Grant Funding for 2026-27 Playground Improvements at Riverdale Park
5:10: Adopt Resolution #26-080, Ordering Request for Proposals for Topographic Surveys, Geotechnical Evaluations, and Utility Testing for 2027 Pavement Management Program Projects
5:11: Adopt Resolution #26-081, Approving Partial Payment No. 1 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvements
5:12: Adopt Resolution #26-083, Approving the Development Agreement for OSHAUGHNESSY THIRD EDITION
5:13: Adopt Resolution #26-084, Appointing Board and Commission Members
5:14: Adopt Resolution #26-085, Approving Partial Payment #33 to Magney Construction, Inc., for Improvement Project #21-09, Centralized Water Treatment Plant

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Ordinance #26-04, Amending Chapter 26 of the City Code

Police Chief Bluml explained that this was the second review of a proposed ordinance to amend the City code related to municipal tobacco licenses, noting that updates are necessary due to significant changes to State law in 2020. He stated that the revisions include updates to definitions, administrative penalties, compliance check requirements, and the minimum legal sale age. He explained that the ordinance would repeal and replace the existing code to align with current laws and ensure consistent enforcement, and noted that the City Attorney assisted with and approved the revisions. Police Chief Bluml concluded by stating that staff recommends adoption of the ordinance and that he was available for questions.

Motion by Councilmember Buscher, seconded by Councilmember Peters, to adopt Ordinance #26-04, Amending Chapter 26, Article XVI Tobacco, sections 26-749 to 26-789 of the City Code.

A roll call vote was performed:

Councilmember Buscher	aye
Councilmember Stewart	aye
Councilmember Specht	aye
Councilmember Peters	aye
Mayor Pro Tem Riley	aye

Motion carried.

7.02: Adopt Resolution #26-082, Amending Development Agreement with Northstar Truck & RV Parking

City Administrator Hagen summarized the Development Agreement previously approved by Council on January 27, 2026 and the proposed amendment to the agreement.

Mayor Pro Tem Riley asked whether the businesses were now in compliance and expressed concern that they were not, questioning whether the development agreement should be amended.

City Administrator Hagen stated the site is not yet fully compliant but has made some progress. He explained the amendment only affects the financial guarantee and noted all improvements are still due by June 1, 2026.

Councilmember Buscher asked whether approving the amendment would impact the City or compliance.

Mayor Pro Tem Riley noted no action is required unless the Council chooses to amend the agreement.

City Attorney Johnson explained the agreement has not been signed and the Council can either approve a reduced letter of credit or require the original higher amount, with no impact on code enforcement.

Community Development Director Hanson stated staff delayed finalizing the agreement pending updated financial figures.

Councilmember Specht said the amendment is standard practice and the applicant should be treated consistently, with time remaining to meet requirements.

Motion by Councilmember Specht, seconded by Councilmember Stewart, to adopt Resolution 26-082, approving an amended development agreement for North Star Truck and RV Park.

Mayor Pro Tem Riley indicated he would continue voting no on this.

Motion carried. Voting Yes: Councilmembers Buscher, Specht, and Stewart. Voting No: Mayor Pro Tem Riley, Councilmember Peters. Absent: Mayor Heineman and Councilmember Olson.

City Administrator Hagen noted that motions related to the City Charter require four affirmative votes to pass.

Motion Failed.

8. MAYOR, COUNCIL, AND STAFF INPUT

1. Legislative Update

City Administrator Hagen reported that Ramsey participated in the North Metro Mayors Association Day at the Capitol, where representatives met with legislators to discuss regional priorities. He noted the legislative environment was calmer this year and highlighted the City's advocacy for projects such as the Mississippi River Crossing and Metro Mobility expansion. He also discussed regional issues, including proposed regulations for congregate care facilities and ongoing discussions around "missing middle" housing, noting potential changes that could provide cities with more flexibility while the City continues to monitor legislative developments.

Councilmember Specht shared several upcoming community events, including a "Coffee with Council" event planned for April 7 at Elmcrest Park, local activities such as gardening classes and workshops, and an upcoming "Palooza" event, encouraging residents to check the City's Facebook page for details. He expressed appreciation for the Parks Department and local businesses for their role in creating community engagement opportunities.

Councilmember Buscher thanked City Administrator Hagen for representing the City at the Capitol and emphasized the importance of legislative relationships and regional collaboration. She also recognized Police Investigator Derek Anderson for testifying on cryptocurrency legislation and highlighted the value of sharing local impacts with lawmakers. She concluded by announcing an upcoming Easter egg hunt at Saint Katharine Drexel.

Councilmember Specht added that a "Once Upon a Parenting" event would be held at City Hall, featuring a children's reading and encouraging families to attend.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:18 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

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

CC Regular Session

Meeting Date: 04/14/2026

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

Title

Approve Business License Applications

Purpose/Background:

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

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

Notification:

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

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of business license applications.

OutcomeAction:

Motion to approve the attached business license applications.

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	04/08/2026 01:50 PM
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Wendy Schlueter		Started On: 04/06/2026 03:59 PM
Final Approval Date: 04/09/2026		

Report Name: License Report - License Types
Council Dates: 4/14/2026 to 4/14/2026
Status: Active, Inactive
License Type(s): Garbage Haulers, Mobile Food Unit–Annual, Pawnbroker, 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

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–Annual							
LAR Concessions	LAR Concessions		Linda Reinke		12/31/2026	4/14/2026	A
Smokin J's BBQ			John Barber		12/31/2026	4/14/2026	A
La Troquita del Sur			Noe Ramos		12/31/2026	4/14/2026	A
Outlaw Mini Donuts			Brandon Olson		12/31/2026	4/14/2026	A
Gramma CC's Mini Donuts			Tad A Hitchings		12/31/2026	4/14/2026	A
Hage Family Tool	A Spud Above		Amanda Utter		12/31/2026	4/14/2026	A
Mansetti's Food Truck			Ryan Granlund		12/31/2026	4/14/2026	A
G-Spot L.L.C.		G-Spot L.L.C	Ginger L Fredrickson		12/31/2026	4/14/2026	A
Griddle On The Go LLC	Griddle On The Go LLC	Griddle On The Go	Robert Aiello		12/31/2026	4/14/2026	A
Ritterco Inc	Two Scoops	Ritterco Inc DBA Two Scoops	Cherie Lee Ritter		12/31/2026	4/14/2026	A
				Mobile Food Unit–Annual License Count: 10			
Second Hand Goods Dealer							
Thrift Wares	The Warehouse, LLC	Sunsky Properties	John M Kidd	6320 Highway 10 NW	12/31/2026	4/14/2026	A
				Second Hand Goods Dealer License Count: 1			
Special Events							
Minnesota Weapons Collectors Association Inc		Adrenaline Sports Center	Tracey Darwin	8310 147th La NW	4/20/2026	4/14/2026	A
				Special Events License Count: 1			
Transient Merchant/Peddler/Solicitor							
Edward Jones - Amanda Goers			Amanda L Goers		12/31/2026	4/14/2026	A
Renewal by Andersen			Ethan L Kessel		12/31/2026	4/14/2026	A
Renewal by Andersen			Joshua T Jankowski		12/31/2026	4/14/2026	A
Renewal by Andersen			Dylan A Syverson		12/31/2026	4/14/2026	A
Renewal by Andersen			Kossi E Kagni		12/31/2026	4/14/2026	A
				Transient Merchant/Peddler/Solicitor License Count: 5			

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status

Total Licenses: 17

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #26-093 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2026 through April 8, 2026.

Purpose/Background:

Adopt Resolution #26-093 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2026 through April 8, 2026.

Recommendation:

Staff Recommends to Adopt Resolution #26-093 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2026 through April 8, 2026.

Outcome/Action:

Motion to Adopt Resolution #26-093 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2026 through April 8, 2026.

Attachments

Bills List 04/14/2026

Resolution 26-093

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/09/2026 06:41 AM
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Jennifer Morrison		Started On: 04/08/2026 01:59 PM
Final Approval Date: 04/09/2026		

RAMSEY CITY COUNCIL MEETING

4.14.2026

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepaids 3.19.26 - 4.8.26	$ 904,187.53
Accounts Payable 3.19.26 - 4.8.26	634,544.90
Payroll 3.27.26	325,251.86
Debt Service	
Pay Estimates- Projects	
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)	**$ 1,863,984.29**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2026 Y.T.D.
PREPAIDS	$ 1,166,440.42	$ 6,150,626.06
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	312,641.69	2,775,131.92
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	283,933.12	1,744,629.55
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	1,210,834.28	1,938,363.73
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,973,849.51**	**$ 12,608,751.26**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122431	**3/19/2026**		**111377 ANOKA MUNICIPAL UTILITY**							
		45.38	FEB 2026 STREET LIGHTS		137154	22-610280-00 FEB 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		80.78	FEB 2026 STREET LIGHTS		137155	22-990005-01 FEB 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		68.10	FEB 2026 TRAFFIC SIGNALS		137156	22-613120-01 FEB 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		44.99	FEB 2026 TRAFFIC SIGNALS		137157	22-612000-01 FEB 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		239.25								
122432	**3/19/2026**		**121914 BULLSEYE PROPERTY MANAGEMENT**							
		40.00	REFUND PERMIT 5341 WRONG RATE		137146	PERMIT 5341	9101.4304		RENTAL FEES - REAL PROPERTY	GENERAL FUND
		40.00								
122433	**3/19/2026**		**100391 POSTMASTER**							
		2,707.79	POSTAGE FOR RAMSEY RECYCLER		137158	RAMSEY RECYCLER 03162026	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		2,707.79								
122434	**3/19/2026**		**117595 QUADIENT LEASING USA INC**							
		474.36	POSTAGE MACHINE LEASE APR-JUL		137151	Q2260833	0130.6405		OFFICE & DATA PROCESSING EQUIP	ADMINISTRATION
		474.36								
122462	**3/26/2026**		**121793 5 STAR HEATING AND AIR LLC**							
		75.00	PERMIT RA064986 CANCEL		137261	RA064986	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA064986 CANCEL		137261	RA064986	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								
122463	**3/26/2026**		**119788 ANOKA CO UNION HERALD ADAMS PUBLISHING**							
		16.00	FEB 2026 UNION HERALD SUBSCRIP		137262	52944	0130.6452		SUBSCRIPTIONS	ADMINISTRATION
		16.00								
122464	**3/26/2026**		**100297 CENTERPOINT ENERGY**							
		5,485.52	FEB 2026 C/H GAS		137244	6702493-5 FEB 2026	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		89.96	NATURAL GAS PUMPHOUSE 3		137246	8782239-1 FEB 2026	9601.6373		GAS	WATER FUND
		2,057.50	FEB 2026 WTP		137247	6404205364-1 FEB 2026	9601.6373		GAS	WATER FUND
		839.20	FEB 2026 STATION 2		137248	5961540-1 FEB	0220.6373		GAS	FIRE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122464	**3/26/2026**		**100297 CENTERPOINT ENERGY**						**Continued...**	
						2026				
		723.97	FEB 2026 STATION 1		137249	5914352-9 FEB 2026	0220.6373		GAS	FIRE PROTECTION
		9,196.15								
122465	**3/26/2026**		**115607 DVS**							
		45.75	TABS FOR BT2019, 340, 347		137251	20260612-08	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		45.75								
122466	**3/26/2026**		**118349 JOHNSON, CECILIA**							
		72.89	2025 SPECIAL ASSESSMENT REBATE		137241	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		72.89								
122467	**3/26/2026**		**121709 MINNESOTA METRO NORTH TOURISM**							
		9,480.08	FEB 2026 COR LODGING TAX		137243	FEB 2026 LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		9,480.08								
122468	**4/2/2026**		**100297 CENTERPOINT ENERGY**							
		1,502.32	FEB 2026 GAS CHARGES		137380	8000014064-2 FEB 2026	0211.6373		GAS	POLICE PROTECTION
		1,758.82	FEB 2026 GAS CHARGES		137380	8000014064-2 FEB 2026	0452.6373		GAS	PARK & RECREATION
		799.54	FEB 2026 GAS CHARGES		137380	8000014064-2 FEB 2026	0311.6373		GAS	STREET MAINTENANCE
		366.02	FEB 2026 GAS CHARGES		137380	8000014064-2 FEB 2026	0220.6373		GAS	FIRE PROTECTION
		799.54	FEB 2026 GAS CHARGES		137380	8000014064-2 FEB 2026	9601.6373		GAS	WATER FUND
		799.54	FEB 2026 GAS CHARGES		137380	8000014064-2 FEB 2026	9602.6373		GAS	SEWER FUND
		799.54	FEB 2026 GAS CHARGES		137380	8000014064-2 FEB 2026	9605.6373		GAS	STORM WATER UTILITY
		6,825.32								
122469	**4/2/2026**		**100116 CONNEXUS ENERGY**							
		11,753.10	2/18-3/18/26 ELECTRIC USE		137359	759126-303101 MAR 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		5,864.29	2/18-3/18/26 ELECTRIC USE		137360	759126-303107 MAR 2026	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122469	4/2/2026		100116 CONNEXUS ENERGY						Continued...	
		1,454.68	2/18-3/18/26 ELECTRIC USE		137360	759126-303107 MAR 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		72.82	2/18-3/18/26 ELECTRIC USE		137360	759126-303107 MAR 2026	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		4,902.03	2/18-3/18/26 ELECTRIC USE		137360	759126-303107 MAR 2026	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		31.90	2/18-3/18/26 ELECTRIC USE		137360	759126-303107 MAR 2026	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS
		15,229.30	MAR 2026 ELECTRICITY WATER		137361	759126.303102 MAR 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,298.36	MAR 2026 ELECTRICITY SEWER		137361	759126.303102 MAR 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		69.44	MAR 2026 ELECTRICITY STORM		137361	759126.303102 MAR 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		955.98	MAR 2026 TRAFFIC SIGNALS		137373	759126-303100 MAR 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		1,493.20	MAR 2026 ELECTRIC		137374	759126-303106 MAR 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		211.97	MAR 2026 ELECTRIC		137374	759126-303106 MAR 2026	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		96.42	MAR 2026 ELECTRIC		137374	759126-303106 MAR 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		737.64	MAR 2026 ELECTRIC		137374	759126-303106 MAR 2026	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		720.87	MAR 2026 ELECTRIC		137374	759126-303106 MAR 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		720.87	MAR 2026 ELECTRIC		137374	759126-303106 MAR 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		720.87	MAR 2026 ELECTRIC		137374	759126-303106 MAR 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		91.80	MAR 2026 SIREN UTILITIES		137383	759126-303095 MAR 2026	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		46,425.54								
122470	4/2/2026		120919 CREATIVE HOMES							
		1,500.00	REF EROSION ESC/7445 170TH LA		137368	A122007	9804.6433	00122007	REFUNDS	ESCROW ACCOUNTS
		1,500.00								
122471	4/2/2026		117523 GENGLER, MARK							
		200.00	WATER EFF REBATE 26-M GENGLER		137381	032726	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND

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122471	**4/2/2026**		**117523 GENGLER, MARK**							
		200.00								
122472	**4/2/2026**		**115574 HEALTHPARTNERS**							
		118,689.00	APR 2026 HEALTH PREMIUMS		137384	343217818720	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,198.50	APR 2026 HEALTH PREM JB/KH		137384	343217818720	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,021.50	APR 2026 HEALTH PREM CS		137384	343217818720	0220.6131		GROUP INSURANCE	FIRE PROTECTION
		121,909.00								
122473	**4/2/2026**		**122658 HIGHLINE ELECTRIC LLC**							
		35.00	PERMIT RA065040		137366	RA065040	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA065040		137366	RA065040	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		36.00								
122474	**4/2/2026**		**111998 KIMLEY HORN AND ASSOCIATES, INC**							
		1,387.89	REFUND ESCROW BALANCE		137367	A122246	9804.6433	00122246	REFUNDS	ESCROW ACCOUNTS
		1,387.89								
122475	**4/2/2026**		**100259 LEAGUE OF MN CITIES INS TRUST**							
		47,952.31	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0452.6361		GENERAL LIABILITY/PROPERTY INS	PARK & RECREATION
		2,119.28	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0312.6361		GENERAL LIABILITY/PROPERTY INS	SNOW & ICE REMOVAL
		26,397.02	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0311.6361		GENERAL LIABILITY/PROPERTY INS	STREET MAINTENANCE
		4,161.98	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0301.6361		GENERAL LIABILITY/PROPERTY INS	ENGINEERING
		107.71	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0280.6361		GENERAL LIABILITY/PROPERTY INS	COMMUNITY ORIENTING POLICING
		391.20	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0260.6361		GENERAL LIABILITY/PROPERTY INS	TRAFFIC ENGINEERING
		1,794.15	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0250.6361		GENERAL LIABILITY/PROPERTY INS	CIVIL DEFENSE
		5,255.79	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0240.6361		GENERAL LIABILITY/PROPERTY INS	PROTECTIVE INSPECTIONS
		21,974.38	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0220.6361		GENERAL LIABILITY/PROPERTY INS	FIRE PROTECTION
		95,485.21	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0211.6361		GENERAL LIABILITY/PROPERTY INS	POLICE PROTECTION
		337.91	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0195.6361		GENERAL LIABILITY/PROPERTY INS	NEWSLETTER

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122475	4/2/2026		100259 LEAGUE OF MN CITIES INS TRUST						Continued...	
		7,749.29	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0194.6361		GENERAL LIABILITY/PROPERTY INS	GENERAL GOVERNMENT BUILDINGS
		6,319.86	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0192.6361		GENERAL LIABILITY/PROPERTY INS	DATA PROCESSING
		6,559.47	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0191.6361		GENERAL LIABILITY/PROPERTY INS	PLANNING & ZONING
		645.99	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0161.6361		GENERAL LIABILITY/PROPERTY INS	LEGAL
		2,716.10	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0153.6361		GENERAL LIABILITY/PROPERTY INS	FINANCE
		231.24	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0141.6361		GENERAL LIABILITY/PROPERTY INS	ELECTIONS
		5,750.20	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0130.6361		GENERAL LIABILITY/PROPERTY INS	ADMINISTRATION
		7.88	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0114.6361		GENERAL LIABILITY/PROPERTY INS	CHARTER/PLAN/HORSE COMMISSIONS
		480.30	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	0111.6361		GENERAL LIABILITY/PROPERTY INS	MAYOR AND COUNCIL
		219.48	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	9230.6361		GENERAL LIABILITY/PROPERTY INS	ECONOMIC DEVELOPMENT AUTHORIT
		14,945.00	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	9240.6361		GENERAL LIABILITY/PROPERTY INS	PARKING RAMP MAINTENANCE
		225.00	2026 GENERAL LIAB FIREWORKS		137358	40008636030426 PC 2026	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		5,373.00	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	9410.6361	00041012	GENERAL LIABILITY/PROPERTY INS	RALF FUNDED PROJECTS
		3,085.00	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	9410.6361	00041001	GENERAL LIABILITY/PROPERTY INS	RALF FUNDED PROJECTS
		78,001.33	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	9601.6361		GENERAL LIABILITY/PROPERTY INS	WATER FUND
		22,856.20	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	9602.6361		GENERAL LIABILITY/PROPERTY INS	SEWER FUND
		7,794.72	2026 GENERAL LIAB ALLOCATION		137358	40008636030426 PC 2026	9605.6361		GENERAL LIABILITY/PROPERTY INS	STORM WATER UTILITY
		368,937.00								
122476	4/2/2026		121942 PEARL, NATHAN							
		199.00	WATER EFF REBATE 26-N PEARL		137362	032626	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		199.00								

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122477	**4/2/2026**		**122656 PELLA NORTHLAND**							
		100.00	PERMIT RA064909 CANCEL		137365	RA064909	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA064909 CANCEL		137365	RA064909	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
122478	**4/2/2026**		**100391 POSTMASTER**							
		2,777.12	POSTAGE REC. EVENT POSTCARD		137364	RECYCLING EVENT POSTAGE	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		2,777.12								
122479	**4/2/2026**		**114179 SCHELKOPH, MIKE**							
		75.00	MAILBOX REIMB 11.29.25 DAMAGE		137353	MAILBOX REIMBURSEMENT	0312.6267		OTHER STREET MAINTENANCE SUPPLS	SNOW & ICE REMOVAL
		75.00								
122480	**4/2/2026**		**122657 SIBELL, BRITTANY**							
		109.00	WATER EFF REBATE 26- B SIBELL		137363	032526	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		109.00								
122481	**4/2/2026**		**122654 STG HOMES LLC**							
		350.00	PERMIT RA064890 CANCEL		137354	RA064890	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA064890 CANCEL		137354	RA064890	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		95.00	PERMIT RA064943 CANCEL		137355	RA064943	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA064943 CANCEL		137355	RA064943	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		100.00	PERMIT RA064944 CANCEL		137356	RA064944	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA064944 CANCEL		137356	RA064944	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		100.00	PERMIT RA064945 CANCEL		137357	RA064945	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA064945 CANCEL		137357	RA064945	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		649.00								
122482	**4/2/2026**		**122425 WRIGHT, JANICE**							
		150.00	CP FACILITY USE DEP REF-WRIGHT		137369	CP DDR 03152026	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		150.00								
1009275	**3/20/2026**		**114432 HESSE, BRADLEY**							
		16.65	3.2.26 WILLY MCCOYS INTRVW TRN		137148	03022026 INTERVIEW TRAIN	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	3.3.26 WHITE RABBIT INTRVW TRN		137148	03022026 INTERVIEW TRAIN	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		14.66	3.4.26 KWIK TRIP INTRVW TRN		137148	03022026 INTERVIEW TRAIN	0211.6331		TRAVEL & LODGING	POLICE PROTECTION

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1009275	**3/20/2026**		**114432 HESSE, BRADLEY**						**Continued...**	
		51.31								
1009276	**3/20/2026**		**100291 MET COUNCIL SAC**							
		49,700.00	FEB 2026 SAC REMITTANCE		137147	FEB 2026 SAC REMITTANCE	9602.2083		SAC CHARGES	SEWER FUND
		497.00-	SAC REMITTANCE DISCOUNT		137147	FEB 2026 SAC REMITTANCE	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		49,203.00								
1009277	**3/20/2026**		**119638 O'REILLY AUTO PARTS**							
		5.74-	EARLY PAY DISCOUNT		137153	6193-239085	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		287.24	ROLLER & #696 BATTERIES		137153	6193-239085	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		281.50								
1009278	**3/20/2026**		**115841 PULLAR, ROBERT**							
		19.09	3.17.26 PIZZA RANCH SWAT TRAIN		137149	03172026 SWAT TRAINING	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		19.09								
1009279	**3/20/2026**		**100510 VERIZON WIRELESS**							
		45.12	FEB 2026 LIFT #8 DATA		137152	6137423936 FEB 2026	9602.6323		CELLULAR PHONES	SEWER FUND
		45.12								
1009280	**3/20/2026**		**122650 WILLS, SHERRI**							
		105.00	3.17.26 PERMIT TECH LIC RENEW		137150	PERMIT TECH LIC/CE	0240.6249		MISCELLANEOUS OPERATING SUPPLY	PROTECTIVE INSPECTIONS
		69.00	3.13.26 CE FOR PERMIT TECH LIC		137150	PERMIT TECH LIC/CE	0240.6335		TRAINING	PROTECTIVE INSPECTIONS
		174.00								
1009342	**3/27/2026**		**110402 ADVANCE AUTO PARTS**							
		39.16	2.20.26 ALUMINUM POLISH		137239	FEB MONTHLY PURCHASES	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		39.16								
1009343	**3/27/2026**		**106022 ANDERSON, CHRIS**							
		30.45	3.17.26 SHADETREE COURSE MILES		137240	SHADE TREE COURSE	0191.6334		MILEAGE REIMBURSEMENT	PLANNING & ZONING
		30.45	3.18.26 SHADETEEE COURSE MILES		137240	SHADE TREE	0191.6334		MILEAGE REIMBURSEMENT	PLANNING & ZONING

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1009343	3/27/2026		106022 ANDERSON, CHRIS						Continued...	
						COURSE				
		60.90								
1009344	3/27/2026		118857 LAUBACH, NICOLE							
		45.68	3.19.26 COLL BARG TRAIN MILEAG		137242	COLLECTIVE BARGAINING	0130.6331		TRAVEL & LODGING	ADMINISTRATION
		45.68								
1009345	3/27/2026		121552 LINCOLN NATIONAL LIFE INSURANCE CO							
		2,851.05	MAR 2026 LIFE INS PREMIUMS		137263	1094824 MAR 2026	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,851.05								
1009346	3/27/2026		119638 O'REILLY AUTO PARTS							
		.22-	EARLY PAY DISCOUNT		137250	6193-240130	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		11.15	CABIN FILTER - 342		137250	6193-240130	0211.6257		OTHER VEHICLE PARTS	POLICE PROTECTION
		.31-	EARLY PAY DISCOUNT		137252	6193-239257	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		15.41	POLICE #312		137252	6193-239257	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.81-	EARLY PAY DISCOUNT		137253	6193-239256	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		40.61	BUILDING #416		137253	6193-239256	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.22-	EARLY PAY DISCOUNT		137254	6193-239253	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		24.56	POLICE #312		137254	6193-239253	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.05-	EARLY PAY DISCOUNT		137255	6193-239377	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		52.68	FIRE #571		137255	6193-239377	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		13.41-	RETURN AIR FILTER		137256	6193-239258	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.24-	EARLY PAY DISCOUNT		137257	6193-239812	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		11.99	SILICONE		137257	6193-239812	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		.99-	EARLY PAY DISCOUNT		137258	6193-239911	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		49.66	PARKS #654		137258	6193-239911	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.90-	EARLY PAY DISCOUNT		137259	6193-240162	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		44.94	PARKS #654		137259	6193-240162	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.79-	EARLY PAY DISCOUNT		137260	6193-240039	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		39.26	PARKS #654		137260	6193-240039	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		271.32								
1009347	3/27/2026		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		1,040.16	MAR 2026 VOL LTD PREMIUMS		137264	237724 MAR 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		516.18	MAR 2026 NON-VOL LTD PREMIUMS		137264	237724 MAR 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,556.34								

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		4,793.17	STAFF CELL PHONES		137245	6138125155 FEB 2026	0192.6323		CELLULAR PHONES	DATA PROCESSING
		40.04	IPADS FOR FIRE INSPECTIONS		137245	6138125155 FEB 2026	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		20.02	RAMP ELEVATOR		137245	6138125155 FEB 2026	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		4,853.23								
1009349	**3/31/2026**		**100257 LAW ENFORCEMENT LABOR SRV INC**							
		1,090.83			137014	0310261607332	9101.2177		UNION DUES	GENERAL FUND
		1,090.83			137231	0325261352302	9101.2177		UNION DUES	GENERAL FUND
		2,181.66								
1009350	**3/31/2026**		**122372 METROPOLITAN LIFE INS COMPANY**							
		1,991.62			137012	03102616073317	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		1,991.62			137013	03102616073318	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		106.19			137192	0323261257495	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		106.19			137193	0323261257496	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		15.45			137201	0323261607518	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		15.45			137202	0323261607519	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,078.05			137229	03252613523017	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		2,078.05			137230	03252613523018	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		8,382.62								
1009351	**3/31/2026**		**100298 MN AFSCME COUNCIL 5**							
		632.20			137015	0310261607333	9101.2177		UNION DUES	GENERAL FUND
		632.20			137232	0325261352303	9101.2177		UNION DUES	GENERAL FUND
		1,264.40								
1009352	**4/3/2026**		**117418 ANDERSON, DEREK**							
		10.27	3.27.26 CHIPOTLE THREAT ASSMNT		137349	03272026 THREAT ASSMNT	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		10.27								
1009353	**4/3/2026**		**120169 ERICKSON, CAMERON**							
		29.00	2.24.26 PH#4 LOW TEMP ALARM		137350	FEB-MAR ON CALL	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		29.00	2.24.26 PH#4 LOW TEMP ALARM		137350	FEB-MAR ON CALL	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		29.00	2.21.26 WTP ROUNDS/SAMPLING		137350	FEB-MAR ON CALL	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		29.00	2.22.26 WTP ROUNDS/SAMPLING		137350	FEB-MAR ON CALL	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		29.00	3.21.26 WTP ROUNDS/SAMPLING		137350	FEB-MAR ON CALL	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND

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1009353	4/3/2026		120169 ERICKSON, CAMERON							
		29.00	3.22.26 WTP ROUNDS/SAMPLING		137350	FEB-MAR ON CALL	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		174.00								
1009354	4/3/2026		114431 HINNENKAMP, JAKE							
		18.31	3.17.26 PIZZA RANCH SWAT TRAIN		137351	SWAT TRAINING LUNCH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		18.31								
1009355	4/3/2026		122661 MANN, JOSEPH							
		36.69	2.14.26 WTP TESTING/INSPECTION		137352	FEB-MAR ON CALL MILES	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		36.69	2.15.26 WTP TESTING/INSPECTION		137352	FEB-MAR ON CALL MILES	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		36.69	2.16.26 WTP TESTING/INSPECTION		137352	FEB-MAR ON CALL MILES	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		36.69	3.7.26 WTP TESTING/INSPECTION		137352	FEB-MAR ON CALL MILES	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		36.69	3.8.26 WTP TESTING/INSPECTION		137352	FEB-MAR ON CALL MILES	9601.6334		MILEAGE REIMBURSEMENT	WATER FUND
		183.45								
1009356	4/3/2026		122372 METROPOLITAN LIFE INS COMPANY							
		4,973.13	APR 2026 DENTAL PREMIUMS		137386	5780421D APR 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		477.49	APR 2026 VISION PREMIUMS		137387	5780421V APR 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,450.62								
1009357	4/3/2026		100351 NCPERS GROUP LIFE INS							
		352.00	APR 2026 LIFE INS PREMIUMS		137385	704800042026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
1009358	4/3/2026		119638 O'REILLY AUTO PARTS							
		1.38-	EARLY PAY DISCOUNT		137371	6193-240755	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		68.95	STREETS #692		137371	6193-240755	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.79-	EARLY PAY DISCOUNT		137372	6193-240736	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		39.44	STREETS #692		137372	6193-240736	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		3.10-	EP DISCOUNT TAKEN		137375	6193-241123	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		164.92	BUILDING #410		137375	6193-241123	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.60-	EARLY PAY DISCOUNT		137376	6193-241189	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1009358	**4/3/2026**		**119638 O'REILLY AUTO PARTS**						**Continued...**	
		79.99	GRADER WING/POST JACK		137376	6193-241189	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		1.07-	EARLY PAY DISCOUNT		137377	6193-241110	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		73.24	POLICE #330		137377	6193-241110	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		10.00-	CORE RETURN		137378	6193-241153	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		19.78-	RETURN CABIN AIR FILTER		137379	6193-241115	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		388.82								
1009359	**4/3/2026**		**111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC**							
		57.95	C/H FIRE ALARM MONITORING		137370	150-1681-6340 APR 2026	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		52.95	PW FIRE PANEL MONT/TEST		137382	150-1681-4280 APR 2026	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		52.95	FS#2 FIRE PANEL MONIT		137382	150-1681-4280 APR 2026	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		37.45	7550 SUNWOOD MONITORING		137382	150-1681-4280 APR 2026	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDINGS
		36.90	PW MONITORING		137382	150-1681-4280 APR 2026	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		48.95	RAMP FIRE PANEL TEST/MONIT		137382	150-1681-4280 APR 2026	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE
		57.95	WTP FIRE MONITORING		137382	150-1681-4280 APR 2026	9601.6489		OTHER CONTRACTED SERVICES	WATER FUND
		44.90	WTP ALARM MONITORING		137382	150-1681-4280 APR 2026	9601.6489		OTHER CONTRACTED SERVICES	WATER FUND
		390.00								
95032726	**3/27/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		7,420.71			137228	03252613523016	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		7,420.71								
96032726	**3/27/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		16,513.52			137227	03252613523015	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		16,513.52								
97032726	**3/27/2026**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			137226	03252613523014	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98032726	**3/27/2026**		**115568 ALERUS FINANCIAL NA**							
		11,764.67			137225	03252613523013	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
98032726	**3/27/2026**		**115568 ALERUS FINANCIAL NA**							
		11,764.67								
99028732	**3/27/2026**		**101306 IRS**							
		607.90			137189	0323261257492	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		2,057.00			137190	0323261257493	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		2,057.00			137191	0323261257494	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		450.00			137198	0323261607515	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		298.50			137199	0323261607516	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		298.50			137200	0323261607517	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		24,831.52			137222	03252613523010	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		24,831.52			137223	03252613523011	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		44,366.67			137238	0325261352309	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		99,798.61								
99032726	**3/27/2026**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		550.00			137224	03252613523012	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		550.00								
99040226	**4/2/2026**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		220.96	3.17.26 CLOSET ROD/DRL IMP KIT		137334	MAR 2026 MONTHLY PURCHASE	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		4.42-	EARLY PAY DISCOUNT		137334	MAR 2026 MONTHLY PURCHASE	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		176.00	3.23.26 MISC SUPPLIES		137334	MAR 2026 MONTHLY PURCHASE	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		3.52-	EARLY PAY DISCOUNT		137334	MAR 2026 MONTHLY PURCHASE	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		389.02								
99040826	**4/8/2026**		**107885 DEPARTMENT OF LABOR AND INDUSTRY**							
		3,535.63	MARCH 2026 SURCHARGE		137432	040826	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		70.74-	MARCH 2026 SURCHARGE		137432	040826	9101.4604		SURCHARGES	GENERAL FUND
		3,464.89								
99253728	**3/27/2026**		**100601 MN DEPT OF REV WH**							
		474.35			137188	0323261257491	9101.2172		STATE WITHHOLDING	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99253728	**3/27/2026**		**100601 MN DEPT OF REV WH**						**Continued...**	
		50.00			137197	0323261607514	9101.2172		STATE WITHHOLDING	GENERAL FUND
		20,854.46			137237	0325261352308	9101.2172		STATE WITHHOLDING	GENERAL FUND
		21,378.81								
99260150	**3/27/2026**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		16.00			137194	0323261607511	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		278.26			137233	0325261352304	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			137234	0325261352305	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		837.40								
99524448	**3/27/2026**		**100223 ICMA RETIREMENT TRUST 457**							
		1,955.04			137221	0325261352301	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,955.04								
99843374	**3/27/2026**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		75.00			137195	0323261607512	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			137196	0323261607513	9101.2183		PERA-EMPLOYER	GENERAL FUND
		37,696.85			137235	0325261352306	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		50,103.94			137236	0325261352307	9101.2183		PERA-EMPLOYER	GENERAL FUND
		87,950.79								
		904,187.53	Grand Total							

Payment Instrument Totals

Checks	573,629.14
EFT Payments	252,310.54
A/P ACH Payment	78,247.85
Total Payments	904,187.53

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Originator JMORRISON
Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100052	ANOKA POLICE DEPARTMENT		PV	137211	001	00999	3/9/2026	02 2026	450.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					450.00			
				Payment Amount					450.00			
100063	ASPEN MILLS		PV	137203	001	00999	3/17/2026	372430	33.95		100063	ASPEN MILLS
	ASPEN MILLS			Summary Total					33.95			
	8201 C CENTRAL AVE NE	PULLAR	PV	137204	001	00999	3/17/2026	372460	430.36			
	SPRING LAKE PARK MN 55432			Summary Total					430.36			
			PV	137214	001	00999	3/18/2026	372552	101.90			
				Summary Total					101.90			
			PV	137215	001	00999	3/18/2026	372512	33.95			
				Summary Total					33.95			
			PV	137216	001	00999	3/18/2026	372574	105.90			
				Summary Total					105.90			
			PV	137217	001	00999	3/19/2026	372667	353.45			
				Summary Total					353.45			
			PV	137311	001	00999	3/24/2026	372963	107.90			
				Summary Total					107.90			
			PV	137323	001	00999	3/23/2026	372824	1,323.60			
				Summary Total					1,323.60			
		BAGNE	PV	137324	001	00999	3/24/2026	372957	570.65			
				Summary Total					570.65			
			PV	137326	001	00999	3/24/2026	369479	139.95			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					139.95			
			PV	137329	001	00999	3/25/2026	373022	17.95			
				Summary Total					17.95			
		McNally	PV	137344	001	00999	3/27/2026	373193	303.88			
				Summary Total					303.88			
		BAGNE	PV	137345	001	00999	3/27/2026	373177	314.16			
				Summary Total					314.16			
				Payment Amount					3,837.60			
100101	CANVAS CRAFT		PV	137162	001	00999	1/22/2026	S024547	81,570.00		100101	CANVAS CRAFT
	CANVAS CRAFT 5781 QUEENS AVENUE NE OTSEGO MN 55330			Summary Total					81,570.00			
				Payment Amount					81,570.00			
121970	CENTRAL PRO SUPPLY		PV	137307	001	00999	3/13/2026	66004613-00	109.86		121970	CENTRAL PRO SUPPLY
	CENTRAL PRO SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					109.86			
				Payment Amount					109.86			
119134	CINTAS (FIRST AID VENDOR)		PV	137279	001	00999	3/17/2026	5324245709	220.13		119134	CINTAS (FIRST AID VENDOR)
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					220.13			
				Payment Amount								

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Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
									220.13			
122311	CONRIN INC	Salesforce Conversion Final	PV	137462	001	00999	3/31/2026	26-03-31-C	2,000.00		122311	CONRIN INC
	CONRIN INC 2868 COURT DR SE LOWELL MI 49331			Summary Total					2,000.00			
				Payment Amount					2,000.00			
100167	CORNERSTONE FORD	EP DISCOUNT TAKEN	PV	137390	001	00999	3/25/2026	15540030	83.46		100167	CORNERSTONE FORD
	CORNERSTONE FORD 17219 HIGHWAY 10 NW			Summary Total					83.46			
		EP DISCOUNT TAKEN	PV	137391	001	00999	3/25/2026	15540021	730.67			
	PO BOX 304 ELK RIVER MN 55330			Summary Total					730.67			
		EP DISCOUNT TAKEN	PV	137392	001	00999	3/27/2026	15540334	143.77			
				Summary Total					143.77			
				Payment Amount					957.90			
120341	DAMON FARBER ASSOCIATES, INC		PV	137469	001	00999	3/23/2026	100253	7,981.25		120341	DAMON FARBER ASSOCIATES, INC
	DAMON FARBER ASSOCIATES, INC 310 SOUTH 4TH AVE STE 7050 MNNEAPOLIS MN 55415			Summary Total					7,981.25			
				Payment Amount					7,981.25			
118931	ELECTRIC SYSTEMS SOLUTIONS		PV	137168	001	00999	3/18/2026	9238	834.00		118931	ELECTRIC SYSTEMS SOLUTIONS

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	ELECTRIC SYSTEMS SOLUTIONS			Summary Total					834.00			
	6021 167TH AVENUE NW		PV	137169	001	00999	3/18/2026	9239	180.00			
	RAMSEY MN 55303			Summary Total					180.00			
				Payment Amount					1,014.00			
104267	ELITE SANITATION		PV	137308	001	00999	3/12/2026	32371	142.68		104267	ELITE SANITATION
	ELITE SANITATION			Summary Total					142.68			
	PO BOX 526											
	ELK RIVER MN 55330											
				Payment Amount					142.68			
109806	EMERGENCY LITE SERVICE CENTER INC		PV	137302	001	00999	3/23/2026	117230	1,391.67		109806	EMERGENCY LITE SERVICE CENTER INC
	EMERGENCY LITE SERVICE CENTER INC			Summary Total					1,391.67			
	2525 NEVADA AVENUE N # 308											
	MINNEAPOLIS MN 55427											
				Payment Amount					1,391.67			
110760	FIRE SAFETY USA, INC		PV	137265	001	00999	3/23/2026	255124	390.00		110760	FIRE SAFETY USA, INC
	FIRE SAFETY USA, INC			Summary Total					390.00			
	3253 19TH STREET NW		PV	137310	001	00999	3/24/2026	255199	552.90			
	ROCHESTER MN 55901			Summary Total					552.90			
			PV	137398	001	00999	3/30/2026	255508	244.90			
				Summary Total					244.90			
				Payment Amount					1,187.80			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120442	GOLIATH TOOLS		PV	137399	001	00999	3/6/2026	26244	744.00		120442	GOLIATH TOOLS
	GOLIATH TOOLS 1434 - 138TH LANE NW ANDOVER MN 55304			Summary Total					744.00			
				Payment Amount					744.00			
115760	HENRY SCHEIN INC		PV	137218	001	00999	3/17/2026	54638493	249.21		115760	HENRY SCHEIN INC
	HENRY SCHEIN INC DEPT CH 10241 PALATINE IL 60055-0241			Summary Total					249.21			
				Payment Amount					249.21			
122655	IN THE GAME MN LLC		PV	137327	001	00999	3/18/2026	1019	350.00		122655	IN THE GAME MN LLC
	IN THE GAME MN LLC 8500 BUNKER LAKE BLVD NW STE 100 RAMSEY MN 55303			Summary Total					350.00			
				Payment Amount					350.00			
100256	LANO EQUIPMENT INC		PV	137282	001	00999	3/16/2026	02-1221836	111.91		100256	LANO EQUIPMENT INC
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					111.91			
			PV	137290	001	00999	3/18/2026	02-1222267	516.44			
				Summary Total					516.44			
			PV	137291	001	00999	3/18/2026	02-1222421	102.34			
				Summary Total					102.34			
			PV	137403	001	00999	3/30/2026	02-1224526	211.51			
				Summary Total					211.51			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	137409	001	00999	3/23/2026	02-1223045	149.96			
				Summary Total					149.96			
			PV	137410	001	00999	2/27/2026	02-1219124	44,375.67			
				Summary Total					44,375.67			
				Payment Amount					45,467.83			
120181	LARGE FORMAT GRAPHICS		PV	137187	001	00999	3/23/2026	6332	99.00		120181	LARGE FORMAT GRAPHICS
	LARGE FORMAT GRAPHICS 14115 LINCOLN ST NW HAM LAKE MN 55304-4656			Summary Total					99.00			
				Payment Amount					99.00			
121779	LB CARLSON LLP	Inv #254543	PV	137159	001	00999	3/16/2026	254543	7,035.00		121779	LB CARLSON LLP
	LB CARLSON LLP 605 HIGHWAY US 169 N STE 650 MINNEAPOLIS MN 55441			Summary Total					7,035.00			
				Payment Amount					7,035.00			
100259	LEAGUE OF MN CITIES INS TRUST	Claim # LMC GL 000000372405	PV	137319	001	00999	3/24/2026	10348	1,000.00		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			Summary Total					1,000.00			
				Payment Amount					1,000.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100270	MACQUEEN		PV	137205	001	00999	3/13/2026	DL031226-25	376.42		100270	MACQUEEN
	MACQUEEN			Summary Total					376.42			
	1125 7TH STREET E		PV	137206	001	00999	3/13/2026	DL031226-26	244.76			
	ST PAUL MN 55106			Summary Total					244.76			
			PV	137207	001	00999	3/17/2026	DL031726-21	109.62			
				Summary Total					109.62			
			PD	137322	001	00999	4/15/2026	CM26071	52.20-			
				Summary Total					52.20-			
		352, 362	PV	137426	001	00999	3/24/2026	DL032426-23	263.32			
				Summary Total					263.32			
				Payment Amount					941.92			
118388	MITCHELL 1		PV	137464	001	00999	3/21/2026	M1-01112838	80.00		118388	MITCHELL 1
	MITCHELL 1			Summary Total					80.00			
	25029 NETWORK PLACE											
	CHICAGO IL 60673-1250											
				Payment Amount					80.00			
121461	NEWEGG BUSINESS INC		PV	137335	001	00999	3/26/2026	1306022208	1,615.97		121461	NEWEGG BUSINESS INC
	NEWEGG BUSINESS INC			Summary Total					1,615.97			
	PO BOX 31001-2895											
	PASADENA CA 91110-2895											
				Payment Amount					1,615.97			
117049	NORTHLAND RECREATION		PV	137430	001	00999	3/12/2026	3801	125.80		117049	NORTHLAND RECREATI

Payment Group Control Number 4173
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	LLC											LLC
	NORTHLAND RECREATION LLC 10085 BRIDGEWATER BAY WOODBURY MN 55129			Summary Total					125.80			
				Payment Amount					125.80			
122529	PRO HYDRO TEST LLC		PV	137312	001	00999	3/21/2026	INV-1167	3,800.00		122529	PRO HYDRO TEST LLC
	PRO HYDRO TEST LLC 2860 COUNTY ROAD 40 NE NEW LONDON MN 56273			Summary Total					3,800.00			
				Payment Amount					3,800.00			
122660	RC HOME SERVICES LLC	6701 HWY 10 DOOR REPLACEMENT	PV	137427	001	00999	3/28/2026	03282026	611.33		122660	RC HOME SERVICES LL
	RC HOME SERVICES LLC 12825 CASTLE VIEW CT MINNETONKA MN 55305			Summary Total					611.33			
				Payment Amount					611.33			
100421	REGAL AWARDS AND TROPHIES		PV	137170	001	00999	3/9/2026	07265	60.00		100421	REGAL AWARDS AND TROPHIES
	REGAL AWARDS AND TROPHIES 15454 HEMATITE STREET NW ANOKA MN 55303			Summary Total					60.00			
				Payment Amount					60.00			
122268	ROMTEC INC	final pay/delivery	PV	137425	001	00999	3/30/2026	INV2962	64,823.00		122268	ROMTEC INC

Payment Group Control Number 4173
Bank Account 999.1010 CASH IN BANK 00002224
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		restroom										
	ROMTEC INC 18240 NORTH BANK RD ROSEBURG OR 97470			Summary Total					64,823.00			
				Payment Amount					64,823.00			
100456	ST CROIX RECREATION FUN PLAYGROUNDS		PV	137431	001	00999	3/12/2026	22557	173.30		100456	ST CROIX RECREATION FUN PLAYGROUNDS
	ST CROIX RECREATION FUN PLAYGROUNDS INC 1826 TOWER DRIVE W STILLWATER MN 55082			Summary Total					173.30			
				Payment Amount					173.30			
117375	STARK, KAREN A	Line Dancing - 2 4wk sessions	PV	137303	001	00999	3/19/2026	7	620.00		117375	STARK, KAREN A
	KAREN A STARK 6854 139TH LANE NW #6 RAMSEY MN 55303			Summary Total					620.00			
				Payment Amount					620.00			
100468	STOP STICK LTD		PV	137417	001	00999	1/28/2026	0041349-IN	96.00		100468	STOP STICK LTD
	STOP STICK LTD 365 INDUSTRIAL DRIVE HARRISON OH 45030-1483			Summary Total					96.00			
				Payment Amount					96.00			
122239	SYSTEMATIC TECHNOLOGIES		PV	137388	001	00999	2/24/2026	5.1206F	2,720.00		122239	SYSTEMATIC

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Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
												TECHNOLOGIES
	SYSTEMATIC TECHNOLOGIES 340 1ST AVE SE PO BOX 104 RICE MN 56367-8751			Summary Total					2,720.00			
				Payment Amount					2,720.00			
114151	TASC (FEES)		PV	137272	001	00999	3/19/2026	IN3710221	231.50		114151	TASC (FEES)
	TASC CLIENT INVOICES P O BOX 88278 MILWAUKEE WI 53288-0001			Summary Total					231.50			
				Payment Amount					231.50			
114958	TENNANT SALES AND SERVICE COMPANY		PV	137309	001	00999	3/11/2026	US90372667	422.39		114958	TENNANT SALES AND SERVICE COMPANY
	TENNANT SALES AND SERVICE COMPANY P O BOX 71414 CHICAGO IL 60694-1414			Summary Total					422.39			
				Payment Amount					422.39			
122659	TRANSWEST TRUCKS ST MICHAEL		PV	137400	001	00999	3/20/2026	WY2019	129,381.00		122659	TRANSWEST TRUCKS S MICHAEL
	TRANSWEST TRUCKS ST MICHAEL PO BOX 512 ST MICHAEL MN 55376			Summary Total					129,381.00			
				Payment Amount					129,381.00			

Payment Group Control Number	4173		
Bank Account	999.1010	CASH IN BANK	00002224
Version	LOGIS004V		
Originator	JMORRISON		
Payment Instrument	Check Payment		
Pay Through Date	4/15/2026		

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
113539	WINSUPPLY TWIN CITIES MN CO.	EP DISCOUNT TAKEN	PV	137348	001	00999	3/26/2026	174401 01	23.54		113539	WINSUPPLY TWIN CITIES MN CO.

WINSUPPLY TWIN CITIES MN CO.
13930 RADIUM STREET NW
RAMSEY MN 55303

Summary Total	23.54	
Payment Amount	23.54	
Total Amount to be Processed	361,533.68	
Total Number of Payments to be Processed	35	

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Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
101209	A TOUCH OF MAGIC ENTERTAINMENT		PV	137315	001	00999	3/23/2026	42526 FINAL	558.00		101209	A TOUCH OF MAGIC ENTERTAINMENT
	A TOUCH OF MAGIC ENTERTAINMENT P O BOX 9311 NORTH ST PAUL MN 55109			Summary Total					558.00			
				Payment Amount					558.00			
117651	ACCESS MECHANICAL INC		PV	137268	001	00999	3/4/2026	250929	1,268.47		117651	ACCESS MECHANICAL INC
	ACCESS MECHANICAL INC 15901 FOX STREET NW ANDOVER MN 55304			Summary Total					1,268.47			
				Payment Amount					1,268.47			
100011	ACE SALES		PV	137313	001	00999	3/20/2026	2103	1,140.00		100011	ACE SALES
	ACE SALES			Summary Total					1,140.00			
	17555 UNICORN STREET NW		PV	137314	001	00999	3/20/2026	2104	950.00			
	RAMSEY MN 55303			Summary Total					950.00			
				Payment Amount					2,090.00			
100017	AIRGAS USA, LLC		PV	137289	001	00999	3/18/2026	9170246985	77.70		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445 CHICAGO IL 60673-4445			Summary Total					77.70			
				Payment Amount					77.70			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
117343	AMAZON CAPITAL SERVICES INC		PV	137181	001	00999	3/16/2026	1CKW-J4V7-4MQR	876.31		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					876.31			
	PO BOX 035184	PD USE	PV	137208	001	00999	3/16/2026	1LL7-HDWY-3713	849.60			
	SEATTLE WA 98124-5184			Summary Total					849.60			
			PV	137209	001	00999	3/16/2026	1GX1-FXR1-6P1Q	90.00			
				Summary Total					90.00			
			PV	137219	001	00999	3/16/2026	1CHG-7VVF-4QMC	6,257.44			
				Summary Total					6,257.44			
			PV	137284	001	00999	3/16/2026	1G1H-LKPQ-4XWN	158.23			
				Summary Total					158.23			
			PV	137333	001	00999	3/27/2026	136X-1DLR-GPJD	241.11			
				Summary Total					241.11			
			PV	137336	001	00999	3/30/2026	1JQG-6K4X-WNVR	1,044.88			
				Summary Total					1,044.88			
			PV	137342	001	00999	3/30/2026	13CW-T1V7-TJRJ	258.61			
				Summary Total					258.61			
			PV	137343	001	00999	3/30/2026	17CF-77T3-Y4YV	592.37			
				Summary Total					592.37			
			PV	137396	001	00999	3/30/2026	1CKP-HQHQ-WP77	689.37			
				Summary Total					689.37			
			PV	137416	001	00999	3/30/2026	1F9N-PR4F-W4Y7	553.21			
				Summary Total					553.21			
				Payment Amount					11,611.13			
107587	ANOKA COUNTY TREASURY		PV	137213	001	00999	2/25/2026	CINV26-008643	95.76		107587	ANOKA COUNTY

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	DEPARTMENT											TREASURY DEPARTMEN
	ANOKA COUNTY TREASURY DEPARTMENT			Summary Total					95.76			
	2100 3RD AVE STE 300		PV	137418	001	00999	3/24/2026	CINV26-009237	42,772.00			
	ANOKA MN 55303-5029			Summary Total					42,772.00			
				Payment Amount					42,867.76			
101084	BATTERIES PLUS		PV	137405	001	00999	3/24/2026	P90568377	329.90		101084	BATTERIES PLUS
	BATTERIES PLUS			Summary Total					329.90			
	138 SOUTH DALE MABRY HWY											
	TAMPA FL 33609											
				Payment Amount					329.90			
106346	BAUER BUILT INCORPORATED		PV	137275	001	00999	3/16/2026	940129444	1,043.64		106346	BAUER BUILT INCORPORATED
	BAUER BUILT INCORPORATED			Summary Total					1,043.64			
	8270 W 35W SERVICE DR NE		PV	137292	001	00999	3/19/2026	940129559	655.52			
	BLAINE MN 55449			Summary Total					655.52			
				Payment Amount					1,699.16			
116848	BAYCOM INC		PV	137325	001	00999	3/25/2026	EQUIPINV_061194	1,796.00		116848	BAYCOM INC
	BAYCOM INC			Summary Total					1,796.00			
	PO BOX 88013											
	MILWAUKEE WI 53288-8013											
				Payment Amount					1,796.00			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
120954	BE FREE BE YOURSELF LLC		PV	137463	001	00999	4/1/2026	16	150.00		120954	BE FREE BE YOURSELF LLC
	BE FREE BE YOURSELF LLC 2221 180TH AVE NW ANDOVER MN 55304			Summary Total					150.00			
				Payment Amount					150.00			
100647	BOLTON AND MENK INC		PV	137304	001	00999	3/18/2026	0390008	1,677.00		100647	BOLTON AND MENK INC
	BOLTON AND MENK INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					1,677.00			
			PV	137412	001	00999	3/18/2026	0390018	2,558.00			
				Summary Total					2,558.00			
		LRRWMO requirement	PV	137415	001	00999	3/18/2026	0390011	6,886.50			
				Summary Total					6,886.50			
			PV	137422	001	00999	3/18/2026	0390012	2,131.50			
				Summary Total					2,131.50			
			PV	137455	001	00999	3/18/2026	0390013	413.50			
				Summary Total					413.50			
			PV	137456	001	00999	3/18/2026	0390009	2,843.50			
				Summary Total					2,843.50			
			PV	137457	001	00999	3/18/2026	0390014	107.50			
				Summary Total					107.50			
			PV	137458	001	00999	3/18/2026	0390010	1,797.00			
				Summary Total					1,797.00			
			PV	137459	001	00999	3/18/2026	0390015	9,060.50			
				Summary Total					9,060.50			
			PV	137467	001	00999	3/18/2026	0390017	1,466.50			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Summary Total					1,466.50			
				Payment Amount					28,941.50			
116845	CADY BUSINESS TECHNOLOGIES INC		PV	137220	001	00999	3/20/2026	118844	2,446.60		116845	CADY BUSINESS TECHNOLOGIES INC
	CADY BUSINESS TECHNOLOGIES INC 3030 HARBOR LANE SUITE 104 PLYMOUTH MN 55447			Summary Total					2,446.60			
				Payment Amount					2,446.60			
112019	CENTRAL HYDRAULICS INC		PV	137468	001	00999	3/30/2026	00669185	218.69		112019	CENTRAL HYDRAULICS INC
	CENTRAL HYDRAULICS INC 7245 OLD HWY 52 ST CLOUD MN 56303			Summary Total					218.69			
				Payment Amount					218.69			
117484	CHETS SHOES LLC		PV	137283	001	00999	3/16/2026	LLC30279	161.49		117484	CHETS SHOES LLC
	CHETS SHOES LLC 8355 UNIVERSITY AVENUE NE			Summary Total					161.49			
			PV	137401	001	00999	3/30/2026	LLC30380	131.74			
	SPRING LAKE PARK MN 55432			Summary Total					131.74			
				Payment Amount					293.23			
116197	CINTAS CORPORATION		PV	137295	001	00999	3/19/2026	4263229549	125.96		116197	CINTAS CORPORATION
	CINTAS CORPORATION			Summary Total					125.96			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	CINTAS LOC #4K		PV	137394	001	00999	3/26/2026	4263996862	53.96			
	P O BOX 650838			Summary Total					53.96			
	DALLAS TX 75265-0838			Payment Amount					179.92			
100134	CUTTER SALES INC		PV	137298	001	00999	3/21/2026	181403	428.42		100134	CUTTER SALES INC
	CUTTER SALES INC			Summary Total					428.42			
	8844 ZEALAND AVENUE NORTH		PV	137299	001	00999	3/21/2026	181394	66.99			
	BROOKLYN PARK MN 55445			Summary Total					66.99			
			PV	137300	001	00999	3/21/2026	181417	369.47			
				Summary Total					369.47			
				Payment Amount					864.88			
113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC		PV	137274	001	00999	3/22/2026	INV308857	490.67		113306	DEFINITIVE TECHNOLOGY SOLUTIO INC
	DEFINITIVE TECHNOLOGY SOLUTIONS INC			Summary Total					490.67			
	9401 JAMES AVENUE SOUTH SUITE 162		PV	137277	001	00999	3/22/2026	INV308855	467.49			
	BLOOMINGTON MN 55431-2549			Summary Total					467.49			
				Payment Amount					958.16			
100144	DEHN OIL COMPANY		PV	137278	001	00999	3/18/2026	25256164	268.84		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY			Summary Total					268.84			
	6735 141ST AVENUE NW		PV	137280	001	00999	3/16/2026	122555	3,993.10			

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Payment Instrument T A/P ACH Payment
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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	RAMSEY MN 55303			Summary Total					3,993.10			
			PV	137281	001	00999	3/16/2026	122556	2,902.20			
				Summary Total					2,902.20			
			PV	137407	001	00999	3/23/2026	122616	3,043.00			
				Summary Total					3,043.00			
			PV	137411	001	00999	3/25/2026	25256460	1,239.02			
				Summary Total					1,239.02			
				Payment Amount					11,446.16			
117489	DISPLAY SALES COMPANY		PV	137288	001	00999	3/18/2026	INV10107	978.76		117489	DISPLAY SALES COMPANY
	DISPLAY SALES COMPANY 6300 W OLD SHAKOPEE ROAD STE 112 BLOOMINGTON MN 55438			Summary Total					978.76			
				Payment Amount					978.76			
100624	DLT SOLUTIONS INC		PV	137163	001	00999	3/17/2026	5410755A	10,219.60		100624	DLT SOLUTIONS INC
	DLT SOLUTIONS INC 2411 DULLES CORNER PARK SUITE 800 HERNDON VA 20171			Summary Total					10,219.60			
				Payment Amount					10,219.60			
100158	ECM PUBLISHERS INC	ECM	PV	137330	001	00999	3/13/2026	1091029	99.00		100158	ECM PUBLISHERS INC
	ECM PUBLISHERS INC			Summary Total					99.00			
	4095 COON RAPIDS BLVD	ECM	PV	137331	001	00999	3/13/2026	1091031	104.50			
	COON RAPIDS MN 55433			Summary Total					104.50			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
		ECM	PV	137332	001	00999	3/13/2026	1091030	49.50			
				Summary Total					49.50			
				Payment Amount					253.00			
100143	FERGUSON WATERWORKS # 2518		PV	137177	001	00999	3/16/2026	0561625	1,697.22		100143	FERGUSON WATERWOF # 2518
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817			Summary Total					1,697.22			
			PV	137178	001	00999	3/13/2026	0562011	72.88			
				Summary Total					72.88			
			PV	137339	001	00999	3/25/2026	0562341	378.02			
				Summary Total					378.02			
				Payment Amount					2,148.12			
106870	FIRE EQUIPMENT SPECIALTIES, INC		PV	137183	001	00999	3/17/2026	21862	18,474.16		106870	FIRE EQUIPMENT SPECIALTIES, INC
	FIRE EQUIPMENT SPECIALTIES, INC 425 BERKSHIRE LANE N PLYMOUTH MN 55441			Summary Total					18,474.16			
				Payment Amount					18,474.16			
121955	FORTE		PV	137276	001	00999	3/23/2026	89144423	4,757.33		121955	FORTE
	FORTE PO BOX 842607 KANSAS CITY MO 64184-2607			Summary Total					4,757.33			
				Payment Amount					4,757.33			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100186	FRANKENSIGNS INC		PV	137267	001	00999	3/10/2026	285009	108.00		100186	FRANKENSIGNS INC
	FRANKENSIGNS 9991 GOODHUE STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					108.00			
				Payment Amount					108.00			
104268	FRONTIER PRECISION INC		PV	137404	001	00999	3/24/2026	INV345664	240.00		104268	FRONTIER PRECISION INC
	FRONTIER PRECISION INC 1713 BURLINGTON DRIVE BISMARK ND 58504			Summary Total					240.00			
				Payment Amount					240.00			
116933	GREAT PLAINS FIRE INC		PV	137317	001	00999	3/25/2026	9434	1,353.71		116933	GREAT PLAINS FIRE INC
	GREAT PLAINS FIRE INC 17277 230TH STREET FERGUS FALLS MN 56537			Summary Total					1,353.71			
			PD	137318	001	00999	4/15/2026	9356	330.00-			
				Summary Total					330.00-			
				Payment Amount					1,023.71			
112564	GROUP HEALTH INC WORKSITE		PV	137271	001	00999	3/11/2026	7150086	193.60		112564	GROUP HEALTH INC WORKSITE
	GROUP HEALTH INC WORKSITE M.S. # 21109A P O BOX 1309 MINNEAPOLIS MN 55440-1309			Summary Total					193.60			
				Payment Amount					193.60			

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103027	H AND L MESABI		PV	137389	001	00999	3/25/2026	16375	592.00		103027	H AND L MESABI
	H & L MESABI 1524 EAST 37TH STREET PO BOX 909 HIBBING MN 55746			Summary Total					592.00			
				Payment Amount					592.00			
100209	HAKANSON ANDERSON ASSOC INC		PV	137454	001	00999	3/25/2026	56829	160.00		100209	HAKANSON ANDERSON ASSOC INC
	HAKANSON ANDERSON ASSOC INC 3601 THURSTON AVENUE ANOKA MN 55303-1063			Summary Total					160.00			
				Payment Amount					160.00			
100211	HAWKINS INC		PV	137176	001	00999	3/12/2026	7363409	1,000.23		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263			Summary Total					1,000.23			
			PV	137179	001	00999	3/15/2026	7360212	70.00			
	MINNEAPOLIS MN 55486-0263			Summary Total					70.00			
			PV	137180	001	00999	3/15/2026	7362190	20.00			
				Summary Total					20.00			
				Payment Amount					1,090.23			
119617	HIRSHFIELD'S		PV	137306	001	00999	3/19/2026	22198082	99.96		119617	HIRSHFIELD'S
	HIRSHFIELD'S 725 2ND AVENUE N			Summary Total					99.96			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	MINNEAPOLIS MN 55405											
				Payment Amount					99.96			
112160	HOLIDAY COMPANIES/CIRCLE K STORES INC		PV	137420	001	00999	4/1/2026	046801042600	285.25		112160	HOLIDAY COMPANIES/CIRCLE K STORES INC
	HOLIDAY COMPANIES			Summary Total					285.25			
	6000 CLEARWATER DR STE 300											
	MINNETONKA MN 55343											
				Payment Amount					285.25			
100258	LEAGUE OF MINNESOTA CITIES		PV	137175	001	00999	3/12/2026	447238	15.00		100258	LEAGUE OF MINNESOTA CITIES
	LEAGUE OF MN CITIES			Summary Total					15.00			
	FINANCE DEPT		PV	137270	001	00999	3/12/2026	447289	25.00			
	145 UNIVERSITY AVE WEST			Summary Total					25.00			
	ST PAUL MN 55103-2044		PV	137273	001	00999	3/20/2026	447769	20.00			
				Summary Total					20.00			
			PV	137338	001	00999	3/16/2026	447361	15.00			
				Summary Total					15.00			
				Payment Amount					75.00			
122648	LEO A DALY LLC	consultant work old town hall	PV	137161	001	00999	2/11/2026	300-10097-000-0000001	3,950.00		122648	LEO A DALY LLC
	LEO A DALY LLC			Summary Total					3,950.00			
	PO BOX 675012	consultant work old town hall	PV	137316	001	00999	3/23/2026	300-10097-000-0000002	19,750.00			

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	DALLAS TX 75267-5012			Summary Total					19,750.00			
				Payment Amount					23,700.00			
100266	LOGIS		PV	137164	001	00999	3/17/2026	153626	1,386.67		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					1,386.67			
	5750 DULUTH STREET		PV	137165	001	00999	3/17/2026	153558	180.00			
	GOLDEN VALLEY MN 55422-4036			Summary Total					180.00			
			PV	137166	001	00999	3/17/2026	153589	921.12			
				Summary Total					921.12			
			PV	137167	001	00999	3/17/2026	153664	4,637.00			
				Summary Total					4,637.00			
				Payment Amount					7,124.79			
103472	MAILING SOLUTIONS		PV	137465	001	00999	3/31/2026	45235	344.68		103472	MAILING SOLUTIONS
	MAILING SOLUTIONS			Summary Total					344.68			
	2951 100TH CT NE #150											
	BLAINE MN 55449-5126											
				Payment Amount					344.68			
117425	MAUER MAIN CHEVROLET		PV	137296	001	00999	3/13/2026	5310685	294.66		117425	MAUER MAIN CHEVROL
	MAUER MAIN CHEVROLET			Summary Total					294.66			
	435 WEST MAIN STREET		PV	137297	001	00999	3/16/2026	5310692	96.70			
	ANOKA MN 55303			Summary Total					96.70			
				Payment Amount					391.36			

Payment Group Control Number 4174
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100284	MENARDS ELK RIVER		PV	137184	001	00999	3/12/2026	33325	176.20		100284	MENARDS ELK RIVER
	MENARDS ELK RIVER			Summary Total					176.20			
	19521 EVANS STREET NW		PV	137185	001	00999	3/18/2026	33595	173.95			
	ELK RIVER MN 55330-1077			Summary Total					173.95			
			PV	137186	001	00999	3/15/2026	33449	155.41			
				Summary Total					155.41			
			PV	137305	001	00999	3/19/2026	33636	92.12			
				Summary Total					92.12			
			PV	137340	001	00999	3/26/2026	34023	128.36			
				Summary Total					128.36			
			PV	137421	001	00999	3/26/2026	34039	175.93			
				Summary Total					175.93			
			PV	137428	001	00999	3/26/2026	34011	223.53			
				Summary Total					223.53			
			PV	137429	001	00999	3/26/2026	34014	66.97			
				Summary Total					66.97			
				Payment Amount					1,192.47			
119825	METRO CREATIVE GRAPHICS INC		PV	137424	001	00999	3/31/2026	464943	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC PO BOX 2085 LIVINGSTON NJ 07039			Summary Total					99.00			
				Payment Amount					99.00			
108208	METRO PRODUCTS LLC		PV	137285	001	00999	3/4/2026	190815	111.16		108208	METRO PRODUCTS LLC

Payment Group Control Number 4174
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Payment Instrument T A/P ACH Payment
Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	METRO PRODUCTS LLC			Summary Total					111.16			
	7401 CENTRAL AVENUE NE		PV	137286	001	00999	3/12/2026	190892	50.00			
	FRIDLEY MN 55432			Summary Total					50.00			
			PV	137287	001	00999	3/12/2026	190890	283.79			
				Summary Total					283.79			
			PV	137301	001	00999	3/18/2026	190990	229.07			
				Summary Total					229.07			
			PV	137393	001	00999	3/25/2026	191087	104.25			
				Summary Total					104.25			
			PV	137395	001	00999	3/25/2026	191082	87.07			
				Summary Total					87.07			
				Payment Amount					865.34			
100345	NAPA AUTO PARTS ELK RIVER		PV	137414	001	00999	3/31/2026	334691	64.73		100345	NAPA AUTO PARTS ELK RIVER
	NAPA AUTO PARTS ELK RIVER 17137 YALE STREET NW ELK RIVER MN 55330			Summary Total					64.73			
				Payment Amount					64.73			
121799	NINJAONE LLC		PV	137337	001	00999	3/30/2026	INV8826194368	8,634.84		121799	NINJAONE LLC
	NINJAONE LLC 3687 TAMPA RD STE #200 OLDSMAR FL 34677			Summary Total					8,634.84			
				Payment Amount					8,634.84			

Payment Group Control Number 4174
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
100363	NORTHERN SANITARY SUPPLY CO		PV	137160	001	00999	3/18/2026	101190	180.10		100363	NORTHERN SANITARY SUPPLY CO
	NORTHERN SANITARY SUPPLY CO			Summary Total					180.10			
	341 COON RAPIDS BLVD		PV	137266	001	00999	3/23/2026	101244	453.35			
	MINNEAPOLIS MN 55433			Summary Total					453.35			
			PV	137413	001	00999	3/31/2026	101294	255.06			
				Summary Total					255.06			
				Payment Amount					888.51			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	137269	001	00999	3/17/2026	2577961	205.00		115071	NORTHLAND OCCUPATIONAL HEALTH
	NORTHLAND OCCUPATIONAL HEALTH			Summary Total					205.00			
	7533 SUNWOOD DRIVE NW SUITE 212		PV	137321	001	00999	3/25/2026	2578041	880.00			
	RAMSEY MN 55303			Summary Total					880.00			
				Payment Amount					1,085.00			
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv #260216	PV	137182	001	00999	3/19/2026	260216	515.29		110480	OPUS 21 MANAGEMENT SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS			Summary Total					515.29			
	680 COMMERCE DRIVE SUITE 160											
	WOODBURY MN 55125											
				Payment Amount					515.29			
100384	PLAISTED COMPANIES INC		PV	137402	001	00999	3/27/2026	93283	1,938.30		100384	PLAISTED COMPANIES INC

Payment Group Control Number 4174
Bank Account 999.1010 CASH IN BANK 00002224
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Payment Instrument T A/P ACH Payment
Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PLAISTED COMPANIES INC 11555 - 205TH AVENUE NW PO BOX 332 ELK RIVER MN 55330			Summary Total					1,938.30			
				Payment Amount					1,938.30			
100393	PRAIRIE RESTORATIONS INC	DNR grant/Emergent Zone Seedin	PV	137320	001	00999	3/24/2026	INV-018140	2,000.00		100393	PRAIRIE RESTORATIONS INC
	PRAIRIE RESTORATIONS INC 31646 128TH STREET PRINCETON MN 55371			Summary Total					2,000.00			
				Payment Amount					2,000.00			
113444	PRECISE		PV	137406	001	00999	3/24/2026	IN200-2011825	1,242.00		113444	PRECISE
	PRECISE 8633 EAGLE CREEK PKWY SAVAGE MN 55378			Summary Total					1,242.00			
				Payment Amount					1,242.00			
121170	RIDGEWAY AND ASSOCIATES		PV	137419	001	00999	3/31/2026	3581	170.00		121170	RIDGEWAY AND ASSOCIATES
	RIDGEWAY AND ASSOCIATES 1030 COUNTY ROAD E WEST #140 SHOREVIEW MN 55126			Summary Total					170.00			
				Payment Amount					170.00			
122662	SAXON FLEET SERVICES		PV	137408	001	00999	3/16/2026	F260169-1	56,920.00		122662	SAXON FLEET SERVICE

Payment Group Control Number 4174
Bank Account 999.1010 CASH IN BANK 00002224
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Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	SAXON FLEET SERVICES			Summary Total					56,920.00			
	7571 9TH STREET NORTH											
	OAKDALE MN 55128											
				Payment Amount					56,920.00			
120063	SKYLINE GRAPHICS		PV	137466	001	00999	3/17/2026	036685	2,688.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS			Summary Total					2,688.00			
	1101 ALDRICH AVE N											
	MINNEAPOLIS MN 55411											
				Payment Amount					2,688.00			
100469	STREICHER'S		PV	137210	001	00999	3/13/2026	I1815664	386.98		100469	STREICHER'S
	STREICHER'S			Summary Total					386.98			
	10911 WEST HWY 55		PV	137212	001	00999	3/13/2026	I1815758	14.99			
	MINNEAPOLIS MN 55441			Summary Total					14.99			
			PV	137328	001	00999	3/25/2026	I1817937	11.99			
				Summary Total					11.99			
			PV	137346	001	00999	3/30/2026	I1818626	6,292.80			
				Summary Total					6,292.80			
				Payment Amount					6,706.76			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	137171	001	00999	3/13/2026	32004	546.39		100485	TIMESAVER OFF SITE SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					546.39			
	21021 KAROLINE COURT N		PV	137172	001	00999	3/13/2026	32056	178.00			
	FOREST LAKE MN 55025			Summary Total					178.00			

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Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
			PV	137173	001	00999	3/13/2026	32036	178.00			
				Summary Total					178.00			
			PV	137174	001	00999	3/13/2026	32057	178.00			
				Summary Total					178.00			
			PV	137460	001	00999	3/31/2026	32108	188.25			
				Summary Total					188.25			
			PV	137461	001	00999	3/31/2026	32146	178.00			
				Summary Total					178.00			
				Payment Amount					1,446.64			
103641	TRANSWEST TRUCKS ST MICHAEL TRANSWEST TRUCKS ST MICHAEL P O BOX 335 BRIGHTON CO 80601		PV	137293	001	00999	3/19/2026	093P50243	97.43		103641	TRANSWEST TRUCKS S MICHAEL
				Summary Total					97.43			
				Payment Amount					97.43			
106812	TWIN CITY FILTER SERVICE INC TWIN CITY FILTER SERVICE INC 2529 25TH AVE S MINNEAPOLIS MN 55406-1280		PV	137347	001	00999	3/26/2026	0791870-IN	268.48		106812	TWIN CITY FILTER SERVICE INC
				Summary Total					268.48			
				Payment Amount					268.48			
106990	USABLUEBOOK USA BLUE BOOK		PV	137341	001	00999	3/27/2026	INV01003556	483.43		106990	USABLUEBOOK
				Summary Total					483.43			

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Pay Through Date 4/15/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	PO BOX 9004		PV	137397	001	00999	3/27/2026	INV01003547	1,069.95			
	GURNEE IL 60031-9004					Summary Total			1,069.95			
						Payment Amount			1,553.38			
100529	WENDELL'S INC	B&C Name Tags & Name Plates	PV	137423	001	00999	3/30/2026	3124991	79.04		100529	WENDELL'S INC
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458					Summary Total			79.04			
						Payment Amount			79.04			
100541	ZARNOTH BRUSH WORKS INC		PV	137294	001	00999	3/10/2026	0205521-IN	4,499.20		100541	ZARNOTH BRUSH WORI INC
	ZARNOTH BRUSH WORKS INC PO BOX 141 CHILTON WI 53014-0141					Summary Total			4,499.20			
						Payment Amount			4,499.20			
						Total Amount to be Processed			273,011.22			
						Total Number of Payments to be Processed			59			

Checks - 361,533.68
ACH - 273,011.22
Total A/P - 634,544.90

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-093

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MARCH 19, 2026 THROUGH APRIL 8, 2026.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 19, 2026 through April 8, 2026 in the amount of $1,863,984.29 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 19, 2026 through April 8, 2026 in the amount of $1,863,984.29.

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Strengthen and enhance our identity, brand and image.

Title

Adopt Resolution #26-088 Proclaiming April 24, 2026, as Arbor Day and the Month of May as Arbor Month

Purpose/Background:

The City of Ramsey has been recognized as a Tree City USA for thirty-four (34) consecutive years (up through and including 2025 activities). One of the standards necessary to obtain this designation is the adoption of an Arbor Day proclamation. At its roots, Arbor Day is a day to encourage and celebrate the planting of trees. In Minnesota, Arbor Day is officially observed on the last Friday of April, which this year is April 24th. The State of Minnesota also recognizes the month of May as Arbor Month. The attached resolution serves as the City's official observance of Arbor Day on April 24, 2026, and also recognizes the month of May as Arbor Month.

Time Frame/Observations/Alternatives:

City Staff are planning an Arbor Month planting activity that will serve multiple purposes. First, it satisfies one of the standards to obtain recertification as a Tree City USA. Secondly, it will continue the City's efforts to replace lost canopy cover due to Emerald Ash Borer (EAB). The planting activity is tentatively scheduled for April 27, 2026, at Alpine Park. Approximately 20–25 container-grown trees will be planted, replacing a number of ash trees that had to be removed due to EAB.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

Staff recommends adopting Resolution #26-088 proclaiming April 24, 2026, as Arbor Day and the month of May as Arbor Month.

OutcomeAction:

Motion to adopt Resolution #26-088 proclaiming April 24, 2026, as Arbor Day and the month of May as Arbor Month.

Attachments

Resolution #26-088

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:12 PM
Form Started By: Chris Anderson		Started On: 03/23/2026 10:47 AM
Final Approval Date: 04/09/2026		

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

RESOLUTION #26-088

RESOLUTION PROCLAIMING APRIL 24, 2026 AS ARBOR DAY AND THE MONTH OF MAY, 2026, AS ARBOR MONTH

WHEREAS, Arbor Day provides an opportunity to celebrate the importance of trees and forests to our economy, culture, history and health; and

WHEREAS, trees are of great value as they aid in providing clean air and water, shade and energy savings, wildlife habitat, recreational opportunities, wood products, and jobs, while also capturing and storing carbon from the atmosphere, thereby offsetting greenhouse gas emissions; and

WHEREAS, many species of trees and shrubs provide critical, early spring food for pollinators; and

WHEREAS, properly planting and caring for a diverse mix of trees makes our community forests more resilient by minimizing the impacts of diseases, insects, and other stressors, while providing long-term community and environmental benefits; and

WHEREAS, thoughtfully choosing, planting, and caring for a diverse mix of trees helps support a more resilient community now and in the future; and

WHEREAS, the City of Ramsey has been recognized for thirty-four (34) consecutive years (through 2025), as a Tree City USA.

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 proclaims April 24, 2026 as Arbor Day.

2) That the Ramsey City Council hereby proclaims the month of May as Arbor Month.

3) That the Ramsey City Council encourages all citizens to plant trees as part of Ramsey's living history, to participate in disease and pest control programs that will ensure an enduring tree canopy, and collaborate with partners and volunteers to develop and implement policies to plant, nurture, protect, and steward our natural diversity.

4) That the Ramsey City Council encourages efforts to enhance species diversity to buffer against disease and/or pest outbreaks, promotes replanting native species and strategically locating plantings for energy savings.

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 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution # 26-089 Approving Release of Right of Re-Entry Agreement - Bunker Lake Crossing LLC (Chipotle)

Purpose/Background:

The purpose of this case is to receive Council approval to fully release the Right of Re-Entry Agreement with Bunker Lake Crossing LLC for the Chipotle project.

Bunker Lake Crossing LLC has completed construction of a 2,300 SF Chipotle on Lot 3, Block 1, Bunker Lake Crossings and received its Certificate of Occupancy required in the Right of Re-Entry Agreement recorded as document number 626788.003 on August 5, 2025. The purpose of the Right of Re-Entry Agreements are to prevent land speculation and to ensure that projects are built in a timely manner. Bunker Lake Crossing LLC has completed the project prior to the July 25, 2026 deadline and has no further obligations from the Right of Re-Entry Agreement. In order to clear title, a release of the Right of Re-Entry document is required. The City Attorney has reviewed the Release of Right of Re-Entry Agreement and has approved it as to form and effectiveness.

Notification:

None required

Time Frame/Observations/Alternatives:

Bunker Lake Crossing LLC has completed all the requirements of the Right of Re-Entry Agreement for the Chipotle project. As such, the Right of Re-Entry Agreement and its encumbrances should be released for Bunker Lake Crossing LLC to clear title.

Alternatives include:
1) Adopt Resolution # 26-089 Approving Release of Right of Re-Entry Agreement - Bunker Lake Crossing LLC (Chipotle) (as presented); subject to City Attorney review
2) Adopt Resolution # 26-089 Approving Release of Right of Re-Entry Agreement - Bunker Lake Crossing LLC (Chipotle) (with changes); subject to City Attorney review
3) Something Else

Funding Source:

No funding is required. Bunker Lake Crossing LLC to pay for recording fees for filing of the release document

Recommendation:

Staff recommends adoption of Resolution # 26-089 Approving Release of Right of Re-Entry Agreement - Bunker Lake Crossing LLC (Chipotle) (as presented); subject to City Attorney review

Outcome/Action:

Motion to Adopt Resolution # 26-089 Approving Release of Right of Re-Entry Agreement - Bunker Lake Crossing LLC (Chipotle) (as presented); subject to City Attorney review

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Attachments

Site Location Map

ACTION - Resolution #26-089

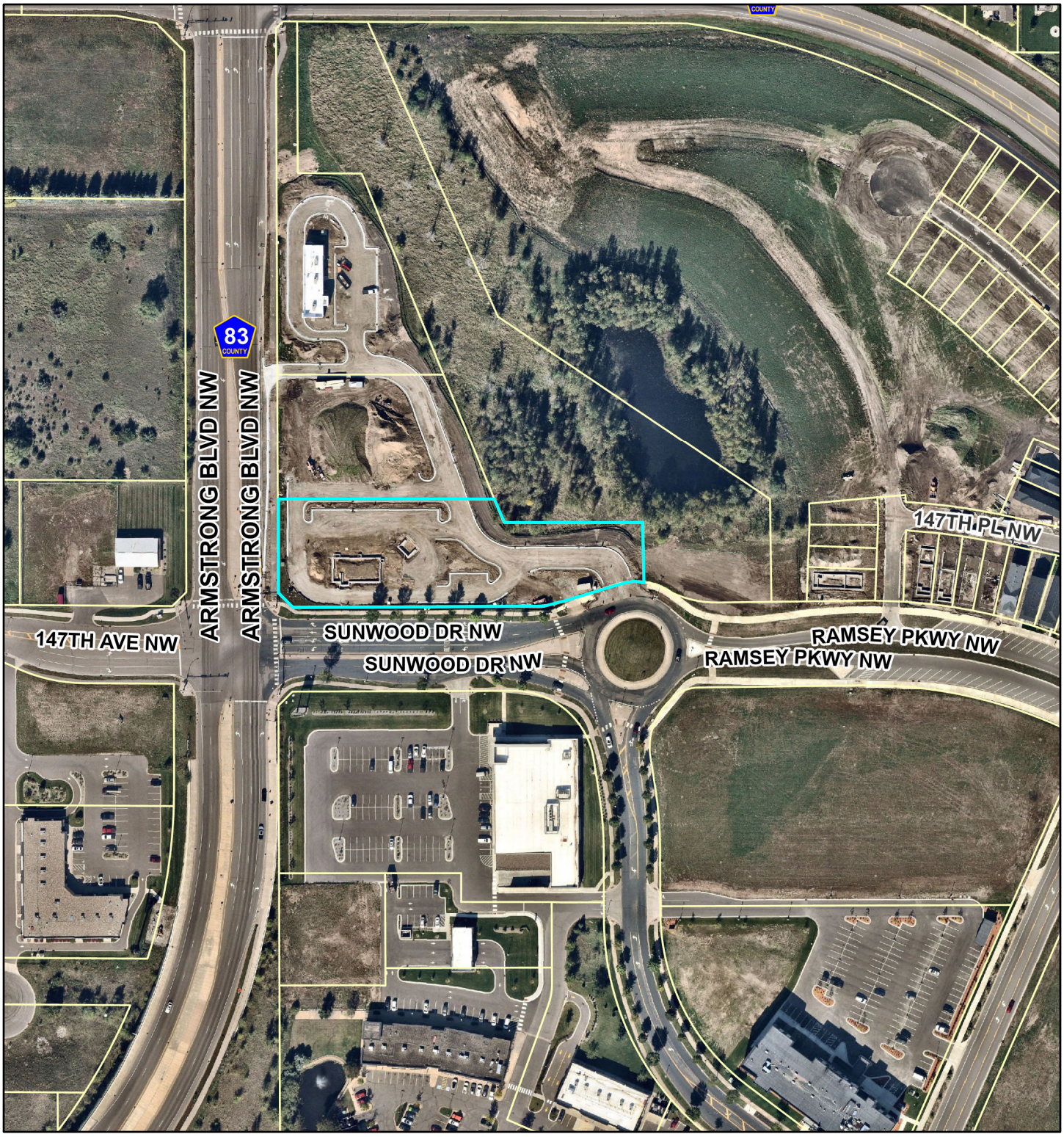
ACTION - Release of RORE - Bunker Lake Crossing LLC

Reference - Recorded Right of Re-Entry Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Sean Sullivan		Started On: 03/27/2026 02:43 PM
Final Approval Date: 04/09/2026		

Bunker Lake Crossing LLC - Site Location Map



3/27/2026, 3:54:20 PM

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Sean Sullivan

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

RESOLUTION #26-089

RESOLUTION APPROVING RELEASE OF RIGHT OF RE-ENTRY AGREEMENT – BUNKER LAKE CROSSING LLC (CHIPOTLE)

WHEREAS, Bunker Lake Crossing LLC (the "Developer") executed a Right of Re-Entry Agreement (the "RORE") with the City of Ramsey (the "Seller") on July 28, 2025 encumbering the property defined on Exhibit A, attached hereto (the "Property"), which was recorded as Document number 626788.003 in the Anoka County Registrar of Titles Office; and

WHEREAS, Buyer has completed construction of a 2,300 SF Chipotle Restaurant and has obtained a Certificate of Occupancy as required in the RORE; and

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

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

1) That the City of Ramsey authorizes approval and execution of the Release of Right of Re-Entry Agreement dated July 28, 2025 and recorded as Document number 626788.003 in the Anoka County Registrar of Titles Office by the Mayor and City Administrator; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A

Lot 3, Block 1, Bunker Lake Crossing

Located in Anoka County, Minnesota; the “Property”

[Reserved for Recording Data]

RELEASE OF RIGHT OF RE-ENTRY AGREEMENT

This Release of Right of Re-Entry (this "**Release**") is made as of April 14, 2026, by and between BUNKER LAKE CROSSING LLC, a limited liability company under the laws of Delaware (the "Developer") and the CITY OF RAMSEY, a Minnesota municipal corporation (the "**City**").

Recitals

A. BUNKER LAKE CROSSING LLC and the CITY OF RAMSEY are parties to that certain Right of Re-Entry Agreement dated July 28, 2025 and recorded with the Anoka County Registrar of Titles Office on August 5, 2025 as Doc. No. 626788.003 (the "**Right of Re-Entry Agreement**").

B. BUNKER LAKE CROSSING LLC has satisfied all requirements of the Right of Re-Entry Agreement, filed on real property legally described as:

Lot 3, Block 1, Bunker Lake Crossing

Located in Anoka County, Minnesota

the "Property" (as defined in Right of Re-Entry Agreement).

NOW, THEREFORE, in consideration of the Recitals, the City of Ramsey hereby fully releases BUNKER LAKE CROSSING LLC and its successors or assigns and the City approves:

1. **Release of Right of Re-Entry Agreement**. Right of Re-Entry Agreement filed as Document Number 626788.003 in the Office of the Anoka County Registrar of Titles Office is hereby terminated and fully released of record in all respects, effective immediately.

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

CITY OF RAMSEY:

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

ANOKA COUNTY MINNESOTA
Document No.: 626788.003 TORRENS
08/05/2025 11:09 AM
Fees/Taxes in the Amount of: $46.00
Pamela J. LeBlanc
Anoka County Property Records and Taxation
Property Tax Administrator and
Recorder/Registrar of Titles
Deputy: jtoneill

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on July 28, 2025, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Bunker Lake Crossing LLC, a Delaware limited liability company** ("Buyer").

Recitals

A. On July 28, 2025, Seller conveyed title of the following Property to Buyer:

Lot 3, Block 1, Bunker Lake Crossing

Part of Anoka County Tax ID Number: 28-32-25-22-0107

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

C. As indicated in the Purchase Agreement between the City of Ramsey and **Capital Real Estate, Inc. or Its Assigns**, with an Effective Date of **January 14, 2025** Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the

RETURN TO:
Commercial Partners Title
800 LaSalle Ave., Suite 2100
Minneapolis, MN 55402
CP14690 H.C.

Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by July 25, 2026

Project Description:

i. **Bunker Lake Crossing LLC** Site Plan, approved by the City of Ramsey on July 8, 2025 by Resolution #25-148.

ii. Development Agreement for **Bunker Lake Crossing LLC**, approved by the City of Ramsey on July 22, 2025 by Resolution #25-158.

3. Seller may impose a penalty of $50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum a minimum 2200 SF Chipotle Restaurant, compliant with COR Zoning requirements to be further defined by an approved Site Plan., pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens. Upon Transfer the Seller shall pay to Buyer the original Purchase Price less paid commission and closing costs paid by the Seller.

5. If the City reasonably refuses to issue a Certificate of Occupancy upon request by Buyer, it shall state its reasons for doing so in writing and Buyer will have 90 days in which to cure any deficiencies, or such other accommodations as the parties may agree to. The City and Buyer shall exercise good faith in resolving any dispute regarding deficiencies or necessary accommodations to issue the Certificate of Occupancy.

6. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on July 22, 2025, by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota on behalf of the Minnesota municipal corporation.

_____
Notary Public

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

Bunker Lake Crossing LLC

By: _____
Allison F. Morgan, Manager

This instrument was acknowledged before me on July 28, 2025, by Allison F. Morgan, Manager of **Bunker Lake Crossing LLC, a Delaware limited liability company** on behalf of the Delaware limited liability company.

ELIZABETH G PAULISSIAN
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026

_____
Notary Public

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

CC Regular Session

Meeting Date: 04/14/2026

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

Title:

Adopt Resolution #26-090 Accepting MN DNR Conservation Partners Legacy Grant for The Waterfront

Purpose/Background:

Background:

The planning for The Waterfront was undertaken with a strategic and holistic approach, with the intent of developing the park in a manner that offers opportunities for a cross-section of the community. This included passive landscaped areas, trees, trail circumnavigating the pond with outdoor furniture; and of course, the extensive water play aspects and full-service restroom that are under construction today. Another significant outdoor pursuit was to develop the 7 1/2 acre deep-water pond as a sustainable fishery for a recreational opportunity that serves all ages.

The fishery aspect of the park's development was accomplished in part by Council on October 28th 2025 with the approval of the Cooperative Agreement with the DNR for the acceptance of the fishing pier. That October case referenced the 'Slope and shore vegetation grant' that this case and Resolution #26-090 formally accepts. The October 2025 action also allocated $15k from the Park Trust Fund for an 'ADA path to pier, and rock shore fishing nodes'. This amount was staff's early estimate for the path, and was subsequently determined to not be enough funding after receiving contractor quotes for the work. Therefore, as part of adopting Resolution #26-090 Accepting MN DNR Conservation Partners Legacy Grant for The Waterfront, staff recommends adding another $14,785 from the Park Trust Fund to complement the earlier $15k, to adequately construct and stabilize the slopes of the sizable ADA path to the pier and include shrubs and trees to enhance that specific site.

This table below represents a budget and allocation previously approved (Oct. 2025), and is not new activity addressed by Resolution #26-090, but shown here to memorialize the above summary information.

2025-26 shore fishing development at The Waterfront

Ammenity/Activity	***Source***	***Value/Investment***
Slope and shore vegetation and management	*MN DNR*	*$46k*
Fishing Pier	*MN DNR*	*$50k*
ADA path to pier, and rock shore fishing nodes	*City*	*$15k*
Fish Stocking	*MN DNR*	*>$10k*
First phase value (approx.)		***$121,000***

As referenced above, and in both the Cooperative Agreement for the pier *and* the DNR Conservation Partners Legacy Grant itself, establishing naturalized vegetation on the ponds slopes and shoreline is a requirement, and essential for maintaining a successful fishing resource at The Waterfront.

Time Frame/Observations/Alternatives:

Funding Source:

Adopting Resolution #26-090 will allow the city to receive $46,366 in funding from the MN DNR, and an allocation of an additional $14,785 from the Park Trust Fund will provide for the balance of funding with the intent of developing, and accessing a sustainable fishery at The Waterfront.

Recommendation:

Staff recommends adopting Resolution #26-090 furthering the positive development of The Waterfront as a community park that serves a diversity of recreational interests for residents.

Outcome/Action:

Motion to adopt Resolution #26-090 Accepting MN DNR Conservation Partners Legacy Grant for The Waterfront.

Attachments

Resolution #26-090

Work Plan and Budget

ECP25 Executed Contract

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/09/2026 01:09 PM
Brian Hagen	Brian Hagen	04/09/2026 01:13 PM
Form Started By: Mark Riverblood		Started On: 03/26/2026 03:50 PM
Final Approval Date: 04/09/2026		

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

RESOLUTION #26-090

RESOLUTION ACCEPTING MN DNR CONSERVATION PARTNERS LEGACY GRANT FOR THE WATERFRONT

WHEREAS, Ramsey City Council and the Park & Recreation Commission recognizes the importance of Parks, Trails, Open Space and Recreation to the quality of life for Ramsey residents; and

WHEREAS, Community Parks serve residents with a diversity of recreational opportunities like the sustainable fishery underway for The Waterfront, which requires water access and appropriate shoreland landscape; and

WHEREAS, on October 28th 2025 Council approved the Cooperative Agreement with the MN Department of Natural Resources for the acceptance of the fishing pier, and allocated $15,000 from the Park Trust Fund for an ADA path to pier, and rock shore fishing nodes; and

WHEREAS, the above amount was staff's early estimate for the path, and was subsequently determined to not be enough funding after receiving contractor quotes for the work—and now recommends adding an additional $14,785 from the Park Trust Fund to complement the earlier appropriation to adequately construct and stabilize the slopes of the sizable ADA path to the pier, which would include shrubs and trees at that site.

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

That, the city hereby formally accepts MN DNR Conservation Partners Legacy Grant for The Waterfront, with a budget of $46,369 for the establishment and maintenance of shoreland landscapes; and

That, the city hereby allocates an additional $14,785 from the Park Trust Fund to complement the earlier appropriation to address the fishing access improvements.

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

and the following voted against the same:

none

and the following abstained:

none

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

CONSERVATION PARTNERS LEGACY GRANT PROGRAM

Updated **Work Plan Budget** for

City of Ramsey/ The Waterfront, Park & Artisanal Fishery

Project Name: The Waterfront Date of revision: 3/10/26

Project Location: Bunker Lake Blvd & Center St, Ramsey, MN

Item #	Item Description	Unit	Est Qty	Unit Price	Total Price
	Maintenance				
1	2025: Growing Season 1 - Establishment Mowing performed by contractor under negotiated warranty (no hard cost)	Each	1	$ 1,800	$ 0
2	2025: Growing Season 1 - Cattail Hand-Mowing or Pulling Not needed	Hour	64	$ 115.00	$ 0
	Installation				
3	Emergent Zone Site Prep Herbicide Treatment	Each	1	$ 2,000.00	$ 0
4	Emergent Zone Seed & Overseeding	Each	1	$ 2,000.00	$ 2,000.00
5	Plug Installation: Prairie Cordgrass, and sedges	Each	1710	$ 5.80	$ 9,918.00
6	#2 Shrubs (Completed in 2025)	Each	75	$ 90.47	$ 6,915.00
7	Submergent vegetation – soft and hard stem bulrush	Each	1400	$ 7.60	$ 10,640.00
8	Submergent vegetation – Yellow water lily	Each	110	$ 34.00	$ 3,740.00
9	Submergent vegetation – White water lily	Each	200	$ 22.00	$ 4,400.00
					$37,613 .00
	Maintenance/ Seeding As Needed 2026 (Assumes 20% Area)				
10	Drill Seeding	Acre	1.0	$ 930.00	$ 0
11	Broadcast Seeding	Acre	1.0	$ 745.00	$ 0
12	Blanket Zone Hand-seeding Reseed	Acre	0.4	$ 11,000.00	$ 0
13	Spot Spray and IPM (may include Cattail), as needed x3	Each	3	$ 2,919.00	$ 8,756.00
14	*Pollinator BMP Burn, if needed x1	Acre	1.4	$ 1,614.56	$
15	Seed Mix: BSWR Wet Prairie 34-262	Acre	0.4	$ 1,750.88	$
16	Seed Mix: BWSR Pollinator Plot Urban SE 38-631	Acre	1.0	$ 621.87	$
				2025-26 total:	**$ 46,369.00**
	Future Establishment Period Maintenance				
17	2027: Growing Season 2 - Germination Mow	Each	1	$ 2,115.00	$
18	2027: Growing Season 2 - Integrated Plant Management	Each	2	$ 2,500.00	$
19	2027: Growing Season 2 - Cattail Hand-mowing or Pulling	Hour	48	$ 115.00	$
				2027 Estimate:	**$**
20	2028: Growing Season 3 - Germination Mow	Each	1	$ 2,115.00	$
21	2028: Growing Season 3 - Integrated Plant Management	Each	2	$ 2,500.88	$
22	2028: Growing Season 3 - Cattail Hand-mowing or Pulling	Hour	48	$ 125.00	$
23	2028/2029: Growing Season 3/4 - Prescribed Burn	Each	1	$ 6,550.00	$
				2028 Estimate:	**$**

TOTAL 3 YEAR ESTIMATE: **$** _____

Notes:

CPL Grant total is $46,369; this work pan and budget reflects this amount.

Future year maintenance shown for planning and 2027-28 General Fund budgeting purposes.

*Fall 2026 patch or skip burn if needed, may be performed with city forces.

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State Accounting Information PO Number: 3000277187

CONSERVATION PARTNERS LEGACY GRANT PROGRAM
ENCUMBRANCE WORKSHEET
City of Ramsey/ The Waterfront, Park & Artisanal Fishery

State Accounting information:

SWIFT Contract Doc. Type: GRK **SWIFT Contract #:** 270068

SWIFT Contract Line # (Annual Plans): **SWIFT Purchase Order #:** 3000277187

Agency:	Submitted By:	Origin:	Vendor #:	Category Code:
R2901	**David Stein**	**A24**	0000199282	**84101501**

Total Amount of Contract for ALL years:	**$46,369**	Total Amount of Contract: $ **46,369**	For FY: **25**
Total Amount of Contract:	For FY:	Total Amount of Contract: $	For FY:

Contract Start Date: **Upon Execution** Speedchart Name:

Contract Expiration Date: **June 30, 2028** Speedchart Number:

Grantee Name and Address: City of Ramsey
14199 Jasper Street

Ramsey, MN 55303

Did you remember to:

Check for debarred vendor? ☒ Yes ☐ No

Check for annual plan limit? ☒ Yes ☐ No

Work on state lands? ☐ Yes ☐ No

PO Reference: **DS-FY25 CPL The Waterfront, Park & Artisanal Fishery**

Description: **FY2025 ECP; City of Ramsey, The Waterfront, Park & Artisanal Fishery. The State is in need of habitat work on public lands to improve habitat for fish, game, and wildlife and to improve public recreational opportunities.**

Statewide/ Agency Reporting Funding String

Line	Budget/ Bond Year	Amount	Fund	FinDeptID	ApproplD	Account	Statewide Cost	Agency Cost 1	Agency Cost 2
1	**24**	**$46,369**	**2300**	**R2936725**	**R296K78**	**441352**		**2W205**	

Project/ Grant Reporting Funding String

Line	PC Business Unit	Project	Activity	Source Type	Category	Sub-Category

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State Accounting Information PO Number: _____

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Docusign Envelope ID: 08B04173-16F8-4514-B6A0-7C8337975079

State Accounting Information PO Number: _____

STATE OF MINNESOTA
CONSERVATION PARTNERS LEGACY GRANT PROGRAM
GRANT CONTRACT
City of Ramsey/ The Waterfront, Park & Artisanal Fishery

This grant contract is between the State of Minnesota, acting through its Commissioner of Natural Resources, ("State") and City of Ramsey, 14199 Jasper Street, Ramsey, MN 55303 ("Grantee").

Recitals

1. Under Minnesota Laws 2024, Regular Session, Chapter 106, Article 1, Section 2, Subd. 5(z), and Minnesota Statute § 84.026 the State is empowered to enter into this grant.
2. The State is in need of habitat work on public lands to improve habitat for fish, game, and wildlife and to improve public recreational opportunities.
3. The Grantee represents that it is duly qualified and agrees to perform all services described in this grant contract to the satisfaction of the State. Pursuant to Minn.Stat.§16B.98, Subd. 1, the Grantee agrees to minimize administrative costs as a condition of this grant.

Grant Contract

1 Term of Grant Contract

1.1 ***Effective date*:** The date the State obtains all required signatures under Minn. Stat.§16B.98, Subd. 5. Per, Minn.Stat.§16B.98 Subd. 7, no payments will be made to the Grantee until this grant contract is fully executed. **The Grantee must not begin work under this grant contract until this contract is fully executed and the Grantee has been notified by the State's Authorized Representative to begin the work.**

1.2 ***Expiration date*: June 30, 2028,** or until all obligations have been satisfactorily fulfilled, whichever occurs first.

1.3 ***Survival of Terms*.** The following clauses survive the expiration or cancellation of this grant contract: 2.5. Signage; 11. Liability; 13. State Audits; 14. Government Data Practices and Intellectual Property Rights; 15. Data Compatibility and Availability Requirements; 16. Publicity and Endorsement; 17. Governing Law, Jurisdiction, and Venue; 23. Data Disclosure; and 24. Use of Funds for Match or Reimbursement.

2 Duties

Grantee's Duties

The Grantee, who is not a state employee, will:

2.1 Comply with required grants management policies and procedures set forth through Minn.Stat.§16B.97, Subd. 4 (a) (1).

2.2 Perform each of the duties outlined in Attachment A, Work Plan, which is attached and incorporated into this grant contract. Any changes to the Work Plan must have prior written approval from the State's Authorized Representative.

2.3 Apply for and receive all necessary approvals and permits to complete the project and comply with all applicable local, state and federal laws, ordinances, rules, and regulations. This includes all legal restrictions and requirements contained in Minnesota Laws 2024, Regular Session, Chapter 106, Article 1, Section 2, Subd. 5(z), and MN Statute 97A.056.

2.4 Meet all grant program requirements, as described in the *Conservation Partners Legacy Grant Program (CPL) FY2025 Request for Proposal,* which is incorporated into this grant contract by reference. The *Request for* Proposal (RFP) may be located Here.

2.5 Erect signage in accordance with Minnesota Laws 2009, Chapter 172, Article 5, Section 10, and MN Statute 97A.056. Signs have been designed and created and will be ordered and mailed to Grantee towards the end of the grant period. Grantee is not responsible for the cost of signs but is responsible for placing signs according to MN Laws.

2.6 Submit a progress report based on expenditures made and work performed during the previous year, in a form prescribed by the State, by December 31 of each year during the term of this grant contract. A final report must

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be submitted prior to or with the request for final payment.

2.7 To provide match as pledged in the approved Work Plan in non-state cash or in-kind services for the costs incurred for the completion of the Project.

2.8 Follow all Invasive Species regulations, policies and procedures of the Department of Natural Resources (DNR) to prevent or limit the introduction, establishment, and spread of invasive species (see section 4.2). This requirement applies to all activities performed on all lands under this grant contract and is not limited to lands under DNR control or public waters.

State's Duties

2.9 To provide Grantee up to $**46,369** for the costs incurred for the completion of the Project.

2.10 For grants over $50,000, the State's Authorized Representative(s) or other designated State Representative will conduct at least one monitoring visit per grant period. For grants over $250,000, these visits will be on an annual basis. A monitoring visit may be in person or by telephone.

3 Time

The Grantee must comply with all the time requirements described in this grant contract. In the performance of this grant contract, time is of the essence.

4 Project Requirements

4.1 ***Vegetation Requirements.*** All projects funded in whole or in part by this grant use only seed mixes or plant lists approved by the Land Manager of the project site. Approval by land manager should be kept on file by grantee for auditing purposes.

4.2 ***Invasive Species Prevention***. The DNR requires active steps to prevent or limit the introduction, establishment, and spread of invasive species during all activities performed on all lands under this grant contract. The grantee and/or hired contractor shall prevent invasive species from entering into or spreading within a project site by cleaning equipment prior to arriving at the project site.

If the equipment, vehicles, gear, or clothing arrives at the project site with soil, aggregate material, mulch, vegetation (including seeds) or animals, it shall be cleaned by grantee/contractor furnished tool or equipment (brush/broom, compressed air or pressure washer) at the staging area. The grantee/contractor shall dispose of material cleaned from equipment and clothing at a location determined by the land manager. If the material cannot be disposed of onsite, secure material prior to transport (sealed container, covered truck, or wrap with tarp) and legally dispose of offsite.

The grantee/contractor shall ensure that all equipment and clothing used for work in infested waters has been adequately decontaminated for invasive species (ex. zebra mussels) prior to being used in non-infested waters. All equipment and clothing including but not limited to waders, tracked vehicles, barges, boats, turbidity curtain, sheet pile, and pumps that comes in contact with any infested waters must be thoroughly decontaminated.

4.3 ***Project Sites.*** All restoration and enhancement projects funded with this grant must be on land permanently protected by a conservation easement or public ownership or in public waters as defined in Minnesota Statutes, section 103G.005, subdivision 15.

4.4. ***Restoration and Management Plan.*** *Hereinafter known as R&M Plan.*

(a) For all restorations, prepare and retain an ecological restoration and management plan that, to the degree practicable, is consistent with current conservation science and ecological goals for the restoration site. Consideration should be given to soil, geology, topography, and other relevant factors that would provide the best chance for long-term success and durability of the restoration. The plan shall include the proposed timetable for implementing the restoration, including, but not limited to, site preparation, establishment of diverse plant species, maintenance, and additional enhancement to establish the restoration; identify long-term maintenance and management needs of the restoration and how the maintenance, management, and enhancement will be financed; and use the current conservation science to achieve the best restoration.

(b) The R&M plan shall be prepared on a form provided by the State's Authorized Representative.

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4.5 ***Timely written contact of Conservation Corps Minnesota.*** All grantees must give consideration to and make timely written contact with the Conservation Corps Minnesota or its successor for consideration of possible use of their services to contract for restoration and enhancement services. A copy of the written contact must be filed with the State's Authorized Representative within 10 days of grant execution.

4.6 ***Pollinator Best Management Practices.*** Habitat restorations and enhancements conducted on DNR lands and prairie restorations on state lands or on any lands using state funds are subject to pollinator best management practices and habitat restoration guidelines pursuant to Minnesota Statutes, section 84.973. Practices and guidelines ensure an appropriate diversity of native species to provide habitat for pollinators through the growing season. Current specific practices and guidelines to be followed for contract and grant work can be found here: http://files.dnr.state.mn.us/natural_resources/npc/bmp_contract_language.pdf.

4.7 ***Prescribed Burning on State Lands***. For prescribed burns on state lands, contractors must meet the equipment and personnel requirements (including training and experience) called for in the prescribed burn plan provided by the State. Requirements can be found at https://files.dnr.state.mn.us/forestry/wildfire/rxfire/prescribed-burn-handbook.pdf .

4.8 ***Revenues*.** Any revenues generated during the grant period from activities on land acquired, restored, or enhanced with CPL funding must be disclosed to CPL staff and used for habitat purposes to be agreed upon.

5 Additional Restrictions

CPL funded projects may not be used as future mitigation for any loss or destruction of habitat.

6 Consideration and Payment

6.1 ***Consideration***. The State will pay for all services performed by the Grantee under this grant contract as follows:

(a) ***Compensation.*** The Grantee will be paid according to the breakdown of costs contained in Attachment A, which is attached and incorporated into this grant contract. Partial payments are allowed. Grantees may vary by 10% between budget categories without prior approval from the State's Authorized Representative. Reasonable amounts may be advanced to accommodate cash flow needs or to match federal share. The advances must be approved in the Work Plan.

(b) ***Travel Expenses*.** Payment for travel and subsistence expenses actually and necessarily incurred by the Grantee as a result of this grant contract will not exceed 1% of the total awarded grant amount; provided that the Grantee will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "Commissioner's Plan" promulgated by the Commissioner of Minnesota Management and Budget (MMB). The Grantee will not be reimbursed for travel and subsistence expenses incurred outside Minnesota unless it has received the State's prior written approval for out of state travel. Minnesota will be considered the home state for determining whether travel is out of state.

(c) ***Total Obligation*.** The total obligation of the State for all compensation and reimbursements to the Grantee under this grant contract will not exceed $**46,369**.

6.2 ***Payment***

(a) ***Invoices.*** The State will promptly pay the Grantee after the Grantee presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted, on or before **4 pm local time, July 25, 2028**. Invoices must include copies of appropriate documentation to prove the work has been completed. Invoices must be submitted in a timely manner and in the manner described in the CPL Payment Manual, which is incorporated into this grant contract by reference and can be found at:
http://files.dnr.state.mn.us/assistance/grants/habitat/lessard_sams/grantee/payment_manual.pdf

(b) ***Hold Back.*** No less than 5% of the amount of the grant must be held back from payment until the grant recipient has completed a grant accomplishment report by the deadline in the form prescribed by and satisfactory to the State and LSOHC.

(c) ***Direct Expenditures.*** Grant and match funds may only be used for the eligible direct expenditures as described in the approved Work Plan. Indirect costs and institutional overhead costs are ineligible.

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(d) ***Match Requirements Met***. All match requirements must have been fulfilled by the Grantee prior to final payment by the State.

(e) ***Federal Funds*.** No Federal funds will be used.

6.3 ***Work assigned to the State.*** The Grantee may provide portions of the proceeds of this contract to the State. Work done by the State must be so specified in the Work Plan. A letter shall be sent to the State's Authorized Representative and include: the specific area of the Work Plan authorizing the work; the portion of the proceeds to be used by the State; the name, title, address, phone number and e-mail address for the State's representative assigned to accomplish the work; the expected completion date of the work; and a brief description of the nature of the work sufficient as the basis for judgment of whether or not the work was accomplished. If the work authorized by the Grantee is acquisition of land or an interest in land, the amount made available to the State shall include the Grantee's proportionate cost of professional services to complete the acquisition. The Grantee's proportion shall be determined by the ratio of its contribution to the acquisition price as a portion of the whole acquisition price. The Grantee's proceeds available under Clause 8, Payment Procedures, of this contract shall be reduced by the amount provided for State use.

6.4 Contracting and Bidding Requirements.

(a) **Municipalities.** Per Minn. Stat.§471.345, grantees that are municipalities as defined in Subd. 1 must do the following if contracting funds from this grant contract for any supplies, materials, equipment or the rental thereof, or the construction, alteration, repair or maintenance of real or personal property.

i. If the amount of the contract is estimated to exceed $175,000, a formal notice and bidding process must be conducted in which sealed bids shall be solicited by public notice. Municipalities may, as a best value alternative, award a contract for construction, alteration, repair, or maintenance work to the vendor or contractor offering the best value under a request for proposals as described in Minn. Stat.§16C.28, Subd. 1, paragraph (a), clause (2).

ii. If the amount of the contract is estimated to cost between $25,000 and $174,999, the contract may be made either upon sealed bids or by direct negotiation, by obtaining two or more quotations for the purchase or sale when possible, and without advertising for bids or otherwise complying with the requirements of competitive bidding. All quotations obtained shall be kept on file for a period of at least one year after receipt thereof. Municipalities may, as a best value alternative, award a contract for construction, alteration, repair, or maintenance work to the vendor or contractor offering the best value under a request for proposals as described in Minn. Stat.§16C.28, Subd. 1, paragraph (a), clause (2) and paragraph (c).

iii. If the amount of the contract is estimated to be $25,000 or less, the contract may be made either upon quotation or in the open market, in the discretion of the governing body. If the contract is made upon quotation it shall be based, so far as practicable, on at least two quotations which shall be kept on file for a period of at least one year after their receipt. Alternatively, municipalities may award a contract for construction, alteration, repair, or maintenance work to the vendor or contractor offering the best value under a request for proposals as described in Minn. Stat.§16C.28, Subd. 1, paragraph (a), clause (2).

(b) **Nonprofit Organizations**.

i. Any services and/or materials that are expected to cost $100,000 or more must undergo a formal notice and bidding process.

ii. Services and/or materials that are expected to cost between $25,000 and $99,999 must be competitively awarded based on a minimum of three verbal quotes or bids.

iii. Services and/or materials that are expected to cost between $10,000 and $24,999 must be competitively awarded based on a minimum of two verbal quotes or bids or awarded to a targeted vendor.

iv. The grantee must take all necessary affirmative steps to assure that targeted vendors from businesses with active certifications through these entities are used when possible:

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- State Department of Administration's Certified Targeted Group, Economically Disadvantaged and Veteran-Owned Vendor List
- Metropolitan Council's Targeted Vendor list: Minnesota Unified Certification Program
- Small Business Certification Program through Hennepin County, Ramsey County, and City of St. Paul: Central Certification Program

v. The grantee must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts.

(c) **Support documentation.** Documentation of the bidding process utilized to contract services must be included in the grantee's financial records, including support documentation justifying a single/sole source bid, if applicable, for both municipalities and nongovernmental organizations.

(d) **Prevailing wage**. For any project of $25,000 or more, prevailing wage rules apply per; Minn. Stat. §§177.41 through 177.44 consequently, the bid request must state the project is subject to *prevailing wage*. These rules require that the wages of laborers and workers should be comparable to wages paid for similar work in the community as a whole. A prevailing wage form should accompany these bid submittals. Additional information on prevailing wage requirements is available on the Department of Labor and Industry (DOLI) website at https://www.dli.mn.gov/business/employment-practices/prevailing-wage-information. Questions about the application of prevailing wage rates should be directed to DOLI at 651-284-5091. The Grant recipient is solely responsible for payment of all required prevailing wage rates.

(e) The grantee must not contract with vendors who are suspended or debarred in MN: http://www.mmd.admin.state.mn.us/debarredreport.asp.

7 Conditions of Payment

All services provided by the Grantee under this grant contract must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

8 Payment Procedures

8.1 ***Documentation Requirements***. To obtain the payment approved for work under this grant contract, the grantee must follow all payment procedures documented within the CPL Payment Manual.

9 Authorized Representative

The State's Authorized Representatives:

David Stein	Amy Yoelin
CPL Program Coordinator	CPL Program Administrator
500 Lafayette Road Box #20	500 Lafayette Road Box #20
St. Paul, MN 55155	St. Paul, MN 55155
651-259-5375	651-259-5536
david.stein@state.mn.us	amy.yoelin@state.mn.us

or successor(s) have the responsibility to monitor the Grantee's performance and the authority to accept the services provided under this grant contract. If the services are satisfactory, the State's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Grantee's Authorized Representative(s) are:

Project Manager	**Fiscal Contact**
Mark D. Riverblood	Mark D. Riverblood
Parks & Asst. Public Works Director	Parks & Asst. PW Director

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State Accounting Information PO Number: _____

14199 Jasper Street	14199 Jasper Street
Ramsey, MN 55303	Ramsey, MN 55303
	mriverblood@cityoframsey.com
763-433-9853	763-433-9853

If the Grantee's Authorized Representative(s) changes at any time during this grant contract, the Grantee must immediately notify the State.

10 Assignment, Amendments, Waiver, and Grant Contract Complete

10.1 ***Assignment.*** The Grantee may neither assign nor transfer any rights or obligations under this grant contract without the prior consent of the State, approved by the same parties who executed and approved this grant contract, or their successors in office.

10.2 ***Amendments.*** Any amendment to this grant contract must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original grant contract, or their successors in office.

10.3 ***Waiver.*** If the State fails to enforce any provision of this grant contract, that failure does not waive the provision or the State's right to enforce it.

10.4 ***Grant Contract Complete.*** This grant contract contains all negotiations and agreements between the State and the Grantee. No other understanding regarding this grant contract, whether written or oral, may be used to bind either party.

11 Liability and Insurance

11.1 ***Liability.*** The Grantee must indemnify, save, and hold the State, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the State, arising from the performance of this grant contract by the Grantee or the Grantee's agents or employees. This clause will not be construed to bar any legal remedies the Grantee may have for the State's failure to fulfill its obligations under this grant contract.

11.2 ***General Insurance Requirements.*** The Grantee shall not commence work under the contract until proof of insurance or compliance with insurance requirements has been met. Grantee must meet the insurance requirements applicable to grantee's project, as described in the FY2025 *Conservation Partners Legacy Grant Program Request for Proposal,* which is incorporated into this grant contract by reference.

11.3 ***Worker's Compensation.*** The Grantee certifies that it is in compliance with Minn. Stat. §176.181, Subd. 2, pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the State's obligation or responsibility.

12 In the Event of a Lawsuit

12.1 An appropriation or portion of an appropriation from a legacy fund is canceled to the extent that a court determines that the appropriation unconstitutionally substitutes for a traditional source of funding.

12.2 Any grant contract or similar contract that awards money from a legacy fund must contain the information in paragraph 11.1, Liability.

13 State Audits

Under Minn. Stat. § 16B.98, Subd.8, the Grantee's books, records, documents, and accounting procedures and practices of the Grantee or other party relevant to this grant contract or transaction are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this grant contract, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later.

14 Government Data Practices and Intellectual Property Rights

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14.1 ***Government Data Practices***. The Grantee and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data provided by the State under this grant contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant contract. The civil remedies of Minn. Stat. §13.08 apply to the release of the data referred to in this clause by either the Grantee or the State. If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify the State. The State will give the Grantee instructions concerning the release of the data to the requesting party before the data is released. The Grantee's response to the request shall comply with applicable law.

14.2 ***Intellectual Property Rights***.

(a) ***Intellectual Property Rights***. All rights, title, and interest to all intellectual property rights, including all copyrights, patents, trade secrets, trademarks, and service marks in the works and documents funded through the State of Minnesota Conservation Partners Legacy Grant Program, shall be jointly owned by the Grantee and the State. Works shall mean all inventions, improvements, or discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes or disks, conceived, reduced to practice, created, or originated by the Grantee, its employees and subcontractors, either individually or jointly with others, in the performance of this contract. Documents shall mean the originals of any databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether intangible or electronic forms, prepared by the Grantee, its employees, or subcontractors, in the performance of this contract. The ownership interests of the State and the Grantee in the works and documents shall equal the ratio of each party's contributions to the total costs described in the Budget of this contract. The party's ownership interest in the works and documents shall not be reduced by any royalties or revenues received from the sale of the products or the licensing or other activities arising from the use of the works and documents. Each party hereto shall, at the request of the other, execute all papers and perform all other acts necessary to transfer or record the appropriate ownership interests in the works and documents.

(b) ***Obligations***

1. ***Notification***: Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time, or actually or constructively reduced to practice by the Grantee, including its employees and subcontractors, in the performance of this contract, the Grantee shall immediately give the State's Authorized Representative written notice thereof, and shall promptly furnish the Authorized Representative with complete information and/or disclosure thereon. All decisions regarding the filing of patent, copyright, trademark or service mark applications and/or registrations shall be the joint decision of the Grantee and the State, and costs for such applications shall be divided as agreed by the parties at the time of the filing decisions. In the event the parties cannot agree on said filing decisions, the filing decision will be made by the State.

2. ***Representation***: The Grantee shall perform all acts, and take all steps, necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the Grantee and the State as agreed herein, and that no Grantee employee, agent, or contractor retains any interest in and to the Works and Documents. The Grantee represents and warrants that the Works and Documents do not and shall not infringe upon any intellectual property rights of others. The Grantee shall indemnify, defend, and hold harmless the State, at the Grantee's expense, from any action or claim brought against the State to the extent that it is based on a claim that all or part of the Works and Documents infringe upon the intellectual property rights of others. The Grantee shall be responsible for payment of any and all such claims, demands, obligations, liabilities, costs, and damages including, but not limited to, attorney fees. If such a claim or action arises, or in the Grantee's or the State's opinion is likely to arise, the Grantee shall, at the State's discretion, either procure for the State the right or

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license to use the intellectual property rights at issue or replace or modify the allegedly infringing Works and Documents necessary and appropriate to obviate the claim. This remedy shall be in addition to, and not exclusive of, other remedies provided by law.

(c) ***Uses of the Works and Documents***.
The State and Grantee shall jointly have the right to make, have made, reproduce, modify, distribute, perform, and otherwise use the works, including Documents produced under this Contract, for noncommercial research, scholarly work, government purposes, and other noncommercial purposes without payment or accounting to the other party. No commercial development, manufacture, marketing, reproduction, distribution, sales or licensing of the Works, including Documents, shall be authorized without a future written contract between the parties.

(d) ***Possession of Documents***.
The Documents may remain in the possession of the Grantee. The State may inspect any of the Documents at any reasonable time. The Grantee shall provide a copy of the Documents to the State without cost upon the request of the State.

15 Data Compatibility and Availability Requirements

15.1 ***Data Compatibility.*** Data collected by the Projects funded under this contract that have value for planning and management of natural resources, emergency preparedness, and infrastructure investments shall conform to the enterprise information architecture developed by the Office of Enterprise Technology (or its successor). Spatial data must conform to geographic information system guidelines and standards outlined in that architecture and adopted by the Minnesota Geographic Data Clearinghouse at the Land Management Information Center. A description of these data that adheres to the Office of Enterprise Technology (or its successor) geographic metadata standards shall be submitted to the Land Management Information Center to be made available online through the clearinghouse and the data must be accessible and free to the public unless made private under the Data Practices Act, Minnesota Statutes, Chapter 13.

15.2 ***Data Availability.*** To the extent practicable, summary data and results of projects funded by this grant program should be readily accessible on the Grantee's website and identified as a Lessard-Sams Outdoor Heritage Council and Conservation Partners Legacy Grant Program project.

16 Publicity, Advertising and Endorsement

16.1 ***Publicity***. Any publicity regarding the subject matter of this grant contract must identify the State and L-SOHC as the sponsoring agency. A copy of any publicity shall be furnished to the State's Authorized Representative upon its release. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this grant contract.

16.2 ***Endorsement***. The Grantee must not claim that the State endorses its products or services.

17 Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this grant contract. Venue for all legal proceedings out of this grant contract, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

18 Accessibility and Safety

18.1 *Accessibility.* Structural and nonstructural facilities and programs must meet all state and federal accessibility laws, regulations, and guidelines, including the American with Disabilities Act (ADA). Accessibility guidelines and standards can be found at http://www.access-board.gov.

18.2 *Safety*. All programs must adhere to federal safety regulations, which can be found on the Occupational Health and Safety Administration's website at www.osha.gov/law-regs.html.

19 Subgrantees/ Vendor Services

If any subgrants or contracts for any portion of the work covered under this grant contract are made to another entity, the contract with the subgrantee or contractor will contain all appropriate provisions of this grant contract. It is recommended that all Subgrantees/Contractors carry the same insurance as the Grantee.

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Subgrantee or Vendor services must follow requirements listed in the *Conservation Partners Legacy Grant Program (CPL) Request for Proposal,* located Here.
as applicable.

20 Purchase of Recycled or Recyclable Materials

The purchase of recycled, repairable, and durable materials must be in compliance with Minn. Stat. § 16C.0725. The purchase and use of paper stock and printing must be in compliance with Minn. Stat. 16C.073.

21 Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

21.1. The prospective lower tier participant certifies, by submission of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

21.2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this contract.

22 Termination

22.1 (a) ***Termination by the State.*** The State may immediately terminate this grant contract with or without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

22.1 (a) ***Termination by The Commissioner of Administration.*** The Commissioner of Administration may unilaterally cancel this grant contract agreement if further performance under the agreement would not serve agency purposes or is not in the best interest of the State.

22.2 ***Termination for Cause.*** The State may immediately terminate this grant contract if the State finds that there has been a failure to comply with the provisions of this grant contract, that reasonable progress has not been made or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

23 Data Disclosure

Under Minn. Stat. § 270C.65, Subd. 3, and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities.

24 Use of Funds for Match or Reimbursement

Grant funds cannot be used by the Grantee as match or for reimbursement for any other grant or program without prior written authorization from the State's Authorized Representative.

(a) The Grantee must submit a written request for authorization no less than 10 business days prior to applying for the new funds or program to the State's Authorized Representative. This request must include the following information: CPL project name, CPL grant contract number, the amount of CPL grant funds to be used, location where CPL grant funds were or will be used, activity the grant funded, and current landowner. The project name, location where the new funds will be used, activity to be funded, funding source of the new grant or program, and a brief description of the grant or program being applied for must also be included.

(b) If the new grant or program will add any encumbrances to the land where grant funds were or will be spent, these encumbrances must be approved in writing by the State's Authorized Representative and the current landowner.

25 Conflict of Interest

Under the Minnesota Department of Administration's Office of Grants Management Conflict of Interest Policy for State Grant Making (and other applicable laws, Grantees must disclose actual, potential, perceived, and organizational conflicts of interest.

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State Accounting Information PO Number: 3000277187

1. STATE ENCUMBRANCE VERIFICATION
3. STATE AGENCY

Individual certifies that funds have been encumbered as required by Minn. Stat. '§ 16A.15 and 16C.05.

By: Signed by: Sacia Matheson B6A89D0BFC244A6...

Date: May 28, 2025

Purchase Order Number:

3000277187

Contract #: 270068

Initial: AY

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant contract on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

By: Signed by: Mark Riverblood 1E048AE42E544D8...	By:
Name: Mark Riverblood	Name:
Title: Paks & Asst. Public Works Director	Title:
Date: June 13, 2025	Date:
By:	By:
Name:	Name:
Title:	Title:
Date:	Date:

3. DEPARTMENT OF NATURAL RESOURCES

By: Signed by: Kelly Straka AE4DB0AE515A47A...

with delegated authority

Name: Kelly Straka

Title: Director, Division of Fish and Wildlife

Date: June 16, 2025

Initial: KS

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DEPARTMENT OF NATURAL RESOURCES

DIVISION OF FISH AND WILDLIFE
CONSERVATION PARTNERS LEGACY GRANT

Revision: 20191104

Data Date: April 10, 2025

PROJECT CONTACT

Project Name: The Waterfront, Park & Artisanal Fishery
Organization Name: City of Ramsey
Organization Type: Government
Mailing Address 1: 14199 Jasper Street
City, State ZIP Code: Ramsey, MN 55303

Project Manager: Mark D. Riverblood
Title: Parks & Asst. Public Works Director
Phone: 763-433-9853
Email: mriverblood@cityoframsey.com

PROJECT OVERVIEW

Sites / Location

County Name: Anoka
Project Site Name: The Waterfront
Total Project Sites: 1
Total Project Acres: 16

Land Ownership

Primary Land Ownership: Local Government
Additional Land Ownerships: (N/A)

Habitat

Primary Type: Fish, Game or Wildlife Habitat
Additional Types: Prairie

Activities

Primary Activity: Enhancement
Additional Activities: (N/A)

PROJECT FUNDING SUMMARY

Grant Type: (N/A)
Grant Request Level: (N/A)

Total Grant Amount Requested:	$46,369
Total Match Amount Pledged:	$13,705
Additional Funding Amount:	$0
Total Project Cost:	**$60,074**

PROJECT SUMMARY

A little more than one year ago, The Waterfront site was a vacant sandy area and borrow pit primarily populated with Siberian Elms and Spotted Knapweed. The city had long-planned to convert this space for a water-centric park, as part of an 'axis and armature' of green space connecting the center of the downtown to the rest of the community via green space, habitat and trail corridors. This vision moved toward reality with the excavation of the sand, and the placement of a clay liner for the 7.4 acre pond (26' to 30'+ deep) within the larger 16+ acre park. This clearing, grubbing, and soil removal with placement of clay liner was an investment in excess of one million dollars - followed by $400,000 in park improvements consisting of trail, sidewalk, outdoor furniture, trees, and dormant seeding of pollinator ground cover in the Fall of 2024.

While the new seed source was deliberate and specified for this site (BSWR Pollinator 38-631 and Wet Prairie 34-262), the topsoil brought back in for the restoration is highly contaminated with agricultural weeds, Siberian Elm and Buckthorn seed, and most concerning, Narrow-leafed and Hybrid Cattail seed and root material.

In order to meet this Conservation Partners Legacy Grant application goal to, 'Establish a biologically diverse, native plant community benefitting the upland and aquatic environment' - a strategic plan and approach must be implemented to combat the exotic non-native plants that would threaten to usurp the best intentions for the new native landscape at The Waterfront. This integrated maintenance, inter-seeding and new plant establishment is detailed below, and shown in the attachment 'Contracted workplan and budget'.

PROBLEM STATEMENT

Award of this CPL grant will result in maintenance work in a manner consistent with DNR's Pollinator Best Management Practices and

CONSERVATION PARTNERS LEGACY GRANT

PROBLEM STATEMENT (*Continued*)

Habitat Restoration Guidelines, including mowing of upland areas to reduce competition of annual weeds (and trees) within the newly seeded areas surrounding the pond at The Waterfront. The same area will be subject to a prescribed burn in the late Fall, using patch burning and 'skips' to protect areas of grass thatch and leaf litter providing Fire Refugia zones for overwintering queen bumblebees and other invertebrates.

Other maintenance activity will entail judicious spot spraying herbicide as needed in the significant emergent vegetative area prior to seeding and installation of Prairie Cordgrass - to reduce shoreline erosion from waves. The most labor-intensive maintenance investment will be hand-pulling or cutting invasive cattails below water as they continue to populate the shoreline into the shallow water. 64 hours in total are allowed for this work, estimated to occur in three periods during the 2025 growing season. Complete and thorough removal of these cattails while in a manageable state, is imperative to prevent these invasives from dominating the littoral zone and eliminating this important interface between the aquatic and upland environment. (Cattail removals will continue in subsequent years by the city, following the successful implementation of this CPL project.)

The Waterfront was dormant seeded with BSWR Pollinator 38-631 and Wet Prairie 34-262 on the slopes near the water in late September of 2024, with none of this seed germinated yet. This project will provide for a combination of drill and broadcast overseeding of the site, with hand broadcasting in select areas to ensure uniform, native groundcover is achieved - with a maximum of grass and forb diversity present.

Another activity categorized as a 'match' will be the placement of boulders in groupings around the perimeter of the waterbody. This will provide for a more natural appearance to the shoreline of this large artificially created pond - and diversify the littoral habitat, providing refugia for benthic invertebrates, snails and crustaceans. All of the planting, seeding and associated maintenance would be performed by a qualified landscape contractor, with the above boulder work performed by city forces and equipment.

PROJECT OBJECTIVES

The attached 'Contracted workplan and budget' document details overseeding, planting and maintenance necessary for the establishment of a biologically diverse, upland and emergent zone native plant community over three years, totaling approximately $100,000. While the Park Trust Fund was able to pay for the initial park development, these funds are strictly forbidden to be used for maintenance activity, which is the essence of this CPL grant request. The city has within the General Fund, park department operating budget less than $30,000 annually allocated for existing native plant community maintenance and management by contractors specializing in this work (MN Native Landscapes, Great River Greening, Prairie Restoration Inc.). The city was not able to increase this amount for The Waterfront in 2025, which is the most critical year for adequate vegetative establishment maintenance and important enhancements like the Prairie Cordgrass. For budget year 2026 and thereafter, staff will formalize the maintenance budget for this park to protect the investment and ensure a successful, native plant community.

Failure to develop a sustaining, appropriate plant community would result in public pressure to convert the land and slopes around the pond to a mown landscape, which has little wildlife value, higher costs with no inherent benefits.

METHODS

(N/A)

EXPERIENCE / ABILITIES

(N/A)

PROJECT TIMELINE

Time Frame	Goal
May - November 2025	Establish a diverse, native plant community, benefitting the upland and aquatic environment.

Estimated Project Completion Date: 2025-11-15

PROJECT INFORMATION

CONSERVATION PARTNERS LEGACY GRANT

PROJECT INFORMATION (*Continued*)

1. Describe the degree of collaboration and local support for this project.

(N/A)

2. Describe any urgency associated with this project.

(N/A)

3. Discuss if there is full funding secured for this project, the sources of that funding and if CPL Grant funds will supplement or supplant existing funding.

(N/A)

4. Describe public access at project site for hunting and fishing, identifying all open seasons.

(N/A)

5. Discuss use of native vegetation (*if applicable*).

(N/A)

6. Discuss your budget and why it is cost effective.

(N/A)

7. Provide information on how your organization encourages a local conservation culture. This includes your organization's history of promoting conservation in the local area, visibility of work to the public and any activities and outreach your organization has completed in the local area.

(N/A)

BUDGET INFORMATION

Organization's Fiscal Contact Information

Name: Mark D. Riverblood
Title: Parks & Asst. PW Director
Email: mriverblood@cityoframsey.com
Phone: 763-433-9853

Street Address 1: 14199 Jasper Street

City, State ZIP Code: Ramsey, MN 55303

Budget Details

Personnel

Name	Title / Work to be completed	Amount	Grant/Match	In-kind/Cash
Mark Riverblood	Manager/Admin. & inspect.	$4,000	Match	In-Kind

Contracts

Contractor Name	Contracted Work	Amount	Grant/Match	In-kind/Cash
Landbridge Ecological	Veg. maint. invasives/planting	$46,369	Grant	(N/A)

Travel (in-state)

Item	Description	Amount	Grant/Match	In-kind/Cash
Project Manager	Admin/inspect. milage	$25	Match	In-Kind

Professional Services

Professional Name	Description of Services	Amount	Grant/Match	In-kind/Cash
Barr Engineering	Aquatic/Emergent Veg. consult.	$2,000	Match	In-Kind

Equipment/Tools/Supplies

CONSERVATION PARTNERS LEGACY GRANT

BUDGET INFORMATION (*Continued*)

Equipment/Tools/Supplies (*Continued*)

Item	Purpose	Amount	Grant/Match	In-kind/Cash
Excavator/Heavy Equip.	Boulder placement	$7,680	Match	In-Kind

Additional Funding

Additional Funding Amount: $0

Budget Overview

Item Type	Grant	Match	Total
Personnel	-	$4,000	$4,000
Contracts	$46,369	-	$46,369
Fee Acquisition with PILT	-	-	-
Fee Acquisition without PILT	-	-	-
Easement Acquisition	-	-	-
Easement Stewardship	-	-	-
Travel (in-state)	-	$25	$25
Professional Services	-	$2,000	$2,000
DNR Land Acquisition Cost	-	-	-
Equipment/Tools/Supplies	-	$7,680	$7,680
Additional Budget Items	-	-	-
Totals:	**$46,369**	**$13,705**	**$60,074**

SITE INFORMATION

You may group your project sites together as long as land ownership, activity and habitat information is the same for the land manager.

Land Manager

Name: Brian Hagen
Organization: City of Ramsey
Title: City Administrator
Phone: 763-433-9845
Email: bhagen@cityoframsey.com

Site Information

Habitat: Prairie **Activity:** Enhancement **Land Ownership:** Local Government

(1) **Site Name:** The Waterfront, Park & Artisanal Fishery
DOW Lake #: (N/A)
Acres: 16
PLS Section: Township - 32**, Range -** 25W**, Section -** 28
Open to Public Hunting? No
Open to Public Fishing? Yes - all

NATURAL HERITAGE DATABASE REVIEW

Natural Heritage elements were found within my project site(s): No

ATTACHMENTS

Additional Documentation

Attach additional documentation as applicable using the appropriate cagtegories below. If you exceed the size limit while uploading, contact CPL Grant staff to discuss your options.

Photo

File Name	Description
aerial_view_of_pond__during_filling_process.pdf	aerial view of pond, during filling process

CONSERVATION PARTNERS LEGACY GRANT

ATTACHMENTS (*Continued*)

Photo (*Continued*)

File Name	Description
Boulders_for_aquatic_habitat.pdf	Boulders to be placed in naturalized manner around shore
Existing_conditons_.pdf	existing conditions
Oct_9_2024_newly_emerging_cattails.pdf	Hybrid cattails as ID by Barr Engineering
The_Waterfront_As_Built_and_topo.pdf	topo with 10' storm bounce in aqua color
The_Waterfront_ECP_workplan_and_contracted_services.pdf	2025 contracted work plan (with 2026-27 shown)

Restoration Plan

File Name	Description
The_Waterfront_seeding_specs.pdf	Seed specs for Fall 2024 dormant seeding

Engineering/Survey/Design Plan

File Name	Description
TREE_PLANTING_PLAN.pdf	Tree planting plan Fall 2024

FINAL APPLICATION SUBMISSION

P **I certify that I have read the Conservation Partners Legacy Grants Program Request for Proposal, Program Manual and other program documents, and have discussed this project with the appropriate public land manager, or private landowner and easement holder.**

P **I certify I am authorized to apply for and manage these grant and match funds, and the project work by the organization or agency listed below. I certify this organization to have the financial capability to complete this project and that it will comply with all applicable laws and regulations.**

P **I certify that all of the information contained in this application is correct as of the time of the submission. If anything should change, I will contact CPL Grant staff immediately to make corrections.**

P **I certify that if funded I will give consideration to and make timely written contact to Minnesota Conservation Corps or its successor for consideration of possible use of their services to contract for restoration and enhancement services. I will provide CPL Grant staff a copy of that written contact within 10 days after the execution of my grant, should I be awarded.**

P **I certify that I am aware at least one Land Manager Review and Approval form is required for every application and at least one Public Waters Contact form is required for all public waters work. I am aware I must submit all completed forms by uploading them into this applidation. I have attached the required type and number of forms as necessary for this project.**

P **I am aware that by typing my name in the box below, I am applying my signature to this online document.**

Signature: Mark D Riverblood

Organization / Agency: City of Ramsey

Title: Parks & Asst. PW Director

Date Signed: March 10, 2025

(CPL Grant Application ID = 2599)

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-091 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-091 approving plans and specifications and authorizing advertisement for bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies mill and overlay of five (5) subdivisions within the City. A street segment summary for the project is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Hakanson Anderson for topographic survey and wetland delineation of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-125, ordering plans and specifications for said improvements
- December 16, 2025, the Ramsey Public Works Committee recommended City Council order request for proposals for said improvements.
- January 13, 2026, the Ramsey City Council adopted Resolution #26-011, ordering request for proposals for engineering design services for said improvements.
- February 10, 2026, the Ramsey City Council adopted Resolution#26-039, accepting a proposal from Bolton & Menk, Inc. to prepare final plans and specifications for said improvements.

Project Scope

This project proposes to mill and overlay four (4) subdivision within the City.

- Alpine Woods
- Evergreen Point Townhomes 1st & 2nd
- Hall-Anderson Acres (TH 47 Service Road only)
- Section 16 Unplatted

Riverside West (Ebony Street only)

Because of its proximity and small size, Riverside West (Ebony Street) is proposed to be added to the Riverside West street reconstruction project (137th Avenue and Dolomite Street).

The updated project totals 1.39 miles in length, and is split between urban and rural sections. The project is not proposing any repairs to watermain or sanitary sewer, minor storm sewer structure repairs typically consisting of re-grouting catch basins is proposed. Additionally, any pedestrian ramps will be brought up to current ADA compliance. The project includes ten (10) ADA pedestrian ramp improvements.

Based on GPR data and as-built information a 2-inch mill and overlay are proposed on all streets; Evergreen Point Townhomes will require a 1-inch mill with 2-inch overlay.

Alpine Woods

The original construction of Uranium Street included a temporary bituminous turnaround above the curb line, mimicking a cul-de-sac turnaround. This was to set up potential extension of Uranium Street to the north. A house was constructed between 2011 and 2014 immediately north of the Uranium Street right of way, make future extension of Uranium Street not practical. This project includes moving the curb line to the edge of the cul-de-sac, converting this from a temporary improvement to a permanent one. This will improve public works staff's ability to maintain this cul-de-sac, including making snow plowing less difficult.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
  - April 14, 2026
- Bid Opening
  - Week of May 11th
- Council awards contract to the Lowest Responsible Bidder
  - May 26, 2026
- Contractor Begins Construction
  - Early Summer 2026
- Contractor Substantially Completes Construction
  - New bituminous in-place
  - July 31, 2026
- Contractor Final Completion
  - Verify final restoration; punch list created
  - August 28, 2026

Notification:

If Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday, April 17, and again on Friday, April 24, 2026, in the City's official newspaper, the Anoka Union Herald. Plans are also advertised on the QuestCDN website, which directly notifies contractors interested in bidding these types of projects.

Additionally, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement webpages with the most current project information. This can be found on the city website, Engineering Department page.

Time Frame/Observations/Alternatives:

Alternatives:

Motion to adopt Resolution #26-091 approving plans and specifications and authorizing advertisement for bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds. Estimated costs below include 14-percent indirect costs. The final project costs may change from the estimate depending upon bid prices and actual construction quantities. Below is Bolton & Menk's Engineer's Estimate based upon final plans.

- Pavement Management Funds $615,195
- Storm Sewer Utility Funds $16,000
- *Project Total* *$631,195*

The CIP Level Estimate was $488,697 ($465,426 PM Funds / $23,271 Storm Sewer Funds).

Recommendation:

Staff recommends adopting Resolution #26-091 approving plans and specifications and authorizing advertisement for bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08.

Outcome/Action:

Motion to adopt Resolution #26-091 approving plans and specifications and authorizing advertisement for bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08.

Attachments

Res 26-091

26-08 Title Sheet

26-08 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/09/2026 01:11 PM
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Joe Feriancek		Started On: 04/06/2026 04:30 PM
Final Approval Date: 04/09/2026		

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

RESOLUTION #26-091

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #26-08

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous street segments in 2026 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-082, adopted April 22, 2025, the City Council accepted and awarded the proposal to Bolton & Menk for topographic survey of the project area in the amount of $1,268.50; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-125, adopted June 24, 2025, the Ramsey City Council ordered the City Engineer to prepare plans and specifications for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-011, adopted January 13, 2026, the Ramsey City Council ordered request for proposals for Engineering Design Services for said improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-039, adopted February 10, 2026, the Ramsey City Council accepted a proposal from Bolton & Menk, Inc. to prepare final plans and specifications for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08 for the not-to-exceed amount of $25,300.00; and

WHEREAS, Bolton & Menk, Inc. has prepared plans and specifications for the purpose of advertising for bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08.

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 approves the plans and specifications prepared by Bolton & Menk, Inc. and authorizes advertisement for bids for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08.

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 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY

CONSTRUCTION PLANS FOR

2026 NEIGHBORHOOD OVERLAY IMPROVEMENTS

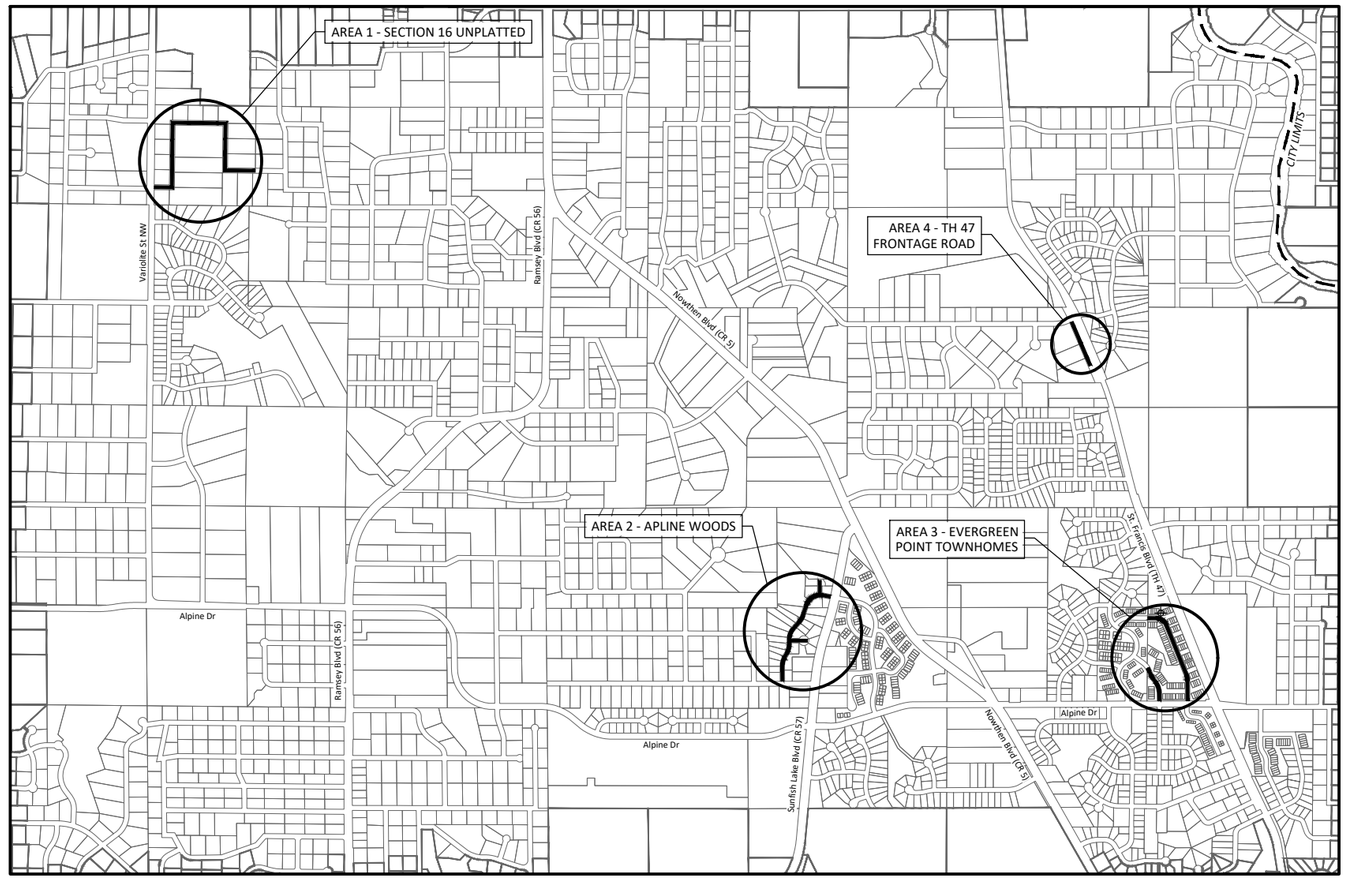
CITY IMPROVEMENT PROJECT NO. 26-08

BITUMINOUS MILLING, PLANT MIXED BITUMINOUS PAVEMENT,
CONCRETE CURB & GUTTER, AND ADA IMPROVEMENTS

MARCH, 2026

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

0 1000 2000
SCALE FEET



MAP LEGEND

PROJECT LIMITS

PROJECT LOCATION

CITY: RAMSEY
COUNTY: ANOKA

SHEET NUMBER	SHEET ID	SHEET TITLE
1	G0.01	TITLE SHEET
2	G0.02	LEGEND
3	G1.01	STATEMENT OF ESTIMATED QUANTITIES
4 - 7	C1.01 - C1.04	TYPICAL SECTIONS
8	C1.05	CITY DETAILS
9 - 14	C1.06 - C1.11	MnDOT STANDARD PLANS
15 - 18	C6.01 - C6.04	CONSTRUCTION PLAN
19 - 22	C6.05 - C6.08	ADA & INTERSECTION DETAILS

THIS PLAN SET CONTAINS 22 SHEETS.

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL "D". THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES."

REVIEWED & APPROVED: _____ DATE: _____
CITY ENGINEER | DIRECTOR OF PUBLIC WORKS

BM=876.32
HYDRANT - TOP OF NUT
NW QUAD. FLUORINE
STREET AND 154TH LANE

PROJECT DATUM:
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
VERTICAL: NGVD 88

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

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H:\RAMS\26X142564000\CAD\C3D\142564G001.dwg 4/8/2026 9:28:04 AM Plotted by: Zach Ling

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.

ZACHARY F. LING, P.E.
LIC. NO. 56344 DATE 04/07/2026

BOLTON & MENK
7533 SUNWOOD DR NW, SUITE 206
RAMSEY, MN 55303
Phone: (763) 433-2851
Email: Ramsey@bolton-menk.com
www.bolton-menk.com

City of RAMSEY

DESIGNED	CJH
DRAWN	CJH
CHECKED	ZFL
CLIENT PROJ. NO.	26-08

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
TITLE SHEET

G0.01
SHEET 1 OF 22

IP 26-08
2026 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Alpine Woods	154th Court	Vanadium Street / CDS	244	Urban	Conc.	6	2004	SC 2010	SC 2018				3.5*	4.0*	7.5*
	155th Avenue	Sunfish Lake Boulevard (CR 57) / Uranium Street	194	Urban	Conc.	6	2004	SC 2010	SC 2018				3.5*	4.0*	7.5*
	Uranimite Street	155th Avenue / N EOP	204	Urban	Conc.	6	2004	SC 2010	SC 2018				3.5*	4.0*	7.5*
	Vanadium Street	153rd Lane / 155th Avenue	1363	Urban	Conc.	6	2004	SC 2010	SC 2018				3.5*	4.0*	7.5*
Alpine Woods Total			2005	0.38 mi.											
Evergreen Point Townhomes 1st & 2nd	154th Lane	Fluorine Street / W EOP	184	Urban	Conc.	7	2003	SC 2008	SC 2017	CS 2024			2.5*	4.0*	6.5*
	Fluorine Street	Alpine Drive / N EOP	676	Urban	Conc.	7	2002	SC 2008	SC 2017	CS 2024			2.5*	4.0*	6.5*
	Fluorine Street	154th Lane / S EOP	521	Urban	Conc.	7	2003	SC 2008	SC 2017	CS 2024			2.5*	4.0*	6.5*
	Germanium Street	Alpine Drive / W EOP	324	Urban	Conc.	7	2002	SC 2008	SC 2017	CS 2024			2.5*	4.0*	6.5*
Evergreen Point Townhomes 1st & 2nd Total			1705	0.32 mi.											
Hall-Anderson Acres	TH 47 Service Road	S EOP / N EOP	899	Urban	Conc.	6	2006	SC 2011	SC 2017				3.8	8.1	11.9
Hall-Anderson Acres Total			899	0.17 mi.											
Section 16 Unplatted	163rd Lane	Variolite Street / Uranimite Street	282	Rural	n/a	8	2006	SC 2011	CS 2019				3.8	4.0	7.8
	164th Avenue	Sapphire Street / PT 285ft East	278	Rural	n/a	8	2006	SC 2011	CS 2019				4.3	4.1	8.4
	164th Lane	Uranimite Street / Sapphire Street	698	Rural	n/a	8	2006	SC 2011	CS 2019				3.9	5.4	9.3
	Sapphire Street	164th Lane / 164th Avenue	616	Rural	n/a	8	2006	SC 2011	CS 2019				0**	0**	**
	Uranimite Street	163rd Lane / 164th Lane	852	Rural	n/a	8	2006	SC 2011	CS 2019				0**	0**	**
Section 16 Unplatted Total			2726	0.52 mi.											
2026 Neighborhood Overlay Improvements Total			**7335**	**1.39 mi.**											

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available

CC Regular Session

Meeting Date: 04/14/2026

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

Title:

Adopt Resolution #26-092 Authorizing Staff to Apply for Water Efficiency Grant Funding through the Metropolitan Council

Purpose/Background:

In 2024, the City of Ramsey re-applied for a Water Efficiency Grant through the Metropolitan Council and was awarded $14,000. The grant funds have been used to provide rebates to residential and commercial property owners that are Ramsey municipal water customers and that replaced water using devices (specifically including toilets, smart irrigation controllers, washing machines, and dishwashers) with WaterSense or ENERGY STAR® rated devices. Presently, there is $968.24 in grant funds remaining (this current grant cycle runs through June 30, 2026, or until the funds are exhausted, whichever occurs sooner).

The Metropolitan Council has announced that it is once again offering a Water Efficiency Grant. Applications are due by April 17, 2026, and grant recipients will be announced in May, 2026. The grant program will run from July 1, 2026, through June 30, 2028, which means that if Ramsey was successful in being awarded a new grant, there would be no gap in the water efficiency rebate program.

Time Frame/Observations/Alternatives:

Observations:

The current grant program runs through June 30, 2026. If the City applies for the next round of funding and is successful, there would be no gap in program funding. The Metropolitan Council will continue to contribute eighty percent (80%) of program costs, meaning the City's required matching component remains twenty percent (20%). The minimum grant award is $5,000 and the maximum is $75,000. Based on prior grant usage, Staff recommend applying for $14,000 in grant funds, which will require a $2,800 dollar match from the City of Ramsey if awarded that amount.

Grant criteria remain unchanged: rebate applicants must be a municipal water customer; rebates are only applicable to replacement devices (it does not cover new construction); and at least a portion of the cost must be paid by the rebate applicant (this is accomplished by having the applicant be responsible for the sales tax). Eligible devices continue to include WaterSense certified irrigation controllers, toilets, shower heads, irrigation system audits, and Energy Star® certified dishwashers and washing machines. The only new product eligible for a rebate this upcoming grant cycle is a WaterSense certified faucet or faucet accessory.

Through the current grant program and resident participation, it is estimated that there's been water savings of 849,500 gallons. This is based on the estimated average annual water savings from replacing older, inefficient devices with grant-eligible products, the total number of participants (to date, 73), and the devices that have been replaced.

The City currently has $968.24 in grant funds remaining in the current cycle. Staff view this program as a great opportunity for all municipal water customers in the community. Staff have utilized the website, newsletter, social media, the Weekly Update, and the dynamic display sign on Highway 10 to promote the rebate program and would continue to do so should the city be successful with its 2026-2028 grant application.

The amount of grant funding requested reflects both resident usage and the historical award amounts provided to the City of Ramsey.

This rebate opportunity has been well received and utilized by Ramsey residents, and staff recommend submitting a grant application for the next grant cycle.

Funding Source:

Funding for the Water Efficiency Grant Program would consist of three sources: the grant award from the Metropolitan Council (assuming the City of Ramsey is selected as a grant recipient), the City's required 20% match from the Water Fund, and the rebate participant's contribution, which includes paying the sales tax on the device and any amount that exceeds the per?device cap.

Recommendation:

Staff recommends adopting Resolution #26-092, approving the authorization for staff to apply for the Water Efficiency Grant Funding through the Metropolitan Council.

Outcome/Action:

Motion to adopt Resolution #26-092 authorizing Staff to submit an application for grant funds through the Metropolitan Council's Water Efficiency Grant Program.

Attachments

MetCouncil Grant Program Guidelines 2026 to 2028

Resolution #26-092 Authorization To Apply

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/09/2026 01:18 PM
Nathan Gillett (Originator)	Nathan Gillett	04/09/2026 02:23 PM
Bruce Westby	Bruce Westby	04/09/2026 03:06 PM
Brian Hagen	Brian Hagen	04/09/2026 03:17 PM
Form Started By: Nathan Gillett		Started On: 04/07/2026 01:52 PM
Final Approval Date: 04/09/2026		

2026 – 2028
METROPOLITAN COUNCIL WATER EFFICIENCY GRANT PROGRAM
GUIDELINES

updated 02 / 26 / 2026

1. Overview

The Metropolitan Council (Met Council) will implement a Water Efficiency Grant Program (WEGP) effective July 1, 2026 to June 30, 2028. Grants will be awarded on a competitive basis to municipalities that operate or are served by a municipal public water supply system.

In this program, municipalities design and operate their own rebate or grant programs, which are funded by the Met Council with pass-through funds from the Clean Water Land & Legacy Amendment. The Met Council will provide 80% of the program cost; the municipality must provide the remaining 20% of the program cost.

The WEGP focuses on grant activities that reduce existing water use at residential, commercial, and municipal properties. Met Council-approved grant activities include the replacement of specific water-using devices with more efficient alternatives, irrigation system audits, and the conversion of turfgrass to low-input, drought-tolerant landscapes at municipal properties. Residents and businesses participating in a municipality's program must be connected to municipal water.

Grants will be made available in amounts with a minimum of $5,000 and a maximum of $75,000. In the event that there are unused or returned funds, municipalities may apply for a grant amendment to increase their award beyond $75,000 (at the discretion of Met Council). Grantees will be required to submit quarterly reimbursement requests and provide actual or estimated water savings achieved through this program for Clean Water, Land & Legacy Amendment reporting purposes.

Grant program goal

The goal of the Water Efficiency Grant Program is to support technical and behavioral changes that improve municipal water use efficiency in the seven-county metropolitan area.

Changes for 2026-2028

Several changes to the WEGP have been made from past grant cycles. These changes are outlined in the bulleted list below.

- Maximum grant amount: $50,000 → $75,000
- Clearer guidelines for grant activity/device eligibility and property type
    - Faucets and faucet accessories added
    - Flushing urinals and flushometer-valve toilets added
    - Commercial clothes washers and commercial dishwashers added
- Met Council strongly encourages *(not a requirement)* that an irrigation system audit be conducted before the replacement of an irrigation controller or spray sprinkler bodies. An irrigation system audit from an Irrigation Professional certified by a US EPA WaterSense

program ensures the user has information for proper set-up and operation of their irrigation system.
- Municipal facility grant activity option added
    - Replacement of water using devices in municipal properties
    - Property turfgrass conversion/replacement
- Low-income cost assistance option added (additional $10,000 available to expand maximum grant amount to $85,000)
    - Full cost coverage for eligible residents on indoor water use devices
- Updated reporting form
- Standardized estimated water savings built into reporting for most grant activities (with option for municipalities to provide more specific water savings estimates)

Additional detail about the low-income cost assistance option, newly eligible devices/grant activities, and new eligibility requirements is provided in the following pages.

Critical points to remember

- The applying municipality must be served by a municipal public water supply system
- New construction and new developments are not eligible
- A portion of each eligible grant activity's cost must be paid by the property owner
- Funds are for rebates or grants only; consulting and city staff time are ineligible
- Grant recipients must display the Clean Water, Land and Legacy Amendment logo and the Metropolitan Council logo on program-related web pages and paper communications
- Applications are due April 13, 2026
- Funds must be spent down by June 30, 2028 (municipalities and Met Council will work together to monitor spending and adjust/reallocate funds as needed)
- Grant activities on municipal properties must supplement and not supplant dedicated municipal funding sources

2. Grant program structure

Administration and funding source

The 2026-2028 WEGP will be administered by the Met Council and will be funded with $1,400,000 appropriated by the 2025 Minnesota Legislature. Grant applications will be reviewed and scored by Metropolitan Council Water Resources staff.

Legislative Directive: Minnesota 2025 Session Law	*$650,000 the first year and $750,000 the second year are for grants that implement water demand reduction measures. The grants are to assist municipalities in the metropolitan area with implementing water demand reduction measures to ensure the reliability and protection of drinking water supplies.*

Grants will be awarded to municipalities in amounts ranging from $5,000 to $75,000 for providing rebates or grants to property owners and their renters. (An additional $10,000 will be available for Low Income Cost Assistance, as discussed below). Municipalities will be responsible for the design and operation of their rebate or grant program and its details. Grant payments to the municipality will be for 80% of approved program amounts. The municipality must provide the remaining 20% of the granted/rebated amount to the property owner. Municipality rebates or grants are eligible for reimbursement on device replacements and other approved grant activities conducted July 1, 2026

through June 30, 2028 (purchases of eligible devices or grant activities must be made on or after the day the grant agreement is fully executed).

Grant program components

Each municipality is expected to design their own program to whatever meets their community needs. Three potential components are residential/commercial grant activities, municipal grant activities, and low-income cost assistance for residential properties.

Municipalities may include any combination of property type and grant activity offering in their program design. Program design has varied by municipality among past participants, with some focusing on a single type of device replacement such as toilets, and others offering a range of options. In the application form and work plan, municipalities will be asked to lay out the grant activities and property types that would be included in the proposed program. While past grant cycles have occasionally included participants pursuing commercial- and municipal-focused grant activities, the 2026-2028 WEGP guidelines more clearly define, and expand, the options available to municipalities that are interested in designing commercial- or internal-facing programs.

Residential and/or commercial grant activities

Municipalities may choose to design their programs to include grant activities at residential and commercial properties. This the most common approach among participating communities. The participating community selects which devices or other approved grant activities (irrigation audits) to offer to residents or businesses within the municipality. The participating community also determines how much of an eligible grant activity's cost is covered by the program. Property owners must pay a portion of the eligible grant activity's cost.

Eligible grant activities for residential and commercial properties are listed in the table in the Eligible Grant Activities section.

Municipal grant activities

Municipalities may also choose to design their programs to include grant activities occurring on municipal properties. Grant activities eligible for municipal properties are device replacements, irrigation system audits, and the conversion of existing turfgrass to low-input landscaping/drought-tolerant alternative turf. Municipalities that choose to conduct grant activities on municipal properties shall provide measured water savings (ideally) or calculated water savings estimates. These municipalities will also be required to display signage near the grant activity areas that includes the Metropolitan Council and Clean Water Fund logos as well as an explanation of the work done. Participating municipalities must cover the 20% "municipal match" as normal.

This funding is intended to promote and supplement funding for device replacement or turf grass conversion efforts. It is not intended to supplant dedicated municipal funding sources for projects.

Eligible grant activities for municipal properties are listed in the table in the Eligible Grant Activities section.

Low-income cost assistance grant activities

Municipalities operating a residential-facing rebate or grant program may elect to include a low-income cost assistance option in their program. Residents or households who meet a certain income threshold are eligible to receive full cost coverage* for the replacement of one indoor water-using device (toilet, clothes washer, dishwasher, showerhead, or faucet/faucet accessory) with a WaterSense or Energy Star alternative. If a municipality decides to offer the low-income cost assistance option, they can apply for an additional $10,000 (max grant amount of $85,000).

Municipalities that choose to include this option in their residential rebate or grant programs will be required to verify resident eligibility. No municipal match will be required. Residents are eligible for this cost assistance element if:

- The resident is enrolled in a county assistance program
  - Hennepin County Water Assistance Program
  - Ramsey and Washington Counties Water Bill Assistance
  - Scott, Carver, Dakota Counties Energy Assistance Program
    - Scott County Financial Assistance
    - Carver County Emergency Programs
    - Dakota County Emergency Assistance
  - Anoka County Energy Assistance
- The resident is enrolled in SNAP benefits

Eligibility for low-income cost assistance can be verified with appropriate paperwork showing participation in one of the above programs.

*Cost of device and installation is fully covered by Met Council up to:

- $550 for toilets
- $1200 for clothes washers
- $1200 for dishwashers
- $100 for showerheads
- $100 for faucets and faucet accessories

Application funding request

The application form will include a table like the one below, where applying municipalities will lay out their funding request. Row A is the requested grant amount, which covers grant activities at any combination of property types and makes up 80% of the traditional grant program subtotal. Row B is the required municipality match of 20% of the traditional grant program subtotal. Row C is the traditional grant program subtotal. In Row D, applying municipalities may enter the low-income cost assistance amount they expect to spend. The funds in Row D do not require a municipality match. Row E is the sum of Rows C and D.

A	**Requested grant amount for residential, commercial, or municipal grant activities (funding from Met Council)** (80% of traditional grant program subtotal):	**$16,000**
B	**Required municipality matching amount** (20% of traditional grant program subtotal):	**$4,000**
C	**Traditional grant program subtotal** (sum of Met Council grant amount and required municipality match):	**$20,000**

D	*(OPTIONAL)* **Low-income cost assistance requested amount (funding from Met Council)** (100% covered by Met Council funds):	**$5,000**

E	**Total program budget** (sum of traditional grant program subtotal and low-income cost assistance funds):	**$25,000**

**in cases where municipalities have opted in to the low-income cost assistance element, the percent covered by Met Council may exceed 80%*

Eligibility

Requirements for applying municipalities

This grant program is limited to municipalities in the seven-county metropolitan area that operate or are served by a municipal public water supply system.

Grants are only for water efficiency programs offering rebates or grants to property owners and their renters who are customers of the municipal water supply system and who replace specified water-using devices with approved devices that use substantially less water (or conduct other grant activities such as irrigation audits or, for municipalities, turfgrass conversion). In municipalities where only some neighborhoods or areas are served by a municipal public water supply system, only those served by the municipal public water supply system are eligible.

Municipalities eligible per above must apply to participate and, if approved, sign a Met Council Grant Agreement, before any eligible rebates or grants can be submitted for reimbursement. Agreements shall require that municipalities:

- Entirely pass through grants received (as is being done by Met Council)
- Verify purchase of devices or other grant activities to receive grants
- Retain records and cooperate with any audits
- Conduct all communications with property owners and ensure all written communications to property owners include both the Clean Water, Land and Legacy Amendment and the Metropolitan Council's logo
- Provide quantitative information for state reporting purposes

Eligible grant activities

The table below walks through the approved grant activities in the WEGP. Included in the table is information related to the property type (residential, commercial, municipal) where grant activities occur as well as information about estimated water savings. Expenses eligible for reimbursement are the out-of-pocket cost of the device and its installation only, not to include any owner labor costs. In addition, new construction and new developments are ineligible as this program is intended as a current infrastructure replacement program.

	Eligible grant activity (with hyperlink to product lookup tool)		Estimated water savings
Indoor water use	Toilets	**Residential toilet** replacement with a WaterSense labeled residential toilet	13,000 gallons per year (source)
		Commercial / Municipal toilet replacement with a WaterSense labeled commercial toilet	790 gallons when replacing a 1.6gpf model and 5,500 when replacing a 3.5gpf model
		Commercial / Municipal urinal replacement with a WaterSense labeled urinal	4,600 gallons per year (source)
	Clothes washing machines	**Residential clothes washing machine** replacement with an Energy Star labeled residential clothes washer	2,700 gallons per year (based on WRF average clothes washer use and Energy Star estimated percent savings)
		Commercial clothes washing machine replacement with an Energy Star labeled commercial clothes washer	45% less water than standard models (source)
	Dishwashers	**Residential dishwasher** replacement with an Energy Star labeled residential dishwasher	8,400 gallons per year (source)
		Commercial dishwasher replacement with an Energy Star labeled commercial clothes washer	5,600 gallons per year (source)
	Showerhead replacement with a WaterSense labeled showerhead		2,700 gallons per year (source)
	Faucet replacement or faucet accessory with a WaterSense labeled faucet or faucet accessory		700 gallons per year (source)

<table>
<tr><td rowspan="4">Outdoor water use</td><td colspan="2">Irrigation system audit by an Irrigation Professional certified by a US EPA WaterSense program</td><td>See report from Irrigation Professional who conducted audit</td></tr>
<tr><td rowspan="2">Irrigation controllers
(Met Council strongly encourages an irrigation system audit before the installation of a new smart controller)</td><td>Irrigation controller replacement with a WaterSense labeled weather-based controller (this type of controller is most common)</td><td>7,600 gallons per year (source)</td></tr>
<tr><td>Irrigation controller replacement with a WaterSense labeled soil moisture-based controller</td><td>15,000 gallons per year (source)</td></tr>
<tr><td colspan="2">Irrigation spray sprinkler body replacement with a WaterSense labeled spray sprinkler body
(Met Council strongly encourages an irrigation system audit before the installation of new spray sprinkler bodies)</td><td>5,600 per year
(for an average household using 50,500 gallons outdoors, operating at or above 60 pounds per square inch) (source)</td></tr>
<tr><td colspan="2">Turfgrass conversion/replacement to a low-input, drought-tolerant landscape at municipal properties
(Municipal properties only)</td><td>Refer to municipality’s pre- and post-replacement water use to calculate water savings. If unable to measure specific water use, municipality will provide estimated annual water savings with explanation of calculation.</td></tr>
</table>

Please note, the Met Council strongly encourages an irrigation system audit be conducted before the replacement of an irrigation controller or spray sprinkler bodies. An initial audit ensures the user has information for proper set-up and operation of their irrigation system.

Quarterly reporting

Reporting requirements and payment process

Utilizing a reporting form provided by Met Council, the following information about each grant activity must be reported on a quarterly basis:

- Property address and property type (residential, commercial, municipal)
- Low-income assistance (Y/N) (if applicable)
- Grant activity (device replacement, audit, or municipal turfgrass conversion)
- Brand/model info of new device
- Purchase date (must be on or after effective date of grant agreement)
- Cost per device/approved grant activity
- Number of devices/activities
- Rebate or grant per device
- Estimated annual gallons of water saved per device installation/approved grant activity
- Optional notes column for explaining water use calculations if different from those provided
- Municipality matching funds disbursed
- Number of unmet funding requests from property owners, if any

Municipalities are required to submit a signed and dated quarterly reporting form as well as a PDF(s) of receipts corresponding to each entry in the quarterly reporting form.

Upon review and confirmation of the above information, Met Council will process a grant payment in the amount of 80% of approved total rebates or grants for the reporting period (in cases where municipalities have opted in to the low-income cost assistance element, the percent covered by Met Council may exceed 80%).

Met Council will provide confirmation of grant balances available upon request and reserves the right to amend grant agreements, in collaboration with grantee municipality, if quarterly reporting indicates rebate or grant programs will not fully utilize grant awards within the grant period.

Determining estimated water savings

Annual water savings estimates may come from a variety of sources. Manufacturers may include water savings estimates in their device descriptions or specifications, irrigation professionals report estimated savings after performing an irrigation system audit, and some past participants of the WEGP have calculated specific water savings estimates based on factors such as household size.

Unless a city has specifically calculated estimated water savings or is referring to manufacturer or audit estimates, the recommended sources for estimated water savings are WaterSense and Energy Star. Water savings estimates from WaterSense and Energy Star are included in the table of eligible grant activities.

In quarterly reports, municipalities will be asked to note the source of their estimates if they different from the estimates provided above. In the case of irrigation system audits and turfgrass conversion on municipal properties, estimates have not been provided by Met Council as these metrics will be calculated by an Irrigation Professional or the municipality, respectively. In any situation where it is possible to report actual water savings, this is preferred.

3. Application process

Application requirements

The application window for the 2026-2028 Water Efficiency Grant Program will open on Friday, March 13, 2026. Applications are due by Monday, April 13, 2026. The application form will be available on the Met Council website.

Required information in the application form includes:

    - the municipality's rebate or grant program design and work plan
    - proposed examples of communications to property owners
    - requested total grant amount
    - estimated annual amount of water saved by the applying municipality
- Application form is available at: https://metrocouncil.org/Wastewater-Water/Funding-Finance/Available-Funding-Grants.aspx
- Submit competed application to: henry.mccarthy@metc.state.mn.us
- Metropolitan Council will notify municipalities of grant awards in approximately May 2026

Evaluating applications

Program proposals will be evaluated based on the answers provided in the application form as well as the attached work plan. Strong applications will include clear answers to the questions in the application form and a thoughtful work plan that outlines strategies for structuring, administering, and promoting (if applicable) the program. For municipalities intending to conduct grant activities on municipal property, applications should include intended plans for device/landscape installation and estimated hours/cost of labor (whether being done by the municipality or a contractor).

In the event that funds requested exceed funds available, the following criteria will be used to determine the amount granted to a given municipality:

- Municipal residential per capita water use
- Municipal ratio of peak month to winter month water use
- Estimated water savings from proposed program

Additionally, municipalities may be asked to provide additional information and/or be awarded less than their requested grant amount if their application is lacking detail, a clear work plan, etc. In future grant cycles, a past participant's record of spending down their award may be used to inform award amounts.

Councilmember_____introduced the following resolution and moved for its adoption:

RESOLUTION #26-092

RESOLUTION authorizing staff to apply for water efficiency grant funds through the metropolitan council for 2026-2028 cycle

WHEREAS, the City of Ramsey owns and maintains a municipal water supply system, which is essential to the quality of life, health and welfare of City residents and businesses; and

WHEREAS, the City of Ramsey currently relies on groundwater as the sole source of its municipal water supply system; and

WHEREAS, the City of Ramsey is planning to construct two new municipal water supply system groundwater wells to accommodate planned growth in the next ten years; and

WHEREAS, Minnesota Statutes 473.1565 directs the Metropolitan Council to undertake planning activities that emphasize conservation, inter-jurisdictional cooperation, and long-term sustainability; and

WHEREAS, the Metropolitan Council received an allocation of $1,400,000 from the Clean Water, Land, & Legacy Amendment Fund to assist local units of government by helping property owners pay for water saving audits and/or more water efficient appliances to conserve water; and

WHEREAS, the primary objective of the Water Efficiency Grant Program is to assist local units of government to conserve water to ensure long-term groundwater sustainability; and

WHEREAS, this grant program is consistent with the goals and objectives of the City's Strategic Action Plan; and

WHEREAS, the City has the capability to adequately fund its local cost share for this grant program through the water enterprise fund; and

WHEREAS, the City of Ramsey is currently administering a Water Efficiency Grant Program providing rebates for WaterSense® labeled irrigation controllers and/or irrigation audits, WaterSense® labeled toilets, WaterSense® labeled showerheads, WaterSense® labeled faucets/faucets accessories and Energy Star® rated clothes washing machines; and

WHEREAS, the current grant cycle runs through June 30, 2028; and

WHEREAS, the upcoming Water Efficiency Grant Program cycle will run from July 1, 2026 through June 30, 2028; and

WHEREAS, the minimum grant amount is $5,000 and the maximum grant amount is $75,000; and

WHEREAS, the deadline to submit an application for the 2026-2028 grant cycle is April 17, 2026; and

WHEREAS, grant recipients will be notified by the Metropolitan Council in approximately May 2026; and

WHEREAS, the City of Ramsey must provide a twenty percent match of the granted amount.

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 authorizes Staff to apply for Water Efficiency Grant funds for the 2026-2028 cycle in an amount of $14,000.

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 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 04/14/2026

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

Title:

PUBLIC HEARING: Approve On-Sale Liquor License, including Sunday sales, for Wolf Entertainment LLC dba Carbone's Pizza & Pub located at 6415 Highway 10 NW, Ramsey MN 55303 (formerly Aurelio's).

Purpose/Background:

Purpose: To approve On-Sale Liquor License, including Sunday sales, for Wolf Entertainment LLC dba Carbone's Pizza & Pub.
Background: Wolf Entertainment LLC dba Carbone's Pizza & Pub has properly applied for an On-Sale liquor license, including Sunday sales, at 6415 Highway 10 NW, Ramsey MN 55303 (formerly Aurelio's). All application fees have been paid.

Notification:

Notice of the public hearing was published in the Anoka County Union Herald on April 3, 2026.

Time Frame/Observations/Alternatives:

A background investigation has been completed and approved by the Police Chief. Once approved by City Council, the application will be submitted to the Department of Public Safety - Alcohol, Gambling Enforcement Division for issuance of the license.

Funding Source:

This case is being handled as part of normal staff duties.

Recommendation:

City staff is recommending approval of an On-Sale Liquor License, including Sunday sales, for Wolf Entertainment LLC dba Carbone's Pizza & Pub.

Outcome/Action:

Motion to approve an On-Sale Liquor License, including Sunday sales, for Wolf Entertainment LLC dba Carbone's Pizza & Pub.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	03/27/2026 02:29 PM
Brian Hagen	Brian Hagen	04/09/2026 01:12 PM
Form Started By: Wendy Schlueter		Started On: 03/24/2026 03:23 PM
Final Approval Date: 04/09/2026		

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

PUBLIC HEARING: Consider a Request for a Variance to Utilize an Alternative Tree Inventory Methodology for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

Purpose/Background:

The City has received a Land Use Application from Rivers Edge Development LLC (the "Applicant") seeking a variance to utilize an alternative methodology to complete the required Tree Inventory and Preservation Plan for the plat known as Serenity at Rivers Edge. They are not attempting to avoid the tree inventory requirement, they are simply requesting to utilize a sampling method that can be extrapolated out to the entirety of the property. The project is located on the south side of Riverdale Drive, between Dolomite Street and Sunfish Lake Boulevard (the "Subject Property"). The Subject Property abuts the Mississippi River and is within the Mississippi River Corridor Critical Area (MRCCA) Overlay District.

Notification:

Due to timing issues, there was not enough lead time to get a Public Hearing notice to the Anoka Union Herald, the City's official newspaper, for the Planning Commission to hold the Public Hearing at their March 26, 2026 meeting. However, Staff did not want to unnecessarily delay the project, and still presented the case to the Planning Commission on March 26, 2026, knowing that the official Public Hearing could still be held by City Council. City Staff attempted to notify property owners, as reflected in the Anoka County Property Records, within 350 feet of the Subject Property of the variance request.

Time Frame/Observations/Alternatives:

The Subject Property is approximately 9.24 acres in size and of that, approximately 6.5 acres are wooded. The Subject Property has several very dense stands of eastern red cedar, which is the dominant species on site. Eastern red cedars have dense branching that extends down to the ground, making it challenging to access the trunk to not only measure the diameter but also to tag individual trees. Coupled with how tightly packed together the trees are, it creates essentially a physical barrier to accessing each individual tree for inventorying purposes without removing much of the lower limbs. This would not only take significantly more time to complete, but also seems contradictory to maintaining existing vegetation in its current state, which is a goal of the MRCCA Overlay District.

Due to these factors, the Applicant is seeking a variance to utilize a Fixed Radius Plot (FRP) method to collect tree data. The FRP method is somewhat commonly used in the timber industry when the trees are generally the same age, size, species, and are in similar growing conditions, all of which appear to apply in this case. Rather than inventorying each individual significant tree, the Applicant would set up a grid with predetermined plot sizes (maybe something like 1/10 acre plots). Within each of these plots, all significant trees would be inventoried (it will still be challenging based on the growth characteristics of eastern red cedar, but not as time consuming as inventorying all significant trees). This data can then be extrapolated out across all wooded areas on the Subject Property to provide a per acre relative basal area, relative species abundance (while the site is dominated by eastern red cedar, there are other species present as well), and relative health condition. This can then be used to ensure the project complies with the tree preservation standards.

Since the Subject Property is within the MRCCA, there are additional vegetation management standards that apply, including the requirement for a Vegetation Permit to address tree removal associated with any site improvements (e.g. constructing a new home). Thus, at the time of building permit submittal (for a new home), a

Vegetation Permit application will also need to be submitted. This will provide additional, lot specific details on which trees will be removed. Furthermore, due to the Existing Significant Vegetative Stands, tree removal is limited to only the minimum necessary to accommodate the development.

The Environmental Policy Board (EPB) reviewed this request at their March 16, 2026, meeting. Unfortunately, there was not a quorum present for this meeting, so there was no formal recommendation from the EPB. However, amongst the three (3) members that were in attendance, there was consensus to support this request.

When contemplating a variance, a three (3) factor test must be applied to determine that practical difficulties exist. The 3-factor test is as follows:

1. Reasonableness — The proposal is to utilize an alternative methodology for collecting tree data, not to eliminate the requirement of a tree inventory. The vast majority of tree cover on the Subject Property consists of a single species, eastern red cedar, and they do appear to be similar in size and height, and are in very similar gowning conditions, which makes the FRP method suitable. The FRP sampling method should result in a fairly accurate accounting of existing trees, making this a reasonable proposal.
2. Uniqueness — The denseness of the eastern red cedars, especially when taking into account their growing characteristics (dense branch structure that extends down to the ground), creates an almost impenetrable barrier to the interior trees, short of trimming out many of the lower limbs. As a result of the branching characteristics and the density of the trees, many of the lower limbs are dead (due to a lack of sunlight reaching them), which could represent a hazard for anyone attempting to conduct a tree inventory. The site conditions also would make it very challenging to assess trunk diameter and to tag each significant tree.
3. Essential Character — Utilizing an alternative methodology to collect tree data will not impact the essential character of the surrounding area. Tree data will still be collected and reviewed to ensure compliance with tree preservation standards.

The Planning Commission reviewed this request at their March 26, 2026 meeting and unanimously supported the request.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

The EPB reviewed this request on March 16, 2026. Unfortunately, there was not a quorum for their meeting, so there was not a formal recommendation. However, the consensus of the three (3) members that were present was to support the requested variance. The Planning Commission reviewed the request for a variance to utilize an alternative methodology to collect tree data on March 26, 2026 and unanimously recommended approval.

Outcome/Action:

Motion to adopt Resolution #26-087 granting a variance to utilize an alternative methodology to collect tree data for the plat known as Serenity at Rivers Edge.

Attachments

Site Location Map

Applicant Narrative

Existing Significant Vegetative Stands Exhibit

Sketch Plan

Final Plat

Draft Planning Commission Meeting Minutes Dated March 26, 2026

Resolution #26-087: Variance

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:14 PM
Form Started By: Chris Anderson		Started On: 03/27/2026 08:56 AM
Final Approval Date: 04/09/2026		

Serenity at Rivers Edge

0 500 1000 ft

Created on: 02/03/2026

South of Riverdale Drive between Sunfish Lake Blvd and Dolomite St NW

PID: 34-32-25-14-0029

Variance Request Narrative: Tree Inventory Methodology

Date: 03/05/2026

To: City Engineering & Planning Department

From: SERENITY AT RIVERS EDGE – Development team

Project Site: 34-32-25-14-0029

Re: Variance Request – City Code Section 106-910 (Tree Inventory Methodology)

1. Request for Variance

In accordance with City Code Section 106-220, I am formally requesting a variance from the standard tree inventory methodology, which typically requires the individual tagging and surveying of every "significant tree." Instead, I am proposing a **Representative Area Summary and Canopy Map** to be prepared by Kameron Kytonen,Certified Arborist,#MN-4237A, as an alternative methodology for this specific site.

2. Statement of Practical Difficulty

Per City Code, a variance may be granted when a landowner faces "practical difficulties" unique to the property. The following site-specific conditions demonstrate why a tree-by-tree inventory is unfeasible and unnecessary for this project:

- **Unique Biological Monoculture:** A preliminary site assessment by a certified tree specialist has identified that the tree canopy on this site consists of **85-90% Eastern Red Cedar**. Unlike a typical mixed-hardwood lot, this site is a near-monoculture. Tagging every individual cedar (averaging 8" to 15" DBH) would yield redundant data that does not provide additional value to the City's preservation goals beyond what a density-based summary provides.
- **Physical Site Constraints (Safety & Accessibility):** The specific growth habit of the Eastern Red Cedar on this property presents a physical barrier to the standard inventory method. These trees possess a high density of sharp, dead lower branches that extend to the ground, making the trunks physically inaccessible for a surveyor to reach and affix tags without extensive clearing of live and dead vegetation. This physical constraint is unique to the biological density of this specific lot.
- **Environmental Sensitivity:** Applying a "one-size-fits-all" tagging requirement to the dense cedar grove on the upland portion of the site would require significant disruption of the understory just to access the trunks, which is counter-intuitive to the City's goal of vegetation preservation.

3. Proposed Alternative Methodology

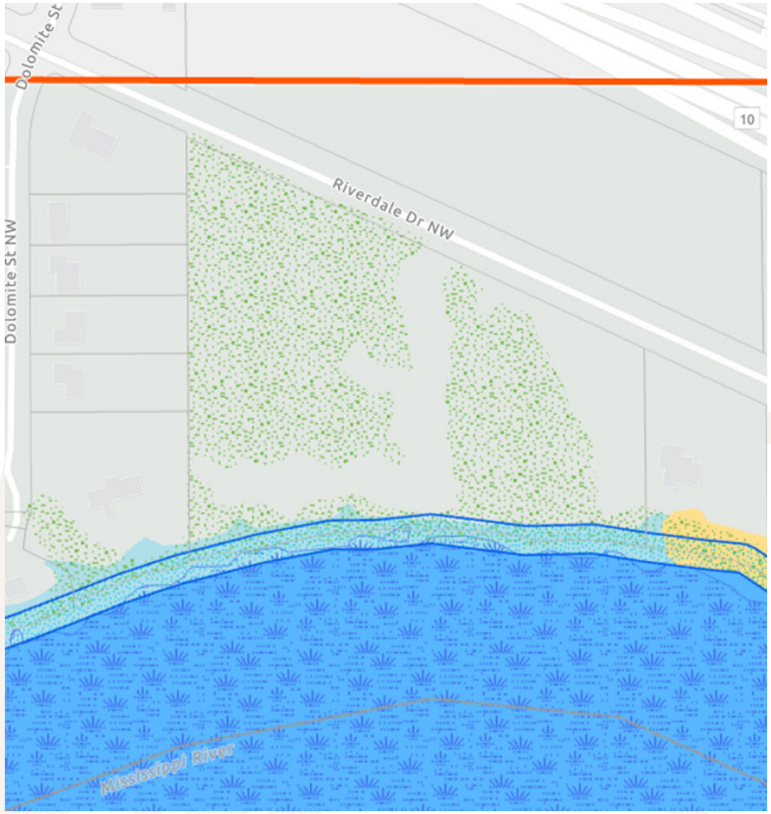
In lieu of individual tagging, we propose to provide the City with a **Vegetation Restoration and Preservation Plan** that includes:

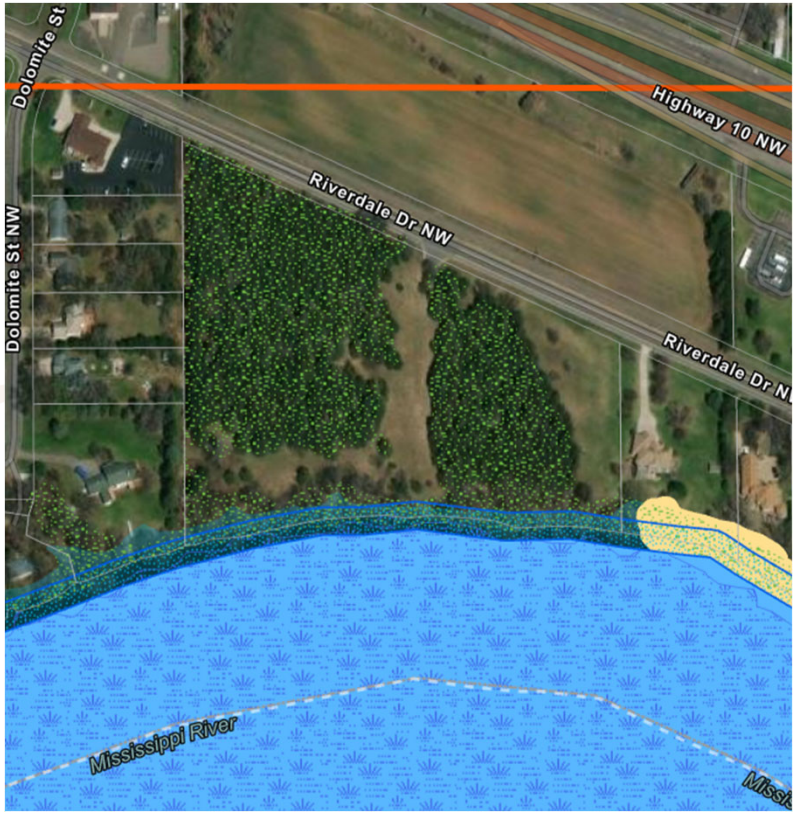
1. **Canopy Delineation:** Mapping the precise boundaries of the cedar grove and the floodplain hardwood area.
2. **Representative Sample Plots:** Detailed inventory of specific 1/10th-acre plots to provide an accurate statistical density and health assessment.

4. Conclusion

The requested variance is not sought for economic gain, but rather to address a physical hardship created by the unique biological density and species composition of the land. This alternative approach will provide the City with the necessary data to evaluate the Site Plan and Vegetation Restoration Plan while respecting the physical realities of the site.

MN DNR's Primary Conservation Areas (PCAs) Mapping Tool





Existing Significant Vegetative Stand

Shore Impact Zone (SIZ)

City of RAMSEY

SKETCH PLAN OF SERENITY AT RIVERS EDGE

P.I.D.#34-32-25-14-0029

BENCHMARK

MNDOT GSID Station #781, named "F 257",
Elevation = 864.762 (NAVD88)

DEVELOPMENT DATA

LAND USE:
SINGLE FAMILY HOMES: 2 LOTS
OUTLOT: 1 OUTLOT
TOTAL: 405,752± sq.ft. 9.31± acres (ABOVE WATER AS LOC. 6/25/25)

EXISTING ZONING: R-1A
PROPOSED ZONING: R-1A
Density = 45,921 + 33,248 = 79,169
78,049 sq.ft. above OHW / 2 = 39,584.5

PROPERTY DESCRIPTION

That part of Tract C lying West of the East 210 feet as measured at right angles to the east line of Registered Land Survey No. 119, files of Registrar of Titles of Anoka County, Minnesota.

NOTES

- FIELD SURVEY STARTED IN JUNE 2025.

- MINIMUM LOT WIDTH = 80 FEET
- MINIMUM LOT DEPTH = 100 FEET
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MAXIMUM IMPERVIOUS COVERAGE = 40%
- FRONT SETBACK = 35 FEET
- SIDE SETBACK = 5 FEET

SB —— DENOTES SETBACK LINE

Decks and patios are subject to the 100 foot setback from the OHW also. There is a provision built in that decks and at grade patios can encroach into the required 100 foot setback from the OHW up to 15 feet without the need for a variance as long as it remains compliant with the vegetation management and land alteration standards.

The Shore Impact Zone (SIZ) begins at the Ordinary High Watermark (OHW) and extends into the land fifty (50) feet. Vegetation management standards found in City Code Section 106-910 (i) apply.

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted. The majority of the trees onsite fall under MRRCA regulations.

LANDSCAPE NOTES:

- ALL LOTS ARE CUSTOM GRADED. A LANDSCAPE PLAN IS REQUIRED BEFORE ANY TREES ARE CLEARED. WORK WITH CITY FORESTY DEPARTMENT AND OBTAIN APPROVALS PRIOR TO ANY SITE WORK AND GRADING.
- At least 40% of the significant tree DBH inches must be retained on site and/or reforestation (1.25" of new trees planted required for every 1 inch removed over the removal threshold; or $125 paid in restitution for every 1" removed over the removal threshold; or some combination of reforestation and restitution).

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted. This limit of disturbance and tree line shown.

CURVE DRIVEWAYS TO MINIMIZE TREE IMPACT AND TO REDUCE LONG SIGHT LINES. LANDSCAPE DRIVEWAY WITH TREES. SEE CITIES TREE STANDARDS.

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted. The majority of the trees onsite fall under MRRCA regulations.

S65°17'44"E 379.38

456.99
R=66474.16
Δ=00°23'38"

S06°27'11"W 741.99

S06°34'40"E 447.75

N83°25'49"E 316.28

S86°55'06"E 358.57

S81°30'44"E 118.49

N06°34'46"W 335.87

N00°34'40"W 741.87

S00°34'40"E 80.25

N00°34'40"W 231.23

45,921
1.0542 ACRES

33,248
0.7633 ACRES

7.4973 ACRES
326,582

9.2168
401485

OUTLOT A

BLOCK 1

RIVERSIDE WEST

RIVERSIDE ESTATES

WOODED

OPEN

EDGE OF TREES

FENCE

6'X8' ELEC. TRANSFORMER

20' electrical easement

12" SANITARY SEWER

12" DIP WATERMAIN

POSSIBLE DRIVEWAY

POSSIBLE HOUSE

EXISTING HOUSE

100' OHW BUILDING SETBACK LINE

40' BLUFF SETBACK

SURVEY LINE

50' SETBACK FROM OHW (838 CONTOUR) aka "Shoreline Impact Zone - SIZ".

FLOOD HAZARD LINE PER FEMA MAP 27003C0281E dated 12/16/2015

848 BASE FLOOD CONTOUR

OHW = 837.9 (NAVD 1988)

BASE FLOOD ELEVATION = 848.0 PER FEMA MAP 27003C0281E dated 12/16/2015

EDGE OF WATER AS LOCATED JUNE 19TH, 2025 (ELEV. = 834.1 - NAVD 88)

ZONE AE (BELOW 848 CONTOUR)

MISSISSIPPI RIVER

East line of Tract C, RLS 119

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Landscaping Requirements

Topsoil Requirements

- Four (4) inches of topsoil meeting the City's topsoil specification must be applied to all disturbed areas not otherwise improved with buildings, walkways, driveways and other impervious surfaces.
- A topsoil inspection by the Engineering Department is required.

Lawn Requirements

- A yard must be established through sod, seed, hydroseed or other acceptable ground cover.
- The boulevard area must be sodded. In areas where there is sidewalk, the area between the sidewalk and road must be sodded. In areas without sidewalk, the first ten (10) feet from back of curb shall be sodded.
- The remainder of the yard can be established by sod, seed, hydroseed, or other forms of acceptable ground cover.
- Sod is considered established as soon as it is installed, seed/hydroseed is not considered established until it has germinated and filled in such that it is ready to be mowed.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES UTILITY BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- ×1011.2 DENOTES EXISTING ELEVATION.
- SB DENOTES SOIL BORING (BY TRADEWELL SOIL TESTING)

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

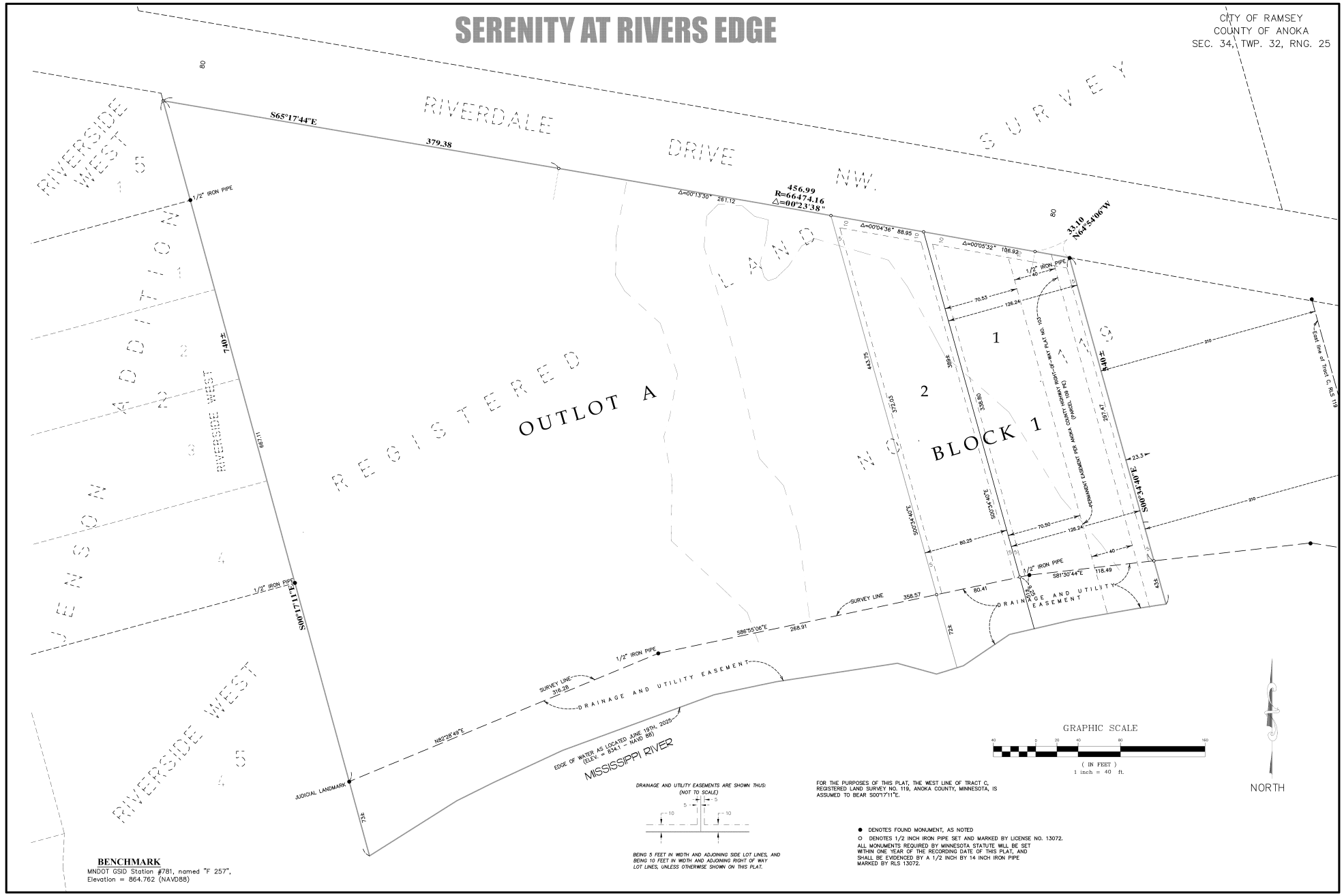
ERIC R. VICKARYOUS

Date: Feb. 23rd, 2026 Reg. No. 44125

AZIMUTH LAND SURVEYING
763-458-2997
azlandsurveymn@gmail.com

SERENITY AT RIVERS EDGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 34, TWP. 32, RNG. 25



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NORTH

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

FOR THE PURPOSES OF THIS PLAT, THE WEST LINE OF TRACT C, REGISTERED LAND SURVEY NO. 119, ANOKA COUNTY, MINNESOTA, IS ASSUMED TO BEAR S00°17'11"E.

● DENOTES FOUND MONUMENT, AS NOTED

○ DENOTES 1/2 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 13072. ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT, AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS 13072.

BENCHMARK
MNDOT GSID Station #781, named "F 257",
Elevation = 864.762 (NAVD88)

7.01: Consider a Request for a Variance to Utilize an Alternative Tree Inventory Methodology for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

Presentation

Senior Planner Anderson presented the Staff Report stating that staff recommends approval of the variance to utilize an alternative methodology to collect tree data. The Environmental Policy Board (EPB) also reviewed this request; unfortunately, there was not a quorum for the meeting, so a formal recommendation was not made. However, the consensus of the three members present was in support of the requested variance.

Commission Business

Chair Gengler asked for clarification on the methodology.

Senior Planner Anderson explained that each area marked with a green circle would have a mini inventory completed, and that data would be extrapolated across the site.

Commissioner Musgrove stated that she likes this proposal, but was unsure if this is an extra step in addition to a full tree inventory. She believed that the fixed radius count method would have benefit but did not want it to be redundant.

Senior Planner Anderson replied that there would not be a full count completed. He clarified that a full count would be done in the area of the house pad, utilities, and driveway to identify the number of trees that would be removed. He explained that the fixed radius count and full count in areas where trees are being removed will work together to determine if the number of trees being removed remains under the allowed threshold.

Mr. Paulson stated that the properties are very thick with trees, estimating that the lots are 90 percent trees. He stated that he will work with staff to thin the trees in some areas outside of the building areas so that people have a usable lot.

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #26-087, Granting a Variance to Utilize an Alternative Methodology to Collect Tree Data for the Plat Known as Serenity at Rivers Edge.

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

DRAFT

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

RESOLUTION #26-087

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO UTILIZE AN ALTERNATIVE METHODOLOGY FOR THE TREE INVENTORY FOR SERENITY AT RIVERS EDGE AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Rivers Edge Development LLC (the "Permittee") requesting a Variance to Section 106-354 (Private Trees in New Development Areas) of the Ramsey City Code to utilize an alternative tree inventory technique for the property generally located south of Riverdale Drive, west of Sunfish Lake Boulevard and east of Dolomite Street, and legally described as:

   Tract C, Registered Land Survey Number 119, except the East 210 feet thereof, as measured at right angle to the East line of said Tract, except road, subject to easement of record, Anoka County, Minnesota.

   (the "Subject Property")

2. That the Permittee appeared before the Planning Commission on March 26, 2026, related to this request, and before the City Council for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on April 14, 2026, and that said public hearing was properly advertised and that the minutes of said public hearing are available.

3. That the Subject Property is approximately 9.24 acres in size, is zoned R-1A (Single-Family Residential), and is guided as Low Density Residential in the Comprehensive Plan.

4. That the surrounding parcels to the east and west are zoned R-1A (Single-Family Residential), with one parcel zoned Public/Quasi-Public. The parcels north of Riverdale Drive are zoned B-2 (Community Business District).

5. That the surrounding parcels east and west of the Subject Property are guided as Low Density Residential, while the parcels north of Riverdale Drive are guided as Commercial, in the Comprehensive Plan.

6. That City Code Section 106-354 (Private Trees in New Development Areas) requires an inventory of all significant trees (defined as any oak or evergreen with a Diameter at Breast Height [DBH] of four [4] inches or greater and all other trees with a DBH of eight [8] inches or greater) within the developable portions of a project site.

7. That approximately six and a half (6.5) acres of woodland are present on the Subject Property, with the dominant species being eastern red cedar.

8. That the Permittee has proposed utilizing a Fixed Radius Plot (FRP) technique to collect tree data, due to the denseness of the woodland and the growth characteristics of eastern red cedar.

9. That the FRP method is appropriate when the tree characteristics (size, age, species, growing conditions) are generally homogenous, which appears to be the case here.

10. That the Environmental Policy Board (EPB) reviewed the request for a variance to utilize an alternative tree inventory technique at their March 16, 2026 meeting. While there was not a quorum present, and therefore no formal recommendation from the EPB, the consensus of the three (3) members that were present was to support this request.

FINDINGS OF FACT

1. That the alternative tree inventory methodology does not violate the intent and purpose of the Comprehensive Plan.

2. That the alternative tree inventory methodology will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.

3. That the denseness of the two Existing Significant Vegetative Stands on the Subject Property, which are nearly homogenous with eastern red cedar, create a significant physical obstacle to completing a more traditional tree inventory, create a unique scenario for the Subject Property that was not created by the Permittee.

4. That the alternative tree inventory methodology will not have the effect of allowing any use prohibited in the R-1A (Single-Family Residential) District.

5. That the alternative tree inventory methodology will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 106 (Zoning Code) of the Ramsey City Code.

6. That the alternative tree inventory methodology will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

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

That the Ramsey City Council hereby grants approval of a variance (the "Variance") to utilize an alternative tree inventory methodology (FRP) to collect tree data on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow the use of the FRP sampling methodology on the **Subject Property.**

2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.

3. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this **Variance**.

4. That the Permittee shall comply with all other standards within City Code Section 106-354 (Private Trees in New Development Areas) on the **Subject Property**.

5. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

6. That this **Variance** shall automatically expire if the use is not initiated by April 14, 2027, and initiation shall be considered submittal of the tree preservation plan.

The motion for the adoption of the foregoing resolution was duly seconded by City 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 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY:

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Ryan Heineman and Katie Schmidt, to me personally known, who, being each by me duly sworn, did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Ryan Heineman and Katie Schmidt acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

The document drafted by:
The City of Ramsey
7550 Sunwood Dr NW
Ramsey, Minnesota 55303

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-078, Approving a Conditional Use Permit for Indoor Commercial Recreation for D-BAT Baseball & Softball Academy at 8252 147th Lane NW, Suite 700

Purpose/Background:

BLIP II, LLC (the "Applicant") has submitted a Land Use Application on behalf of Rub Some Dirt on it Training LLC (the "Permittee", doing business as D-BAT Baseball and Softball Academy) for an indoor baseball and softball training facility at 8252 147th Lane NW, Suite 700 (the "Subject Property", also known as BLIP II). This type of business is classified as "Indoor Commercial Recreation," which is a conditional use in the I-1 zoning district. The business would occupy 16,000 square feet on the building's east end. It will feature 15 batting cages, a 983 square-foot retail pro shop, and an open area for a few parents, spectators, or students waiting for their scheduled time in the batting cage.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by the Planning Commission on March 26th, 2026. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Parking

The Applicant and Permittee each prepared parking justification reports to outline the Subject Property's parking supply and demand. There is no defined parking standard for Indoor Commercial Recreation uses in the Zoning Code; therefore, a parking justification report is required. Per information provided by the Applicant, the BLIP II building is 56,000 square feet in area, and the site currently has 107 parking stalls (101 standard and 6 ADA accessible). Three other tenants occupy other parts of the BLIP II building:

- Mr. Pex, Inc., which consists of 20,000 square feet of offices and warehouse space. This business has 5 full-time employees and minimal visitors during business hours.
- Northwoods Machine, LLC, which consists of 12,000 square feet of manufacturing space. This business has 12 full-time employees and fill-in part-time employees that work across two shifts. There are minimal visitors during business hours.
- Midwest Construction Products, LLC, which will consist of 8,000 square feet of offices and warehouse space. This business will have 4 full-time employees and a light amount of will-call visitors picking up materials and products. This business is also new to the building, and these uses are permitted by-right, so they will go directly to an administratively-reviewed building permit application.

The three above-mentioned tenants typically close at 5:00 PM and will accommodate additional parking demand for D-BAT, which anticipates higher customer demand during after-school hours. D-BAT will occupy the remaining 16,000 square feet of the building. D-BAT has provided the following parking demand analysis for their peak occupancy:

- 15 batting cages, with an average (and a building code maximum occupancy) of 2 participants per cage = 30 people total
- 5-6 parents or spectators waiting for their children or waiting for their reservation time.
- 2 staff members on duty
- Additional allowance of 5 people

- TOTAL: 43 people at peak occupancy, based on the narrative provided by the Permittee.
- Maximum occupancy of 68 people, based on the building code analysis. This includes a maximum occupancy of 30 people in the batting cages, 16 people in the pro shop, 18 people in the flex room at the back of the tenant space, and 1 person each in the manager's office and three storage rooms.

The Permittee uses a scheduled reservation model, which limits loitering, customer overlap, and overall occupancy of the space at any given time. Additionally, whether 43 or 68 people drive individually to the Subject Property, there will be ample parking availability to accommodate the total demand for D-BAT and all other tenants in BLIP II. Should a problem result from insufficient parking supply, the Applicant has committed to striping additional parking stalls in the loading dock area on the north side of the building. This parking area would look similar to the Adrenaline Sports Center's north parking lot at BLIP I, which is directly west of the Subject Property. Overall, Staff agrees with the Applicant and Permittee that existing parking on-site will be sufficient for the proposed use.

Occupancy
The space was previously occupied by a manufacturing user. Since the use is changing, the Applicant will apply for a Change of Use permit, and a new SAC Determination Form will be required. All of these items are handled administratively by Staff. The space is being designed for the maximum number of occupants, which is reflected in the parking analysis attached to this staff report. Should the Applicant choose to have larger spectator events or tournaments that would bring in more people, changes to the building would be required to comply with Building Code requirements, mainly pertaining to the number of exits and restrooms.

Additional Information
The Planning Commission may recall In the Game Pickleball and Golf, a similar Indoor Commercial Recreation use that sought a Conditional Use Permit in the BLIP V building in 2025. The Permittee's proposal falls within the same use category in Ramsey's Zoning Code, but the proposed use is generally less intense for parking demand than the In the Game project.

Additionally, the proposed Conditional Use Permit is specifically written to address D-BAT's business model. If D-BAT ceases operations and is replaced by another type of Indoor Commercial Recreation use (for example: a gymnastics facility, a trampoline park, etc.), an amended Conditional Use Permit will be required. Alternately, if D-BAT expands into additional space in the BLIP II building, the Conditional Use Permit will need to be amended.

Alternatives
Alternative 1: Approve the Conditional Use Permit, as requested by the Applicant and recommended by Planning Commission and Staff.
Alternative 2: Approve the Conditional Use Permit with modifications, based on discussion and supporting findings of fact.
Alternative 3: Deny the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

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

Recommendation:

At their regular meeting on March 26th, 2026, the Planning Commission voted 4-0 (with 1 Commissioner absent and 2 vacant seats) to recommend approval of the Conditional Use Permit, as recommended by Staff.

Outcome/Action:

Motion to adopt Resolution #26-078, Approving a Conditional Use Permit for Indoor Commercial Recreation at 8252 147th Lane NW, Suite 700.

Attachments

Resolution #26-078 Conditional Use Permit
Location Map
Floor Plan
D-BAT's Parking Justification Report
PSD's Building Parking Justification Report

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Adam Martin		Started On: 03/27/2026 09:39 AM
Final Approval Date: 04/09/2026		

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

RESOLUTION #26-078

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR INDOOR COMMERCIAL RECREATION AT 8252 147TH LANE NW, SUITE 700

RECITALS

1. Mr. Ryan Hanson of Rub Some Dirt on it Training, LLC, doing business as D-BAT Baseball and Softball Academy and hereafter referred to as the "**Permittee**", has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate an Indoor Commercial Recreation business for an indoor baseball and softball training facility on the property located at 8252 147th Lane NW, Suite 700, and legally described as:

   Lot 1, Block 1, Bunker Lake Industrial Park Addition, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the **Subject Property** is zoned I-1, Light Industrial District, and the total area of the **Subject Property** is approximately 4.44 acres; and

3. That the **Subject Property** is guided as Business Park in the 2040 Comprehensive Plan; and

4. That all parcels surrounding the **Subject Property** are also zoned I-1, Light Industrial District; and

5. That Indoor Commercial Recreation is listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the I-1 Zoning District; and

6. That the **Permittee** has submitted a floor plan, designed by Lampert Architects and dated February 11, 2026, depicting the location and layout of the 16,000 square foot tenant, which includes 15 batting cages, a 983 square foot pro shop, and a 267 square foot flex room, within the existing 56,000 square foot building; and

7. That the **Permittee** has submitted a parking justification report to identify the parking demand for the proposed tenant, and that said parking justification report is deemed satisfactory by Staff and should not be detrimental to other uses within the building; and

8. That the Planning Commission held the public hearing and reviewed the request at their meeting on March 26, 2026, and recommended approval; and

9. That the City Council reviewed the request at their meeting on April 14, 2026.

FINDINGS OF FACT

1. That the indoor commercial recreation use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

2. That the indoor commercial recreation use will be designed in such a way that it will not change the essential character of the area.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "**Permit**") for the construction and operation of an indoor commercial recreation use on the Subject Property contingent upon the following conditions:

1. That the **Permittee** must obtain all of the necessary building permits and make those improvements in accordance with the approved plans.

2. That if the indoor commercial recreation use changes format from a baseball and softball training academy and/or increases in square footage beyond the approved 16,000 square feet, an amendment to this **Permit** will be required.

3. That if existing parking on the **Subject Property** fails to meet demand for all uses on the **Subject Property**, the property owner shall stripe additional parking stalls in the rear loading area of the building to satisfy demand.

4. That signs must meet City Code requirements and obtain the proper permits.

5. That the **Permittee** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.

6. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

7. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

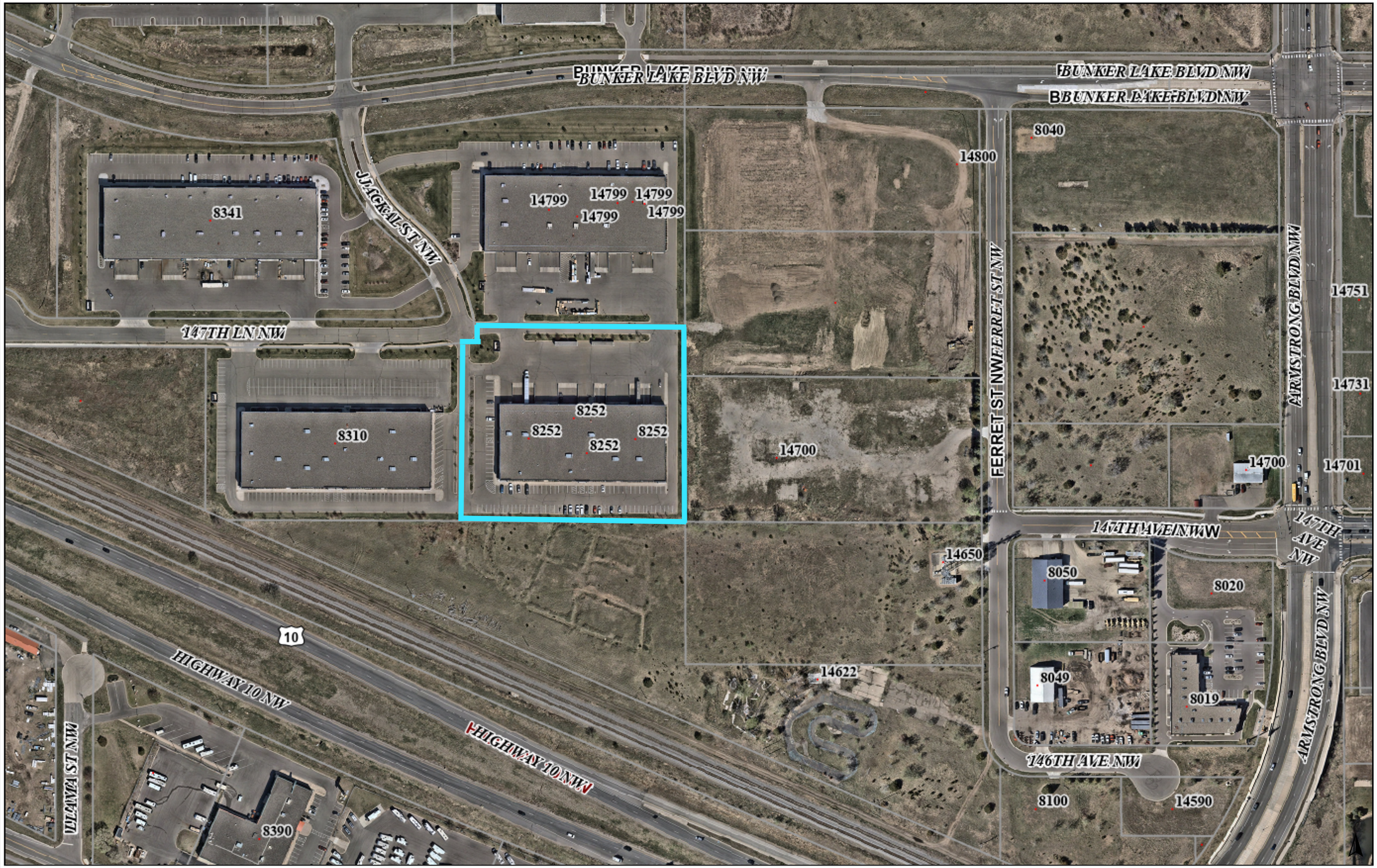
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

DBAT Baseball & Softball Academy



Address:
8252 147th Lane NW,
Ramsey MN 55303

PID:
29-32-25-12-0004

0 500 1000 ft

Created on: 03/02/2026

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: D-Bat Academy
B. PROJECT LOCATION: Bunker Lake Building #2
Ramsey, Minnesota

APPLICABLE CODES:

A. RAMSEY ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) – INCLUDING –	
C. CHAPTER 1305 – INT'L BUILDING CODE	2020 Edition
D. CHAPTER 1311 – INT'L EXISTING BUILDING CODE	2020 Edition
E. CHAPTER 1315 – NATIONAL ELECTRIC CODE	2023 Edition
F. CHAPTER 1322/23 – INT'L ENERGY CONSERVATION CODE	2024 Edition
G. CHAPTER 1341 – MN ACCESSIBILITY CODE	2020 Edition
H. CHAPTER 1346 – INT'L MECHANICAL CODE	2020 Edition
I. CHAPTER 4714 – MN PLUMBING CODE	2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Training And Skill Development – Group B
– Type of Construction – II–B
– Area – 16,000 s.f.
– Height – 31'–6", 1 Story
2. Mixed Occupancy (IBC 508)
– Group B is a Non–Separated Use From Adjacent Group S–1
3. Incidental Uses (IBC 509)
– None

B. FIRE–RESISTANCE–RATED CONSTRUCTION
1. Fire Walls (IBC 706)
– Not Required –
2. Fire Barriers (IBC 707)
– Not Required –
3. Fire Partitions (IBC 708)
– Not Required –

C. INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Total Occupants = 68 (See Plan)

B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
– Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
– Exit Access (IBC 1017) = 300'
– Common Path of Egress (IBC 1006.2.1) = 100'
– Dead Ends (IBC 1020.4) = 50'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
– Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 13.6"
– Stairways (IBC 1011.2) = 44"
– Corridors (IBC 1020.2) = 44"
– Exit Passageways (IBC 1024.2) = 44"
– Exit Doors (IBC 1010.1.1) = 32" Min Clear
48" Max Nom
6. Doors
– Swing (IBC 1010.1.2.1)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1010.1.7)
Max Height = 1/2" – 1:2 Beveled Edge If 1/4"–1/2"
– Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted on Inactive Leaf.
– Panic/ Fire Exit Hardware (IBC 1010.1.10)
Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 68 Occupants – Athletic Occupancy
– 34 Female Occupants
– 34 Male Occupants

Fixture	Required Men	Required Women	Provided Men	Provided Women	Provided Unisex
Water Closets	0.27	0.52	1	1	–
Urinals	–	–	–	–	–
Lavatories	0.17	0.17	1	1	–
Bathtubs/ Showers	–	–	–	–	–
Drinking Fountains	0.14		2		
Service Sink	1		1		

B. LOCATION OF FIXTURES (IBC 2902.3.3)
– Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)
– A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY (MN State Accessibility Code)
1. Alterations To An Area Containing A Primary Function Shall Be Made To Ensure That The Path To The Altered Area And The Toilet Rooms, Parking Facilities, And Drinking Fountains Serving The Altered Area Are Accessible. Alterations For Accesibility Need Not Exceed 20% Of The Cost Of The Alteration To The Primary Function Area (MSBC 1112.7)
– Accessible Route: Existing Route Is Accessible
– Accessible Toilet Room: Existing Restrooms Are Accessible
– Parking: Existing Accessible Parking Provided
– Accessible Drinking Fountain: New Drinking Fountains Provided

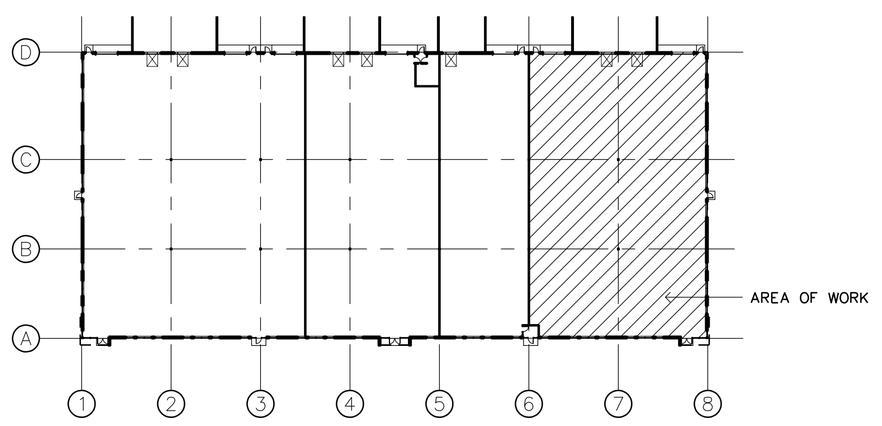
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.

C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4

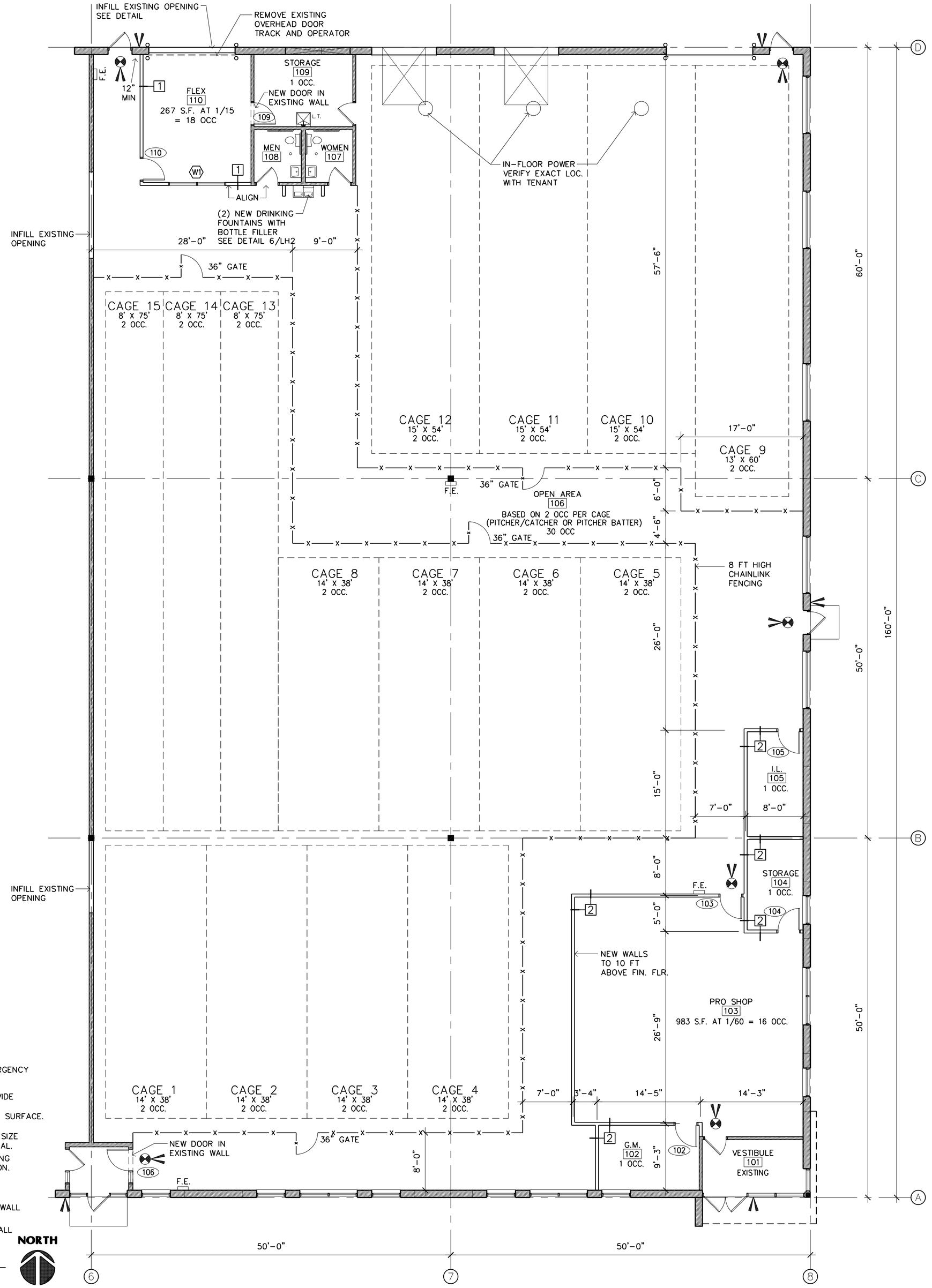
D. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB–CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB–CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB–CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH–IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB–CONTRACTOR'S DOCUMENTS.



2 LH1 KEY PLAN
SCALE: 1" = 50'–0"



PLAN NOTES
1. ⊗ = EXIT SIGNAGE. PROVIDE EMERGENCY BACK–UP POWER
2. ◁ = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK–UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. ▭ F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

= PROPOSED WALL
= EXISTING WALL

NORTH

1 LH1 FLOOR PLAN
SCALE: 1/8" = 1'–0"

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert–arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
2/11/26
DATE

D-BAT ACADEMIES
Bunker Lake Blvd Building 2, Ramsey, MN

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

7/3/25	PRELIMINARY
1/28/26	FINAL REVIEW
2/11/26	ISSUE FOR PERMIT

FLOOR PLAN
KEY PLAN

Sheet Number
LH1

Project No. 250404–2

Filename: BUNKER LAKE INDUSTRIAL PARK\BUILDING #2\LEASEHOLDS\D–BAT\D–BAT–LH1

Parking Demand & Operations Plan

D-BAT Ramsey
8252 147th Lane NW, Suite 700
Ramsey, Minnesota

---

1. Project Overview

This narrative is submitted in support of a Conditional Use Permit application for **D-BAT Ramsey**, an indoor baseball and softball training facility. The purpose of this document is to outline projected occupancy, operational characteristics, and anticipated parking demand to demonstrate that the existing parking supply will adequately serve the proposed use.

D-BAT is a structured, reservation-based training facility specializing in individual and small-group instruction. The operational model inherently limits occupancy due to the fixed number of batting cages and instructional areas.

---

2. Facility Capacity & Occupancy

Peak Hour Conditions

During the highest anticipated usage periods:

- **15 batting cages**
- **Average of 2 participants per cage**
- **5–6 parents or spectators waiting**
- **2 staff members on duty**
- **Additional allowance of 5 persons (buffer)**

Maximum anticipated occupancy: 40 persons

This represents a conservative, worst-case scenario calculation.

Non-Peak Conditions

During lower traffic periods or alternative programming:

- **Party Room:** 10–20 attendees
- **Camps:** 20 campers
- **2–3 instructors depending on age group**

Importantly:

- Camps and party rentals are not expected to occur simultaneously.
- These activities would occupy the same facility space otherwise used for cage rentals.
- Parking demand would remain consistent with normal peak usage.

Maximum anticipated occupancy: 30 persons (plus buffer)

---

3. Parking Demand Characteristics

Primary Parking Drivers

The majority of parking demand is generated by:

- Individual cage rentals
- Small group training (1–2 participants)
- Pitching machine use

Most customers arrive in:

- Single vehicles
- Carpools of two participants per vehicle

- Parent + athlete combinations

Because use is structured around scheduled reservations, there is:

- Minimal loitering
- Limited customer overlap
- Controlled occupancy at all times
- Predictable turnover

---

4. Retail Component (Pro Shop)

D-BAT includes a small Pro Shop retail area offering sporting goods and apparel.

Retail parking demand characteristics:

- Short duration visits
- High turnover
- Low simultaneous occupancy
- Typically associated with existing training customers

The retail component is accessory in nature and does not significantly increase parking demand beyond the facility's primary use.

---

5. Operational Controls Limiting Parking Impact

Several operational factors inherently limit parking congestion:

1. **Fixed Number of Cages (15 maximum)**
   Occupancy cannot exceed cage capacity.

2. **Reservation-Based Scheduling**
   Most usage is booked in advance, reducing unplanned crowding.

3. **Limited Waiting Area**
   The facility is not designed for large spectator gatherings.

4. **Staff-Controlled Programming**
   Camps and parties are scheduled to avoid operational overlap.

5. **Predictable Peak Periods**
   Usage patterns are consistent and manageable.

---

6. Comparison to Similar D-BAT Facilities

Based on operational experience at numerous other D-BAT locations nationwide:

- Parking shortages have not been a recurring issue.
- Similar-sized facilities operate successfully within standard commercial parking ratios.
- Peak traffic is staggered and short-duration.

The Ramsey location is expected to perform similarly due to identical operational structure and business model.

---

7. Parking Demand Summary

Scenario	Estimated Occupancy	Estimated Vehicles*
Peak Operations	40 persons	Approximately 20–25 vehicles
Non-Peak / Camps	30 persons	Approximately 15–20 vehicles

*Vehicle estimates assume shared rides (parent + athlete) and small-group usage.

These estimates demonstrate that parking demand remains moderate and well within the capacity typical of multi-tenant commercial developments.

---

8. Conclusion

D-BAT Ramsey's operational structure, controlled scheduling system, and fixed facility capacity ensure that parking demand remains predictable and limited.

Even under conservative peak assumptions, the anticipated maximum occupancy of 40 persons does not create excessive parking demand. Camps and party events will not increase peak parking demand beyond normal operating levels.

Based on comparable facilities and operational experience, parking congestion is not anticipated to be an issue at this location.

If you have any further questions or concerns please feel free to contact me.

Ryan Hanson

Co-Owner - D-BAT Ramsey

612-282-2167

March 2nd, 2026

City of Ramsey
Attn: Adam Martin
7550 Sunwood Dr NW
Ramsey, MN 55303

Mr. Martin,

This letter is a response related to the BLIP II, LLC and D-Bat CUP application. The following is an account of how the building is currently used, a summary of its' current tenants, and proof of adequate parking for the entire building.

Types of Current Tenants (Building is 56,000 SF total):

Mr. Pex, Inc.
20,000 SF of Offices and warehouse for in-floor Pex piping, 5 full-time employees. Minimal visitors during office hours.

Northwoods Machine, LLC.
12,000 SF of Machine Shop,12 full-time employees and fill in part-time help, 2 shifts. Minimal visitors during office hours.

Midwest Construction Products, LLC
8,000 SF of Office and warehouse for construction materials and tools, 4 full-time employees. Light amount of will-call visitors picking up materials and products. Building permit will be submitted to City of Ramsey in March 2026.

D-Bat Baseball and Softball Academy
16,000 SF of Batting cages and training facility. Permit and CUP submitted 2026. D-Bat to respond on their employee and visitor count.

The BLIP II building currently has 107 stalls (101 normal and 6 handicapped stalls). The peak times of the D-Bat facility will be at nights and weekends, which most of the other building tenants are closed at 5:00pm. There are ample stalls for all of these businesses to

7533 Sunwood Drive, Suite 315
Ramsey, MN 55303

Phone: (763) 427-5955
Fax: (763) 427-4151
www.psdlanddevelopment.com

coexist, and approving this CUP will not put a strain on the building due to lack of parking. Should a problem result from the CUP application approval, we can stripe the loading dock area on the north side if needed. I have attached aerial photos of the BLIP II building and a similar condition where the parking is striped on the BLIP I building (more parking is needed on the BLIP I building due to the number of soccer fields and multiple teams playing simultaneously in their 56,000 SF).

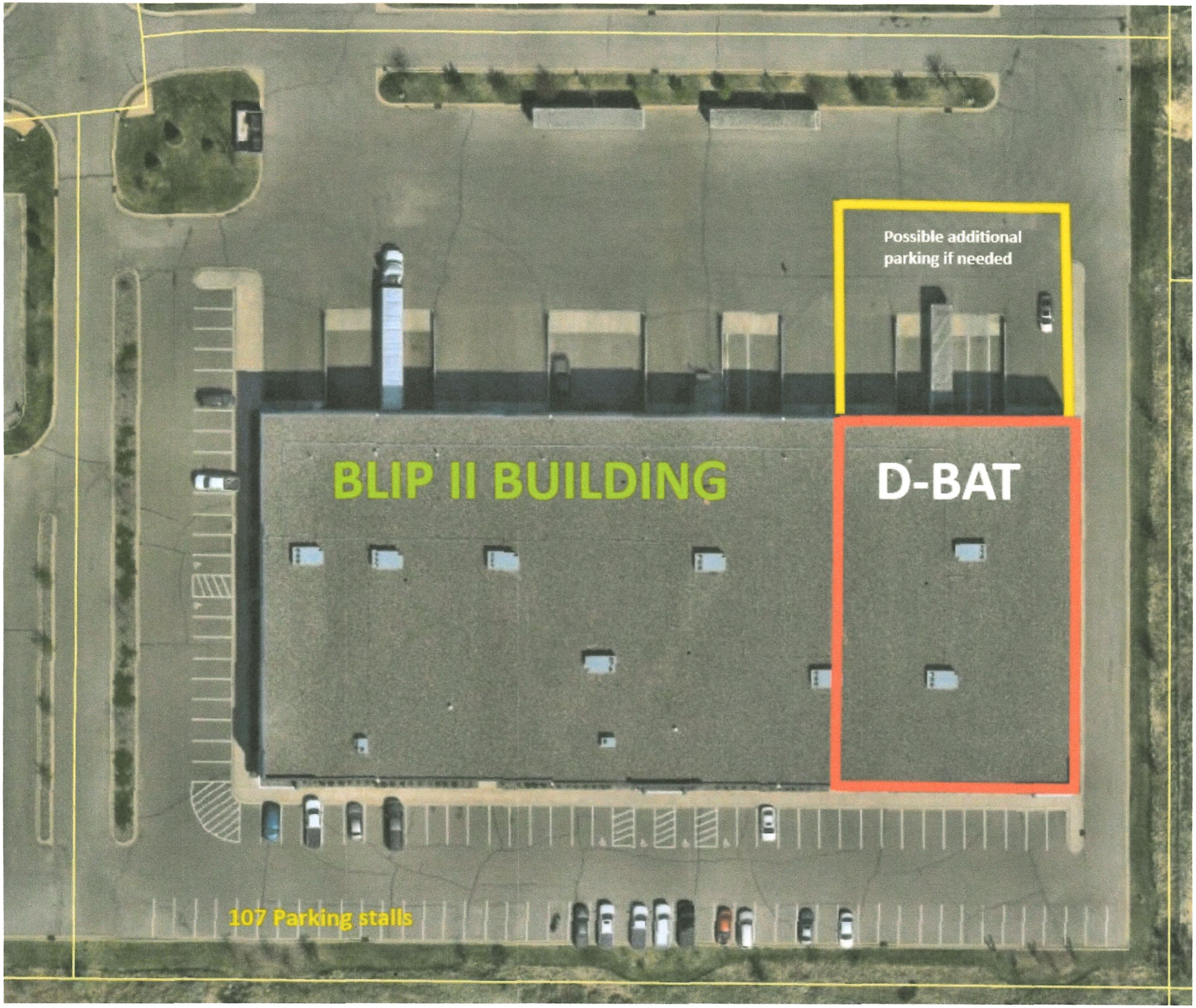
In conclusion, as the property owner and Lanlord, I ask you approve this use and CUP, as a company we always error on the side of caution and provide more than needed parking in our buildings. As stated above, should a problem be identified we will increase parking at an adequate level to make sure there are not issues with this or any other Tenant.

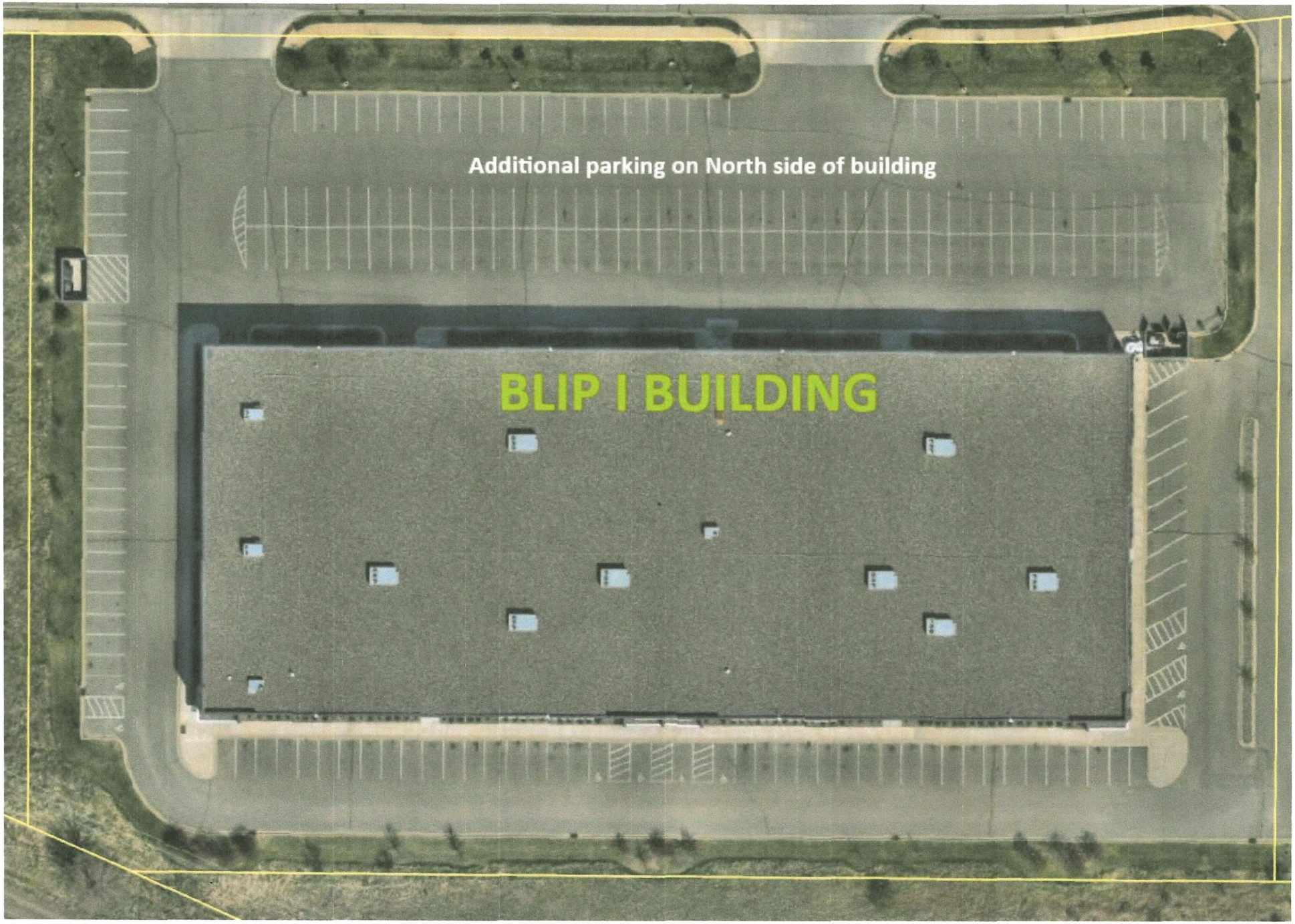
Feel free to reach out if you have any questions, via my email matt.kuker@psdlanddevelopment.com or cell 612-282-9466.

Sincerely,

Matt Kuker
PSD, LLC and BLIP II, LLC
COO
7533 Sunwood Dr. NW
Suite 315
Ramsey, MN 55303

Attached:
BLIP II aerial pic
BLIP I aerial pic


Possible additional parking if needed
BLIP II BUILDING
D-BAT
107 Parking stalls


Additional parking on North side of building
BLIP I BUILDING

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom for Power Lodge at 6701 Highway 10 NW

Purpose/Background:

Tom Dehn with Power Lodge (the "Applicant") has submitted a Land Use Application for a Conditional Use Permit (CUP) to operate a Motor Vehicle Sales Showroom at 6701 Highway 10 NW (the "Subject Property"). Motor Vehicle Sales and Showrooms are a conditional use in the B-3 zoning district. This business currently occupies the north 16,800 square feet of the building for warehousing, which is a legal nonconforming use (with the CUP for the showroom, staff will interpret the storage of the inventory vehicles as a part of the dealership, making the full use of the building conforming). The business also operates their primary showroom at 6781 Highway 10 NW, just west of the Subject Property, and also leases the building in between the two properties (6745 Highway 10 NW) for additional storage of motor vehicles which includes snowmobiles, 4-wheelers, and similar recreational vehicles. This request is to open a secondary off-season showroom in the south 9,631 square feet of the building at 6701 Highway 10 NW, in the space previously occupied by God's Kingdom Ministry and YouthFirst.

Additionally, it should be noted that the Subject Property was a RALF (Right-of-Way Acquisition Loan Fund) property that was sold by the City of Ramsey to MW Properties LLC on February 2nd, 2026. Power Lodge was previously leasing the storage space from the City, and now intends to lease the entire building from MW Properties LLC to operate the new showroom in the front (south) portion and continue the storage use in the rear (north) portion.

Notification:

Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by the Planning Commission on March 26th, 2026. A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper. A "proposed development" sign was placed on the property.

Time Frame/Observations/Alternatives:

Parking

The Applicant prepared a draft site plan to show the proposed area for parking inventory in front of the showroom. Since the motor vehicles planned to be sold on this property are different sizes than standard vehicles (smaller items like snowmobiles and ATVs, and larger vehicles like boats), the plan is to designate a general area for inventory staging. Additionally, Staff is working with the Applicant to establish an access and fire lane along the south, east, and north sides of the building. This will ensure adequate access for employees to move inventory throughout the year, and it will ensure that fire trucks and emergency vehicles can access all parts of the property if needed.

The defined parking standard for Motor Vehicle Sales is 1 space for each 10 autos displayed. By using the existing striping in the south parking lot in comparison to the proposed display area, it appears there are 20 standard parking spaces within the display area. This would result in a requirement of 2 parking spaces total for staff and customers. Staff is working with the Applicant to identify a location for these two spaces, likely along the southeast side of the building.

Occupancy

The space was previously occupied by a religious institution (God's Kingdom Ministry) and a daycare center (YouthFirst). Since the use is changing, the Applicant will apply for a building permit for the change in use and a new SAC Determination Form will be required. All of these items are handled administratively by Staff. The space is being designed as an off-season showroom for customers looking to buy vehicles and equipment not commonly sold during that time of year (for example, selling a snowmobile in June). The Applicant's intent is to operate this showroom intermittently based on customer request. Primarily, sales representatives will continue to operate out of the 6781 Highway 10 NW showroom, as has been the case since Power Lodge began operations in Ramsey.

Alternatives

Alternative 1: Approve the Conditional Use Permit, as requested by the Applicant and recommended by Planning Commission and Staff.
Alternative 2: Approve the Conditional Use Permit with modifications, based on discussion and supporting findings of fact.
Alternative 3: Deny the Conditional Use Permit, based on supporting findings of fact.

Funding Source:

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

Recommendation:

At their regular meeting on March 26th, 2026, the Planning Commission voted 4-0 (with 1 Commissioner absent and 2 vacant seats) to recommend approval of the Conditional Use Permit, as recommended by Staff.

Outcome/Action:

Motion to adopt Resolution #26-079, Approving a Conditional Use Permit for Motor Vehicle Sales and a Showroom at 6701 Highway 10 NW.

Attachments

Resolution #26-079 Conditional Use Permit

Site Location Map

Site and Architectural Plans

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:15 PM
Form Started By: Adam Martin		Started On: 03/27/2026 09:48 AM
Final Approval Date: 04/09/2026		

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

RESOLUTION #26-079

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR MOTOR VEHICLE SALES AND A SHOWROOM AT 6701 HIGHWAY 10 NW

RECITALS

1. Mr. Tom Dehn of Power Lodge and hereafter referred to as the "**Applicant**", has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a Motor Vehicle Sales Showroom on the property located at 6701 Highway 10 NW, and legally described as:

   Lot 3, Block 1, Deal Industrial Park, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the **Subject Property** is zoned B-3, Regional Business District, and the total area of the Subject Property is approximately 1.85 acres; and

3. That all parcels to the west and east of **Subject Property** are also zoned B-3, Regional Business District, and that the **Subject Property** is bounded by railroad right-of-way to the north and Highway 10 right-of-way to the south; and

4. That the **Subject Property** is guided as Commercial in the 2040 Comprehensive Plan; and

5. That Motor Vehicle Sales and Showrooms are listed as Conditional Uses per City Code Section 106-621 (Principal Uses) within the B-3 Zoning District; and

6. That the **Applicant** has submitted a floor plan, designed by Lampert Architects and dated January 30, 2026, depicting the location and layout of the 9,631 square foot showroom within the existing 26,431 square foot building that currently houses inventory of the Applicant's business; and

7. That the **Applicant** has submitted a site plan exhibit to identify the parking display area for inventory along the south side of the building, in front of the showroom, and that said parking display area is deemed satisfactory by Staff; and

8. That all submitted plans are in conformance with all applicable City Code regulations; and

9. That the Planning Commission held a public hearing and reviewed the request at their meeting on March 26, 2026, and recommended approval; and

10. That the City Council reviewed the request at their meeting on April 14, 2026.

FINDINGS OF FACT

1. That the motor vehicle sales and showroom use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and

2. That the motor vehicle sales and showroom use will be designed in such a way that it will not change the essential character of the area.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit for the operation of a motor vehicle sales and showroom use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the **Applicant** must obtain all of the necessary building permits and make those improvements in accordance with the approved plans.

2. That the **Applicant** shall establish and stripe a fire lane around the south, east, and north sides of the building to keep clear at all times for emergency access, as shown in **Exhibit A**.

3. That if existing parking on the **Subject Property** fails to meet demand for all uses on the **Subject Property**, the property owner shall stripe additional parking stalls to satisfy demand.

4. That signs must meet City Code requirements and obtain the proper permits.

5. That the **Applicant** shall be responsible for operating in full compliance with all applicable local, county, state and federal regulations and agrees to provide a copy of any other required permits that are requested.

6. That this **Permit** shall automatically expire if the use is not initiated within one (1) year of approval, and issuance of a Building Permit shall constitute initiation.

7. That the **Applicant** shall be responsible for all City costs incurred in administering and enforcing this Permit.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A

Inventory
Fire Lane (North)
Inventory
Outdoor Storage
Fire Lane (East)
Park #2
Park #1
Fire Lane (East)
Fire Lane (South)

Power Lodge

Address:
6701 HWY 10 NW,
Ramsey MN 55303

PID:
34-32-25-12-0009

0 500 1000 ft

Created on: 03/02/2026

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Motorsports Showroom
B. PROJECT LOCATION: 6701 Highway 10, Ramsey, Minnesota

APPLICABLE CODES:

A. RAMSEY ZONING ORDINANCE	Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) – INCLUDING –	
C. CHAPTER 1305 – INT'L BUILDING CODE	2020 Edition
D. CHAPTER 1311 – INT'L EXISTING BUILDING CODE	2020 Edition
E. CHAPTER 1315 – NATIONAL ELECTRIC CODE	2023 Edition
F. CHAPTER 1322/23 – INT'L ENERGY CONSERVATION CODE	2024 Edition
G. CHAPTER 1341 – MN ACCESSIBILITY CODE	2020 Edition
H. CHAPTER 1346 – INT'L MECHANICAL CODE	2020 Edition
I. CHAPTER 4714 – MN PLUMBING CODE	2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
1. Vehicle Showroom – Group B; – Type of Construction – V-B; – Area – 9,631 s.f.; – Height – ±20'-0", 1 Story
2. Storage – Group S-2; – Type of Construction – V-B; – Area – 16,800 s.f.; – Height – ±20'-0", 1 Story
3. Mixed Occupancy (IBC 508)
– Group B is a Separated Use From Group S-2
4. Incidental Uses (IBC 509)
– None

B. FIRE-RESISTANCE-RATED CONSTRUCTION
1. Fire Walls (IBC 706)

Fire Wall	Rating	Opening
Between Group B & S-2 (Existing)	2 Hours	90 Minute

2. Fire Barriers (IBC 707)
– Not Required –
3. Fire Partitions (IBC 708)
– Not Required –

C. INTERIOR FINISH REQUIREMENTS
1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spoces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE GROUP B BUILDING (IBC 903.3.1.1)

AN AUTOMATIC SPRINKLER SYSTEM IS NOT PROVIDED FOR GROUP S-2

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:

THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
1. Total Occupants = 152 (See Plan)

B. EXIT/ EXIT ACCESS
1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2
3. Arrangement (IBC 1007)
– Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums
– Exit Access (IBC 1017) = 300'
– Common Path of Egress (IBC 1006.2.1) = 100'
– Dead Ends (IBC 1020.4) = 50'
5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
– Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 30.4"
– Stairways (IBC 1011.2) = 44"
– Corridors (IBC 1020.2) = 44"
– Exit Passageways (IBC 1024.2) = 44"
– Exit Doors (IBC 1010.1.1) = 32" Min Clear, 48" Max Norm
6. Doors
– Swing (IBC 1010.1.2.1) Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1010.1.6) Width Not Less Than Width of Door Or Stairway. Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1010.1.7) Max Height = 1/2" - 1:2 Beveled Edge If 1/4"-1/2"
– Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1010.1.9) Operable From Egress Side Without Use of Knowledge or Keys. Manually Operated Flush Bolts Permitted on Inactive leaf.
– Panic/ Fire Exit Hardware (IBC 1010.1.10) Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
1. Based On 152 Occupants – Retail Sales Use
– 76 Female Occupants
– 76 Male Occupants

Fixture	Required Men	Required Women	Provided Men	Provided Women	Provided Unisex
Water Closets	0.15	0.15	2	2	–
Urinals	–	–	2	–	–
Lavatories	0.10	0.10	2	2	–
Bathtubs/ Showers	–	–	–	–	–
Drinking Fountains	0.15			2	
Service Sink	1			1	

B. LOCATION OF FIXTURES (IBC 2902.3.3)
– Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)
– A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

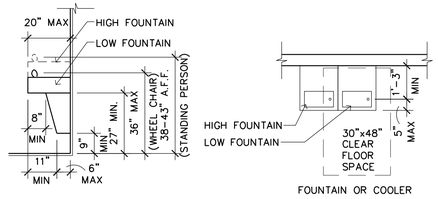
A. ACCESSIBILITY (MN State Accessibility Code)
1. Alterations To An Area Containing A Primary Function Shall Be Made To Ensure That The Path To The Altered Area And The Toilet Rooms, Parking Facilities, And Drinking Fountains Serving The Altered Area Are Accessible. Alterations For Accesibility Need Not Exceed 20% Of The Cost Of The Alteration To The Primary Function Area (MSBC 1112.7)
– Accessible Route: Existing Route Is Accessible
– Accessible Toilet Room: Upgrades Provided At Existing Toilet Room To Meet Accessible Requirement
– Accessible Drinking Fountain: New Accessible Fountains Provided

B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.

C. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4

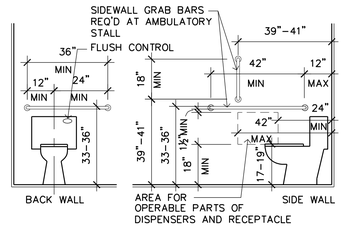
D. FIRE ALARM AND DETECTION SYSTEMS
1. Fire Alarm And Detection System Not Required (IBC 907.2)
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

E. MN CONSERVATION CODE FOR EXISTING BUILDINGS
1. Prescriptive Compliance Method For Alterations (Section 503) Alterations Shall Comply With The IBC For New Construction. The Existing Building Shall Be No Less Conforming With The IBC Than The Existing Building Was Prior To The Alteration.



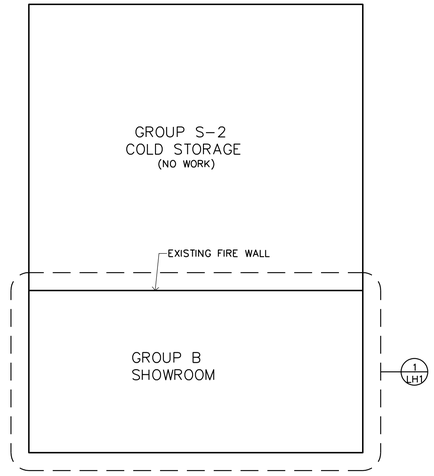
SPOUT HEIGHT, TOE/ KNEE SPACE

4 LH1 ACCESSIBLE DRINKING FOUNTAIN
SCALE: 3/8" = 1'-0"



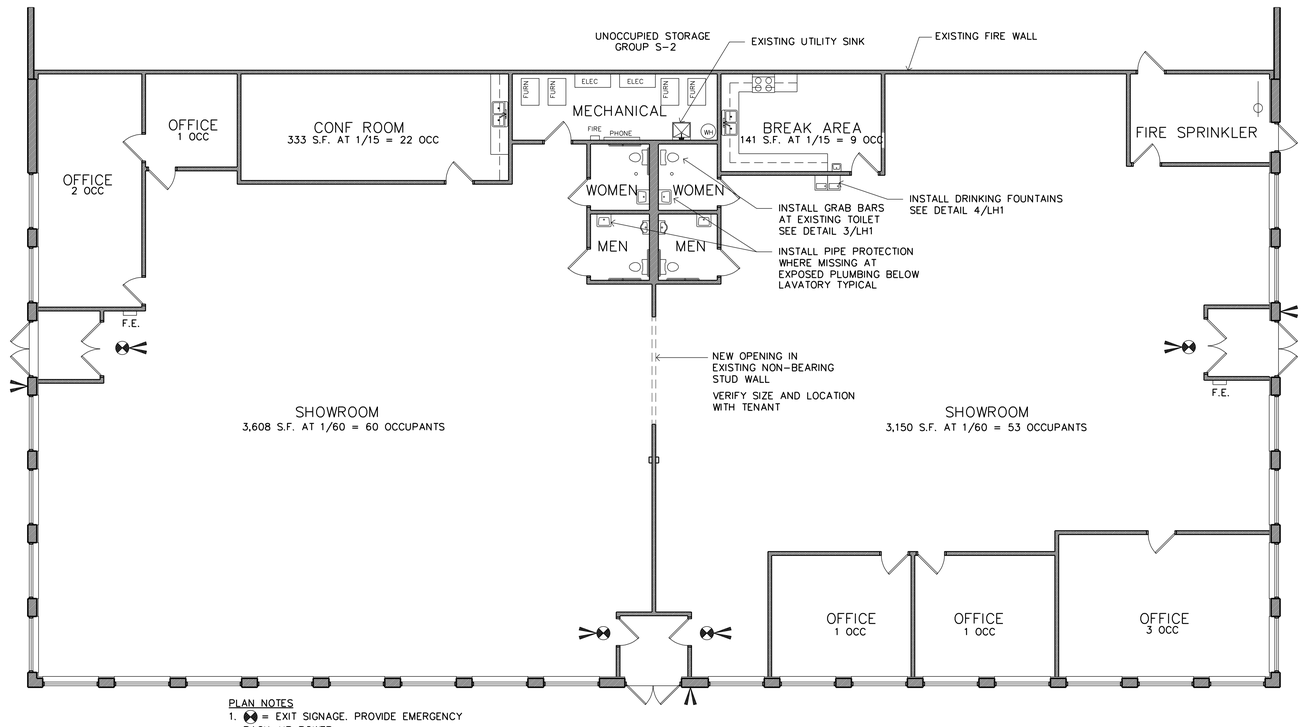
GRAB BARS AND ACCESSIBLE WATER CLOSETS

3 LH1 RESTROOM DETAILS AND NOTES
SCALE: 3/8" = 1'-0"



2 LH1 KEY PLAN
SCALE: 1" = 30'-0"

NORTH



PLAN NOTES
1. ⊠ = EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. ⋖ = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

1 LH1 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

= PROPOSED WALL
= EXISTING WALL
= DEMOLISHED WALL

LAMPERT ARCHITECTS
420 Summit Avenue
St. Paul, MN 55102
Phone:763.755.1211 Fax:763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
1/30/26
DATE

MOTORSPORTS SHOWROOM
6701 Highway 10, Ramsey, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

1/29/26	FINAL REVIEW
1/30/26	ISSUE FOR PERMIT

FLOOR PLAN

Sheet Number

LH1

Project No. 260128-4

Filename: 6701 HIGHWAY 10\6701 HIGHWAY 10-LH1

Firelane
Youth First
Community of Promise

CC Regular Session

Meeting Date: 04/14/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Consider Resolution #26-082 Amending Development Agreement for Northstar Truck & RV Parking

Purpose/Background:

On February 10, the City Council approved the development agreement (DA) and stormwater maintenance agreement. The DA was not signed because the applicant was waiting to receive updated project cost estimates on several components of the project from his engineer. An amended DA that reflected the new costs and the resulting reduced surety amount was on the March 24, 2026 Council agenda in which the motion failed on a 3–2 vote. The proposed DA on tonight's agenda has the same financial guarantee numbers as the 2/10/2026-approved DA and includes a request for a time extension. The proposed amendment is a repeal - replace action.

The applicant filed a request for a time extension at the request of his lender, 21st Century Bank. The lender supports and will finance the project. However, due to the requirements for Letters of Credit, the lender needs additional time to amend the Title Work and draft a Letter of Credit that is acceptable to the City of Ramsey. Also, unpredictable spring weather could cause delays to the project. Therefore, a ninety-day (90) time extension is requested for project completion no later than September 1, 2026. The lender's request letter is attached for your review.

Since the site is located in Ramsey and Elk River, both cities are reviewing the site jointly, including the request for the time extension. The Elk River Planning Commission will review the request on April 28, 2026, and the City Council on May 5, 2026.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the new development agreement with the extended completion time as requested by the applicant.

2. Deny the time extension keeping the existing June 1, 2026, completion date in place.

3. Approve the development agreement with modifications.

Funding Source:

All costs associated with this project are the responsibility of the applicant.

Recommendation:

Staff is not making a recommendation on this action.

Outcome/Action:

Motion to adopt Resolution #26-082 approving an amended development agreement for Northstar Truck & RV Parking.

Attachments

Resolution #26-082 - With Time Extension
Lender's Time Extension Request
Proposed New Development Agreement with Time Extension (4/14)
Previously Approved Development Agreement (2/10)
Denied Development Agreement (3/24)

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:17 PM
Form Started By: Todd Larson		Started On: 04/02/2026 07:38 AM
Final Approval Date: 04/09/2026		

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 February 10, 2026, approving a development agreement and storm water treatment and ponding maintenance agreement; and

WHEREAS, the Developer's lender wishes to amend that development agreement with a time extension and that this request is also being considered by the City of Elk River.

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 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

21st Century Bank

Business solutions *tailored* for you.

April 3, 2026

Todd Larson
Planning Manager - City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

Dear Todd,

On behalf of 21st Century Bank and Northstar Truck & RV Parking, we are writing to formally request and extension for the development timeline associated with the construction project, located at 15861 Jarvis St. NW, Elk River, MN 55330.

As the primary lender and relationship manager for this project, we remain fully committed to its successful completion. Our Senior Leadership has an approved Credit facility capable of supporting the project costs in its entirety, an approved as complete appraisal as well as a clean Phase 1 Environmental Report. Due to the requirement for Letters of Credit with unknown amounts at this time, the Bank will need additional time to amend our Title work and draft Letters of Credit that will be acceptable to the City of Ramsey. In addition, due to the nature of the project, the unpredictable spring weather conditions could also cause additional delays.

Given these factors, we respectfully request an extension of 90 days, with a new project completion date of September 1st, 2026. This will allow for orderly continuation and completion of the development. We believe this additional time will ensure the project meets the City's standards and fulfill its intended economic and community benefit.

We appreciate the City of Ramsey's continued cooperation and support throughout this process. Please feel free to contact me directly if any additional documentation or information is needed to assist in your review of this request.

Thank you for your consideration.

Sincerely,

Josh DeBoer
SVP Commercial Lending
21st Century Bank
21340 136th Ave N.
Rogers, MN 55374
jdeboer@21stcb.com
763-792-3763

Member FDIC | Equal Housing Lender

NORTHSTAR TRUCK & RV PARKING
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 14th day of April, 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 as part of the Planned Unit Development 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 (collectively "City Approvals").

E. That the PERMITTEE's lender has subsequently requested a time extension until September 1, 2026, in order to make all required improvements.

F. 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) any and all conditions of the City Approvals; (b) 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 (c) 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	$184,000.00	$138,000.00
b. Erosion Control	$7,500.00	$5,625.00

c. Grading and bituminous installation with concrete strip	$1,000,000.00	$750,000.00
d. Landscaping	$34,200.00*	$25,650.00
e. Storm water filtration	$70,000.00	$52,500.00
TOTAL	$1,261,500.00	$971,775.00

* Denotes amount edited by CITY staff to reflect 57 trees at $600 (each, cost plus installation).

("**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 **Nine Hundred Thousand Seven Hundred Seventy-Five Dollars and No Cents** (**$971,775.00**), 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 that 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**, or alternatively, stabilize and secure the site, 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 $63,075.00 (5% x $1,261,500.00). 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 III
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 IV
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:

[continued on the next page]

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 PERMITTEE:

Northstar Truck & RV Parking LLC

By:_____
Nikolay Babkin
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Nikolay Babkin, the Manager of Northstar Truck & RV Parking LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Ryan Heineman
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 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 Attorneys at Law
1809 Northwestern Avenue
Stillwater, MN 55082

NORTHSTAR TRUCK & RV PARKING
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 10th day of February, 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 as part of the Planned Unit Development 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 (collectively "City Approvals").

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) any and all conditions of the City Approvals; (b) 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 (c) 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	$184,000.00	$138,000.00
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e. Storm water filtration	$70,000.00	$52,500.00
TOTAL	$1,261,500.00	$971,775.00

* Denotes amount edited by CITY staff to reflect 57 trees at $600 (each, cost plus installation).

("**Required Improvements**")

The **PERMITTEE** agrees to construct the **Required Improvements** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**, and in compliance with Staff review comments.

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed 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 **Nine Hundred Thousand Seven Hundred Seventy-Five Dollars and No Cents** (**$971,775.00**), 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 that 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**, or alternatively, stabilize and secure the site, 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 $63,075.00 (5% x $1,261,500.00). 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.

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soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

16. **Construction Site Maintenance**. The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

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

18. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this **Agreement** as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

19. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan 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 expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

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

21. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phrase of this **Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of this **Agreement**.

22. **Proof of Authority**. When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this **Agreement**. This proof of authority may be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

23. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this **Agreement** in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Agreement** by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

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

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

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

TO PERMITTEE:
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 PERMITTEE:

Northstar Truck & RV Parking LLC

By:_____
Nikolay Babkin
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Nikolay Babkin, the Manager of Northstar Truck & RV Parking LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Ryan Heineman
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 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 Attorneys at Law
1809 Northwestern Avenue
Stillwater, MN 55082

NORTHSTAR TRUCK & RV PARKING
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 24h 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
TOTAL	$1,090,949.00	$818,211.00

("**Required Improvements**")

The **PERMITTEE** agrees to construct the **Required Improvements** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**.

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 that 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 PERMITTEE:

Northstar Truck & RV Parking LLC

By:_____
Nikolay Babkin
Its: Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Nikolay Babkin, the Manager of Northstar Truck & RV Parking LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Ryan Heineman
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 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: 04/14/2026

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

Title:

Introduce Ordinance #26-05 Amending Chapter 106 (Zoning Code) of City Code Pertaining to the Maximum Front Yard Setback for the R-1A, R-1B, and R-1C Districts

Purpose/Background:

At the February Planning Commission meeting, during the Public Hearing for the Minor Plat known as Serenity at Rivers Edge, there was discussion about the maximum front yard setback in the R-1A, R-1B, and R-1C zoning districts. The consensus of the Planning Commission was to explore options to address the proposed locations of the two (2) house pads within the plat. Initial discussion focused on the potential of a variance to deviate from both the maximum allowed front yard setback and the prevailing setback pattern of adjacent homes. After some discussion and consideration, it was determined that an ordinance amendment may be the most practical way to address this matter. Thus, the purpose of this case is to consider an amendment to Chapter 106 (Zoning Code), Article IV (Residential Districts), Section 106-430 (Bulk Standards), that would exempt riparian properties in the Mississippi River Corridor Critical Area (MRCCA) Overlay District, the Scenic River Protection Overlay District (Rum River), and the Shoreland Overlay District from the maximum front yard setback standard.

Notification:

A public hearing notice was placed in the Legal section of the Anoka Union Herald newspaper.

Time Frame/Observations/Alternatives:

Part of the allure of purchasing property on a river or a lake is being close enough to be able to view the water. Each of these overlay districts requires a minimum setback from the Ordinary High Watermark (OHW) of the abutting lake or river. Thus, there is no concern with structures being built too close to a body of water. The proposed ordinance amendment utilizes the same language that is already in City Code Section 106-450 (Accessory Structures), which allows detached accessory buildings to be placed nearer the front property boundary than the home on riparian lots in these same three (3) overlay districts.

Amending City Code to exempt riparian lots in these overlay districts (only in the R-1A, R-1B, and R-1C zoning districts) from the maximum front yard setback will accomplish several things. First, it provides more flexibility in siting a home on a parcel (this could result in less tree loss on a property). Secondly, it should assist in reducing potential future variance requests, which will save residents both time and money. Finally, it does not threaten or conflict with the intent of these overlay districts, which aim to minimize impacts on natural resources and maintain a more natural view for those on the water.

On March 26, 2026, the Planning Commission held a Public Hearing regarding the proposed ordinance amendment. There were no written comments received. However, a member of the public did speak in support of the proposed amendment.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

The Planning Commission recommends adopting Ordinance No. 26-05.

Outcome/Action:
Motion to introduce Ordinance #26-05 amending Chapter 106 of the City Code.

Attachments

Draft Planning Commission Meeting Minutes Dated March 26, 2026
Ordinance No. 26-05

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/09/2026 01:14 PM
Form Started By: Chris Anderson		Started On: 03/27/2026 08:44 AM
Final Approval Date: 04/09/2026		

6.02: Public Hearing: Consider an Amendment to Chapter 106 (Zoning Code) Pertaining to the Maximum Front Yard Setback for the R-1A, R-1B, and R-1C Districts

Public Hearing

Chairperson Gengler called the public hearing to order at 6:46 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends adoption of Ordinance No. 26-25.

Commissioner Musgrove commented that this is a great compromise. She asked if there would be many other cases of this nature that may come forward.

Senior Planner Anderson did not believe that this would be widespread, but believed there would be a few other lots that could benefit from this as well.

Citizen Input

Doug Paulson, builder/developer, appreciated the staff's work on this item. He stated that they are excited to get through this process and start marketing. He stated that they are currently focused on these two lots, and their future plans will depend on market conditions. He noted that they are not planning to have many lots overall.

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

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

Chairperson Gengler closed the public hearing at 6:55 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance No. 26-05, Amending Chapter 106 (Zoning Code).

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

DRAFT

ORDINANCE #26-05

CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA

AN ORDINANCE AMENDING CHAPTER 106 (ZONING CODE)

The City of Ramsey Ordains:

Underlined text is inserted into City Code.
~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CHAPTER 106 (ZONING CODE).

The following portion of Chapter 106, Article IV (Residential Districts), is amended as follows:

Sec. 106-430. – Bulk Standards

(b) Maximum setback. All principal structures on lots zoned R-1A, R-1B, and R-1C shall be constructed no greater than ten feet more than the minimum setback for the respective districts, except where adjacent, ~~structures existing as of July 1, 2002,~~ existing principal structures have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard setback shall be the average of the two adjacent structures.

(1) Exception: Riparian lots within the Scenic River Protection Overlay District, Mississippi River Corridor Critical Area Overlay District, and the Shoreland Overlay District are not subject to the maximum front yard setback requirement.

SECTION 3. 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 _____ day of _____, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

CC Regular Session

Meeting Date: 04/14/2026

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 Started On: 03/19/2026 03:47 PM

Final Approval Date: 04/09/2026