City of Ramsey
Agenda
Regular City Council
Tuesday, May 26, 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. Oath of Office — Fire Chief/Emergency Management Director

2. Annual Public Works Department Update

4. Citizen Input

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

5. Consent Agenda

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

1. Approve the Following Meeting Minutes:

   1. City Council Work Session dated May 12, 2026
   2. City Council Regular Session dated May 12, 2026

2. Approve Business License Applications

3. Authorization to Promote a Community Service Officer to Patrol Officer

4. Authorize the Application for Federal Funding for the Mississippi Skyway Pedestrian Bridge

5. Adopt Resolutions 26-116, 26-117, 26-118, 26-119, 26-120, 26-121, 26-122, and 26-123 Ordering Plans and Specifications for 2027 Pavement Management Program Projects

6. Adopt Resolution #26-125 Approving Final Plans and Specifications and Authorizing Advertisement for Bids for Riverside West Street Reconstructions, Improvement Project #26-06

7. Adopt Resolution #26-126 Approving Second Amendment to Lease; Mille Lacs Motor Sports II Inc

8. Adopt Resolution #26-128 Initiating Process for Approval of a Redevelopment Project Area and Calling a Public Hearing

9. Adopt Resolution #26-129 Initiating Request for Anoka County Housing and Redevelopment Authority Funding for Redevelopment Project

10. Adopt Resolution #26-130 Approving Partial Payment No. 3 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement.

11. Adopt Resolution #26-131 Calling for a Public Hearing by the City Council on the Proposed Adoption of a Modification to the Development Program for Development District No. 1 and Establishment of Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor

12. Adopt Resolution #26-132 Approving First Amendment to Purchase Agreement for Sale of Lot 1, Block 7, Waterfront Village: Roers Ramsey Apartments I LLC

13. Adopt Resolution #26-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2026 through May 20, 2026.

14. Adopt Resolution #26-134 Authorizing Solicitation of Requests for Proposals for a Well Siting Study for Wells #9 and #10

6. Public Hearing

7. Council Business

1. Authorization to Hire a Part-time Communications Specialist

2. Adopt Ordinance #26-06, Approving a Zoning Map Amendment from I-1, Light Industrial to I-2, General Industrial, for 14021 Azurite St NW, 14021 Basalt St NW, and 14050 Basalt St NW; Case of ACE Solid Waste

3. Adopt Ordinance #26-10 Authorizing the City of Ramsey to Sell/Convey Parcel of Real Property

4. Adopt Resolution #26-127 Approving Purchase Agreement, Right of Re-Entry Agreement and Sale of City Property to LH Road, LLC

5. Adopt Resolution #26-114 Accepting Bids and Awarding Contract for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08

6. Adopt Resolution #26-102 Designating the Historic Minnesota State Flag as the Official Flag of the City of Ramsey to Ensure Local Control and Fiscal Responsibility

7. Adopt Resolution #26-108 Expressing Formal Disapproval and Censure of Governor Tim Walz

8. Adopting Resolution #26-111 Authorizing Staff to Explore City's Ability to File Claim Against Governor Walz and Other State Leaders

8. Mayor/Council/Staff Input

1. Legislative Update

9. Adjournment

CC Regular Session

Meeting Date: 05/26/2026

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

Title:

Oath of Office — Fire Chief/Emergency Management Director

Purpose/Background:

Fire Chief/Emergency Management Director Andrew Winkel was hired on May 18, 2026. Mayor Heineman will issue Chief Winkel the Oath of Office.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	05/19/2026 02:49 PM
Brian Hagen	Brian Hagen	05/21/2026 12:13 PM
Form Started By: Katie Schmidt		Started On: 05/19/2026 10:48 AM
Final Approval Date: 05/21/2026		

CC Regular Session

Meeting Date: 05/26/2026

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

Title:

Annual Public Works Department Update

Purpose/Background:

Purpose:
Public Works staff will present high-level updates on activities and operations completed by Public Works staff over the last year.

Background:
The Public Works Department generally consists of four divisions including Building Maintenance, Parks, Streets, and Utilities, which are generally responsible for operating and maintaining all public infrastructure systems across the city. Primary work duties for each division are as follows:

Building Maintenance –

Maintained 17 city-owned buildings including:

- Repairs to electrical, mechanical and plumbing systems
- Performing routine cleanings
- Raising and lowering flags
- Providing snow and ice control operations
- Administering contracted repair services

Administered cemetery operations
Assisted with elections operations

Streets –

Maintained 190 miles of paved streets, 3 miles of gravel roads, and over 300 cul-de-sacs
Provided snow and ice control operations on all city streets
Maintained all stormwater infrastructure
Mowed grass and trimmed trees in public right-of-ways
Mowed city-owned non-park properties

Utilities –

Produced over 825,444,000 gallons of drinking water
Flushed entire waterman system twice
Responded to 3,771 Gopher State One Call locate requests
Operated and maintained all municipal utility infrastructure including;

- 83 miles sanitary sewer
- 10 sanitary sewer lift stations
- 118 miles waterman
- 1,300 fire hydrants
- 3 water towers
- New Water Treatment Plant (commissioned January 2026)

Parks –

Maintained over 500 acres of municipal parkland containing 39 municipal parks with 17 playgrounds and 2 regional parks with varying amenities including:

- Mowing
- Tree removal and trimming
- Field striping
- Trash pick-up
- Restroom cleaning

Maintained over 80 miles of trails, 30 miles of sidewalks, and 7 boardwalks
Administered over 30 unique public recreation programs
Administered design and construction of The Waterfront Waterplay Improvements project

Recommendation:

No recommendation required.

Outcome/Action:

No action required.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:12 PM
Form Started By: Bruce Westby		Started On: 05/19/2026 08:37 AM
Final Approval Date: 05/21/2026		

CC Regular Session

Meeting Date: 05/26/2026

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated May 12, 2026
2. City Council Regular Session dated May 12, 2026

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

OutcomeAction:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated May 12, 2026
2. City Council Regular Session dated May 12, 2026

Attachments

05-12-26 CCWS

05-12-26 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Katie Schmidt	05/21/2026 02:02 PM
Form Started By: Katie Schmidt		Started On: 05/21/2026 01:58 PM
Final Approval Date: 05/21/2026		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 12, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
Community Development Director Stephanie Hanson
Police Chief Brad Bluml
Administrative Services Director Colleen Lasher
Planning Manager Todd Larson
City Attorney Amanda Johnson

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Review Draft Local Affordable Housing Aid (LAHA) Policy

Planning Manager Larson introduced the concept of the Local Affordable Housing Assistance (LAHA) program, aimed at Ramsey residents. He explained the draft policy, emphasizing the need for homeowner-based programs to help residents with financial constraints. The program included eligible participants, eligible expenses, and matching contributions, with a focus on ensuring residents contribute some money to the program.

Planning Manager Larson detailed the eligible participants, giving preference to seniors and households with a median income of 80% or less. The program included both exterior and interior improvements, with building permits required for most projects.

Matching contributions were discussed, with the idea that residents should contribute to the program to ensure they stay in their homes. The program would pay contractors directly, similar to Anoka County's approach, to avoid issues with homeowners receiving kickbacks.

Councilmember Stewart inquired about the financial interests in other homes, clarifying that the program should prioritize homeowners with no other properties.

Planning Manager Larson confirmed that the program would not penalize those with financial interests in other homes if they were likely heirs.

Councilmember Stewart questioned the identification requirements for preferred participants.

Planning Manager Larson explained that it would apply to seniors living in the home. The program would consider the combined finances of all residents in the home to determine eligibility.

Councilmember Riley expressed concerns about the complexity of the matching contributions and repayment plan.

Planning Manager Larson suggested simplifying the repayment plan by stating the percentage repaid if the house was sold within a certain period.

Mayor Heineman confirmed that the title company would identify the lien, making the administrative work easier.

Planning Manager Larson indicated that staff would revise the language to reflect the Council's preference that homeowners contribute to the program.

2.02: Discussion Regarding a Police Department Staffing Change

Administrative Services Director Lasher introduced the discussion on Police Department staffing changes. She explained the long-term internship program for Community Service Officers (CSOs) and the challenges of retaining them.

Administrative Services Director Lasher explained the Council was asked to consider retaining a current CSO who was likely to be hired by another agency if not retained by Ramsey.

Administrative Services Director Lasher and Police Chief Bluml discussed the savings from the CSO position and the potential need to add a patrol officer in 2027.

Police Chief Bluml emphasized the importance of retaining talented CSOs, noting the challenges of finding good police officers.

The Council discussed the potential impact of retaining the CSO on the 2027 budget and the department's staffing needs.

Mayor Heineman highlighted the importance of making decisions to avoid future vacancies in the Police department.

The Council reached a consensus to add a Patrol Officer position to the budget in 2026.

2.03: Review the Findings of the 2026 All-Staff Employee Survey

Administrative Services Director Lasher presented the findings of the 2026 all-staff employee survey. The survey had an 85% response rate, with 69% of employees recommending the City as a place to work. Employee morale was rated at 3.81 on a 5-point scale, with a slight drop from the previous survey. It was noted that the survey results would be used for strategic, staff, budgeting, and benefits planning.

Councilmember Stewart raised concerns about interdepartmental collaboration, noting that a low percentage of employees agreed that collaboration was good.

City Administrator Hagen explained the plan to solicit employee solutions to improve collaboration and communication.

The Council discussed the importance of department identification in the follow-up survey to address specific issues.

Councilmember Riley and Mayor Heineman emphasized the need for transparency and education to address misunderstandings about the Council's role and responsibilities.

2.04: Discussion Regarding Union Contract Negotiations (Discussion Closed to the Public)

Mayor Heineman announced the closure of the public meeting for union contract negotiations. The meeting transitioned to a closed session for further discussion on union contract negotiations.

ADJOURNMENT

The Work Session of the City Council was adjourned to a closed session at 6:16 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

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

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

The Ramsey City Council conducted a City Council Closed Session on Tuesday, May 12, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
Police Chief Brad Bluml
Administrative Services Director Colleen Lasher
City Attorney Amanda Johnson

1. CALL TO ORDER

Mayor Heineman called the City Council Closed Session to order at 6:18 p.m.

2. TOPICS FOR DISCUSSION

2.04: Discussion Regarding Union Contract Negotiations (Discussion Closed to the Public)

Administrative Services Director Lasher stated staff and Council discussed the contract negotiations for the LELS Patrol group and received direction from Council on how to proceed with negotiations.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Closed Session was adjourned at 6:22 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Kathy Schmitz
Administrative Clerk

Drafted by Katie Schmidt

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   7.04: ~~Adopt Resolution #26-102 Designating the Historic Minnesota State Flag as the Official Flag of the City of Ramsey to Ensure Local Control and Fiscal Responsibility~~ **This case was removed from the Agenda** 12
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   7.06: ~~Adopt Resolution #26-111 Authorizing Staff to Explore City's Ability to File Claim Against Governor Walz and Other State Leaders~~ **This case was removed from the Agenda** 12
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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, May 12, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
Community Development Director Stephanie Hanson
Fire Chief Matt Kohner
City Attorney Amanda Johnson

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Councilmember Riley, seconded by Councilmember Stewart, to approve the agenda as amended, removing cases 4, 5, and 6 from the agenda.

Mayor Heineman asked if Councilmember Riley would like to explain why he requested the removal.

Councilmember Riley indicated he did not.

Mayor Heineman explained that he would not support removing Items 4, 5, and 6 from the agenda because they constituted city council business and had been properly submitted in accordance with city procedures. He indicated that two councilmembers brought the items forward in accordance with scheduling requirements and that the matters were important enough to remain on the agenda.

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

Mayor Heineman announced that the agenda was approved without Items 4, 5, and 6 being included as council business. He clarified that those topics would not be discussed during the meeting agenda. He advised attendees wishing to comment on those matters to do so during citizen input, since the items had been removed from consideration.

3. PRESENTATIONS

3.1 Proclamation declaring the month of May 2026 as ALS Awareness Month

Mayor Heineman read the proclamation declaring May 2026 as ALS Awareness Month.

3.2 Annual Fire Department Update and Review of 2025 Activity

Fire Chief Kohner presented the annual Fire Department year-in-review, focusing on calls-for-service data and departmental activities in 2025.

3.3 Recognition of Retiring Fire Chief/Emergency Management Director's 24 Years of Service

Mayor Heineman recognized Fire Chief Kohner for his 24 years of service, including his role as Fire Chief and Emergency Management Director.

Chief Kohner reflected on his journey, highlighting his passion for the fire service and the support he received from his family and colleagues. He expressed appreciation for the Council's support and the opportunity to serve as Fire Chief.

The Council and community members expressed their gratitude and support for Chief Kohner's contributions.

4. CITIZEN INPUT

Ms. Dara Grimmer, 15931 Xenon Street NW, Ramsey, addressed the Ramsey City Council regarding the display of Minnesota's former state flag. She explained that she never felt represented by the previous flag and appreciated the state's process of consulting with tribal communities and residents to create a new design intended to unify Minnesotans. She indicated that the new flag symbolizes inclusion, unity, and Minnesota's North Star identity, while also representing neighbors with differing viewpoints. She urged the Council not to display the former flag, explaining that doing so would make her feel unwelcome and excluded from the Ramsey community.

Ms. Marygrace Horner, 6889 170th Trail NW, addressed the Ramsey City Council regarding the proposal to designate the historic Minnesota state flag as the city's official flag. Horner acknowledged respect for history and traditions but expressed concern that the former flag depicts only male figures and excludes women from its imagery. She explained that public symbols communicate who is represented within a community and compared the issue to the historical principle of "taxation without representation." Horner encouraged

the Council to consider the message sent to future generations, particularly young women, about inclusion and participation in public life. She urged the Council to support symbols that reflect the full community and promote equal dignity and representation for all residents.

Mayor Heineman noted that former Councilmember Matt Woestehoff submitted written comments to the Council regarding the flag discussion. He explained that Woestehoff provided a lengthy statement outlining his views and suggested that interested residents review the comments on Woestehoff's blog rather than having the full statement read aloud during the meeting.

Mr. Nick Steblay, 15460 Xkimo Street NW, addressed the Ramsey City Council, expressing legal and financial concerns regarding proposed Resolutions 26-111 and 26-108 involving investigations and potential censure actions related to Governor Tim Walz. He argued that the City Charter limits the Council's authority to municipal affairs and contended that pursuing state-level political matters falls outside the city's legal scope. He also questioned whether the City had standing to pursue legal action connected to the Feeding Our Future fraud case. He raised concerns about the use of City Staff time, legal expenses, and budget allocations for the effort. He encouraged the Council to focus on local services and allow state agencies and the Legislature to handle statewide fraud investigations.

Mr. Duane Skoglund, 1100 70th Lane NW, addressed the Ramsey City Council regarding the Minnesota state flag discussion. He criticized the adoption of the current state flag, arguing that it did not reflect the values of many residents in the area. He expressed support for councilmembers who favored removing the current flag and replacing it with the former design. During his comments, he also referenced prior concerns he has raised about meeting audio quality and indicated he has lived in the Anoka County area his entire life.

Ms. Teri Trail, 6025 Green Valley Road, addressed the Ramsey City Council regarding the Minnesota state flag discussion. She spoke about Minnesota's history, including Native American heritage, European settlement, and the development of industries tied to the State's natural resources. She explained that she was born and raised in northern Minnesota and identified herself as having Dakota ancestry. She criticized the process used to adopt the new state flag, arguing that the decision was made by a small appointed group rather than through a statewide public vote. She also described several elements of the former Minnesota flag that she believed represented the State's history and identity, including agricultural imagery, Native American symbolism, and other historic references.

Ms. Christina Harper, 14180 Xenon Street NW, addressed the Ramsey City Council regarding the Minnesota state flag discussion. She argued that returning to the former state flag would be a mistake because the design had remained controversial and divisive for decades, even after prior modifications. She explained that the 2023 redesign process involved a 13-member commission, public input, and more than 2,000 submissions from Minnesotans. She indicated the process was publicly discussed and not rushed. She also noted that the former flag represented difficult aspects of Minnesota's history and argued

that updating public symbols reflects societal change rather than erasing history. She encouraged the Council to accept the current state flag as the official design adopted through the legislative process.

Ms. Lorelei Rick, 16340 Barrett Street NW, addressed the Ramsey City Council regarding the Minnesota state flag discussion. She explained that she supported keeping the former state flag because she believed it represented Minnesota's identity and history. She indicated that many residents recognized the historic flag as a symbol of the State, even if they did not fully understand the meaning behind the seal. She argued that the timeframe since the adoption of the new flag was not relevant and compared the debate to other historical issues that changed over time through public action. She also expressed concern that the new flag did not reflect her view of Minnesota's identity. She criticized the process used to adopt it, stating she believed the redesign was rushed and politically driven. She encouraged the Council to preserve the former flag as a reflection of Minnesota's history and traditions.

Kelly, a Ramsey resident, addressed the Ramsey City Council regarding the three agenda items that had been removed from consideration. She explained that while she supports government accountability, she did not believe the City should spend staff time or taxpayer resources pursuing actions related to Governor Tim Walz or other state-level political matters. She indicated that the Council's focus should remain on local responsibilities such as infrastructure, public safety, and City services that directly affect Ramsey residents. Regarding the Minnesota state flag discussion, she noted that the redesign process included public submissions and formal approval through the legislative process. She explained that residents do not need to personally like the new design for it to remain the official state flag. She suggested that if Ramsey wanted a symbol unique to the community, the City could consider creating its own local flag instead of revisiting the state flag issue. She also expressed concern that continued disputes with the State over the flag could negatively affect Ramsey's relationship with the state government and future funding opportunities.

Mr. Todd Embury, 9041 159th Lane NW, addressed the Ramsey City Council regarding the Minnesota state flag discussion. He argued that the redesign process for the new flag was extensive and included years of public engagement, more than 20,000 public comments, and over 2,000 submitted flag designs before the final design was selected. He stated that claims that the process was rushed were inaccurate and encouraged the Council to review the facts independently.

Mr. Embury also discussed the importance of recognizable branding and symbolism, drawing comparisons to well-known corporate logos and to the state flags of Texas, California, and Alaska. He explained that many older state flags share similar dark blue backgrounds with detailed seals, making them difficult to distinguish from one another. He indicated that the new Minnesota flag was designed to be more recognizable and symbolic of the State's identity, including references to Minnesota's shape and the star featured in the State Capitol rotunda. He concluded by suggesting that creating a unique Ramsey flag could be a better use of the Council's time.

Mr. Ron Trail, 6025 Green Valley Road NW, addressed the Ramsey City Council regarding the Minnesota state flag discussion. He expressed frustration with the process for adopting the new flag and argued that Minnesota residents should have been allowed to vote directly on the design change. He also objected to reports that penalties could be imposed on cities that refuse to display the new state flag, stating that residents should determine what occurs within the City.

Mr. Trail further argued that removing imagery from the former flag, including Native American representation and historic symbols tied to Minnesota's development, erased important parts of the State's heritage and history. He maintained that the former flag had represented Minnesota for many years and urged the Council to support displaying the historic design rather than the current flag.

Mr. Michael Swanson, 5368 140th Court NW, Ramsey, addressed the Ramsey City Council regarding the Minnesota state flag discussion. He argued that the former state seal and flag symbolized the removal of Native Americans from Minnesota following the Dakota War of 1862 and expressed support for the State's decision to adopt a new flag design. He also explained that while living outside Minnesota for several years, he found that many people could not identify the former state flag because it resembled numerous other state flags with dark blue backgrounds and detailed seals. He indicated the new Minnesota flag has a more recognizable and distinctive design and stated he was proud of the State for adopting it. He also thanked the Council for removing the related agenda items from consideration that evening.

Mr. John Hornby, 15387 Geranium Street NW, addressed the Ramsey City Council regarding the Minnesota state flag discussion. He stated that he served 35 years in the military and expressed frustration that Minnesota residents were not allowed to vote directly on the new state flag. He argued that the decision should not have been made by a small commission and believed the matter should have appeared on a statewide ballot. He also indicated that the former state flag better represented Minnesota and claimed that residents in other states had criticized the new design during his travels. He questioned why the issue continued to be debated and urged support for the former Minnesota flag.

Ms. Jacqueline Christensen, 16460 St. Francis Boulevard NW, addressed the Ramsey City Council regarding the Minnesota state flag discussion. She began by referencing the City's mission and vision statements, which center on collaboration, responsible growth, and efficient government services. She explained that while history is important, discussions surrounding the former state flag should also acknowledge the painful history experienced by Indigenous communities in Minnesota, including forced removal from ancestral lands, the Dakota War of 1862, the mass execution in Mankato, internment near Fort Snelling, and long-term systemic inequities affecting Native Americans.

Ms. Christensen also referenced prior comments made during a 2021 Council discussion that compared mask requirements during the COVID-19 pandemic to the internment of Japanese Americans during World War II, arguing that historical context matters when discussing public symbols and representation. She questioned whether revisiting the flag

issue aligned with the City's stated goals of fiscal responsibility and effective local governance.

Paul Sitz, 6521 154th Lane NW, addressed the Ramsey City Council during citizen input. He used a satirical example involving a hypothetical resolution about eating cats to argue that the Council should avoid spending time on resolutions addressing partisan or nonlocal political matters. He suggested that pursuing such issues could be viewed as using nonpartisan local government positions to advance broader political causes rather than focusing on City-related responsibilities.

Mr. Eric Zaetsch, 6520 154th Lane NW, addressed the Ramsey City Council regarding the proposed resolutions and the role of local government. He questioned the purpose and follow-through of proposed investigations discussed by the Council. He argued that the primary responsibility of a City Council is to manage taxes, spending, and local services responsibly. He referenced prior comments from Mayor Heineman opposing resolutions on national political issues and questioned why similar resolutions were now being considered. He also expressed concern that the Council was becoming distracted by political debates surrounding Governor Tim Walz and the state flag, rather than focusing on City matters such as roads, fire services, and the potential impacts of new housing development on domestic well water supplies and the local aquifer.

Mr. Mark Heule, 7262 162nd Lane NW, Ramsey, addressed the Ramsey City Council regarding the state flag and proposed political resolutions. He explained that he had lived in Ramsey since 1992 and believed the City had generally avoided divisive political disputes until the recent discussions. He argued that the former Minnesota flag minimized Native American history and stated that he could understand why Indigenous residents would feel excluded by the old design. He also criticized the Council's consideration of broader political resolutions, indicating that those matters did not belong in City government and expressing concern about spending public funds on issues unrelated to local services and responsibilities.

Ms. Dee Dee Larson, 14990 Waco Street NW, addressed the Ramsey City Council regarding the state flag discussion and the relationship between state and local government. She argued that when the State imposes mandates on cities, local governments have a responsibility to respond and voice concerns. She compared the flag issue to unfunded mandates from the State and expressed appreciation that the Council had attempted to discuss the matter during the meeting.

Councilmember Buscher thanked State Senator Cal Bahr for attending the Ramsey City Council meeting and listening to residents' concerns. She explained that it is important for community members to feel heard and represented when bringing issues before the Council. She also indicated that while some matters may fall outside the City's authority, partnerships with state representatives, such as State Senator Bahr, can help address constituent concerns. She encouraged residents to speak with him afterward and added that Councilmembers would also be willing to continue conversations with residents.

Mayor Heineman asked whether any councilmembers wished to respond to questions raised during citizen input and indicated he planned to continue most discussions with residents individually following the meeting. He encouraged attendees to remain for the remainder of the meeting and explained that the Council had researched the issues originally on the agenda.

Mayor Heineman also responded to comments suggesting the Council should focus solely on City matters, explaining that the City regularly handles a significant workload while still addressing broader concerns raised by residents. He referenced approximately 470 cases the City had worked on during his time as Mayor and stated that the Council was capable of handling multiple responsibilities simultaneously. He reminded attendees that post-meeting conversations would need to occur individually to comply with open meeting law requirements and avoid improper Council deliberations outside public meetings.

5. CONSENT AGENDA

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

5.01: Receive Cash and Investments for Period Ending April 30, 2026

5.02: Receive March 2026 Financial Reports General Fund, EDA Fund, and Enterprise Fund

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

- Planning Commission – March 26, 2026
- Environmental Policy Board – No Meeting, March 16, 2026
- Economic Development Authority – March 12, 2026
- Park and Rec Commission – March 12, 2026
- Public Works – February 17, 2026

5.04: Approve the following Meeting Minutes:

1) City Council Work Session dated April 28, 2026
2) City Council Regular Session dated April 28, 2026

5.05: Approve Business License Applications

5.06: Adopt Resolution #26-107 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing During the Period of April 23, 2026, through May 6, 2026

5.07: Adopt Resolution #26-076 Approving the Site Plan and Development Agreement for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

5.08: Adopt Resolution #26-094 Proclaiming May as Building Safety Month

5.09: Adopt Resolution #26-101 Approving Plans and Authorizing Bids for 2026 Pavement Skim Patching, Maintenance Project #26-53

5:10: Adopt Resolution #26-103 Approving the Time Extensions for Preliminary Plat and Site Plan Review for "Haviland Fields."

5:11: Adopt Resolution #26-104 Approving an Encroachment Agreement for a Sign at Rivenwick Village 4th Addition

5:12: Adopt Resolution #26-105 Approving Final Plans and Specifications and Authorizing Advertisement for Bids for Carol-Rose Acres & Sports Haven Street Reconstruction, Improvement Project #26-03
5:13: Adopt Resolution #26-106 Accepting Geotechnical Proposals for 2027 Pavement Management Program Projects
5:14: Adopt Resolution #26-112 Accepting Donation from Connexus Energy for Police eBikes
5:15: Adopt Resolution #26-113 Ordering Request for Proposal for 2026 Pavement Marking Improvements, Improvement Project #26-11

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

6. PUBLIC HEARING

6.01: PUBLIC HEARING: Consider A Request For Right-Of-Way And Easement Vacation Of A Portion Of Basalt Street; Adopt Resolution #26-097, Approving A Final Plat For "ACE Second Addition", And; Introduce Ordinance #26-06, Approving a Zoning Map Amendment From I-1, Light Industrial To I-2, General Industrial, For 14021 Azurite St NW, 14021 Basalt St NW, And 14050 Basalt St NW; Case of ACE Solid Waste

Presentation

Community Development Director Hanson presented the case for the right-of-way vacation of Basalt Street and the replatting of ACE's Properties.

Public Hearing

Citizen Input

Mr. Dave Wiggins, 2269 Wildwood Drive, Shakopee, and Special Projects and Government Affairs Manager for ACE Solid Waste, addressed the Ramsey City Council regarding the company's request related to its Ramsey property. He explained that the proposal would allow the company to achieve greater consistency across its existing properties and zoning areas, many of which are already within the current fenced area. He indicated that some zoning distinctions are not readily visible on-site and that the requested changes would help support the company's continued growth alongside the growth occurring within the City. He concluded by offering to answer any questions from the Council.

Councilmember Riley asked staff to confirm that all costs associated with the proposal involving ACE Solid Waste would be paid entirely by the applicant. He specifically questioned whether any expenses incurred by the City or utility providers for the project would be borne entirely by ACE rather than by taxpayers.

Community Development Director Hanson indicated that it was correct.

Motion by Councilmember Olson, seconded by Councilmember Specht, to close the public hearing.

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

Council Business

Motion by Councilmember Riley, seconded by Councilmember Olson, to adopt Resolution #26-096, Vacating Right-of-Way in Gateway North Industrial Park.

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

Motion by Councilmember Peters, seconded by Councilmember Specht, to adopt Resolution #26-097. Approving a Final Plat for "ACE Second Addition".

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

Motion by Councilmember Riley, seconded by Councilmember Stewart, to introduce Ordinance #26-06, Amending Section 106-120 "Official Zoning Map" of Chapter 106 of the City Code of Ramsey, Minnesota.

A roll call vote was performed:

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

Motion carried.

7. COUNCIL BUSINESS

7.01: Introduce Ordinance #26-10 Authorizing the City of Ramsey to Sell Parcel of Real Property

Community Development Director Hanson explained that Ordinance #26-10 would authorize the sale of a City-owned parcel to an adjacent landowner because the property lacks street access and is not buildable due to topography and existing stormwater infrastructure. She noted the ordinance would be published following introduction and staff recommended approval.

Motion by Councilmember Peters, seconded by Councilmember Olson, to introduce Ordinance #26-10 Authorizing the City of Ramsey to Sell Parcel of Real Property.

A roll call vote was performed:

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

Motion carried.

7.02: Adopt Ordinance #26-07 Amending Street Names in the Plat of "Riverstone"

Community Development Director Hanson explained the ordinance would correct street naming inconsistencies within the Riverstone plat at the request of the Anoka County Surveyor's Office. She noted the action would not change any residential addresses, and staff recommended adoption of the ordinance.

Motion by Councilmember Stewart, seconded by Councilmember Specht, to adopt Ordinance #26-07, Amending Street Names in the Plat of "Riverstone".

A roll call vote was performed:

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

Motion carried.

7.03: Adopt Ordinance #26-08 Amending a Street Name in the Plats of "Affinity at the COR" and "Ramsey Town Center Addition."

Community Development Director Hanson explained the ordinance would simplify roadway naming along Ramsey Parkway by removing "West" from one segment at the request of the Anoka County Surveyor's Office. She noted that the change would create more consistent street naming, and staff recommended adopting the ordinance.

Motion by Councilmember Peters, seconded by Councilmember Olson, to adopt Ordinance #26-08 Amending a Street Name in the Plats of "Affinity at the COR" and "Ramsey Town Center Addition".

A roll call vote was performed:

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

Motion carried.

7.04: Adopt Resolution #26-102 Designating the Historic Minnesota State Flag as the Official Flag of the City of Ramsey to Ensure Local Control and Fiscal Responsibility

Removed from the agenda.

7.05: Adopt Resolution #26-108 Expressing Formal Disapproval and Censure of Governor Tim Walz

Removed from the agenda.

7.06: Adopt Resolution #26-111 Authorizing Staff to Explore City's Ability to File Claim Against Governor Walz and Other State Leaders

Removed from the agenda.

8. MAYOR, COUNCIL, AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht announced the May 14–17 grand opening event for Campers Inn RV in Ramsey. He noted the event would include specials, food, and thousands of dollars in door prizes and encouraged residents to attend.

Councilmember Buscher explained that the three removed agenda items had been properly submitted in accordance with Council procedures. Still, she indicated that the topics would have benefited from a work session discussion before appearing on the regular agenda. She noted some information within the proposed resolutions was inaccurate, including references to local government aid funding that Ramsey does not receive, and questioned whether the proposed actions would have any direct impact on City residents.

Councilmember Buscher emphasized that accountability in government is important, but argued the City should focus on issues where it can create tangible local benefits. She suggested the City could instead focus on preventing waste, fraud, and abuse at the local level by overseeing contracts and grants. She raised concerns about wage-theft allegations tied to a development project in the City. She also indicated she had contacted Anoka County Attorney Brad Johnson before the meeting, who advised that cities primarily focus on services such as streets, utilities, public safety, parks, and related operations, and cautioned that pursuing litigation against a governor could create the appearance that the City serves only certain residents rather than the entire community. She concluded by encouraging continued respectful conversations on the state flag issue while emphasizing the importance of unity and focusing on positive community matters, including recognition of the retiring fire chief and National Police Week.

Mayor Heineman responded at length to public comments regarding the removed agenda items and rejected suggestions that the Ramsey City Council was neglecting City responsibilities by discussing broader political or state-related issues. He explained that during the past 16 months the Council had acted on approximately 470 items, averaging roughly one issue per day, including water treatment and manganese migration, Highway 10 improvements, the Ramsey Gateway project, splash pad planning, the 2025–2029 strategic plan, tobacco and nicotine code modernization, pavement management, commercial development proposals, zoning adjustments, Mississippi River bridge lobbying efforts, mixed-use development projects, and annual budgeting matters. He argued that the City consistently handles local priorities and that residents could review City records and meeting minutes to verify the Council's workload and accomplishments.

Mayor Heineman also pushed back against criticism that the Council was detracting from recognition of City employees or public safety staff, noting that the Council regularly highlights accomplishments involving City departments, including firefighters, police officers, and other employees. He referenced comments submitted by former Councilmember Matt Westerhoff, indicating that while he strongly disagreed with the content and viewed many of the claims as misleading or unsupported, he still believed residents should be able to review the comments because he supports free speech principles.

Regarding the Minnesota state flag discussion, Mayor Heineman reviewed the history of previous state flag adoptions and redesigns, including legislative actions in 1893, 1957, and 1983, as well as the 2024 redesign process. He acknowledged that the Legislature legally created the commission responsible for selecting the current flag, but argued the process concentrated too much authority in a small appointed committee. He stated that only seven commission members were ultimately needed to approve the design and argued that the process did not adequately represent Greater Minnesota residents. He further criticized discussions about imposing penalties on cities that choose not to display the current flag, especially while the State faces budget and fraud concerns.

Mayor Heineman also addressed arguments that Ramsey lacked legal authority to pursue resolutions or legal actions involving state government matters. He stated that the Council consulted with the City attorney and argued that municipalities have First Amendment protections allowing them to adopt resolutions or proclamations concerning state or federal

policy issues. He cited Minnesota statutes related to municipal authority and argued that state financial decisions directly affect cities through mandates, infrastructure funding, bonding costs, and local tax pressures. He also cited examples from cities in Oregon, California, New Mexico, and New Hampshire that adopted resolutions or censures targeting state or federal officials or policies.

A significant portion of Mayor Heineman's remarks focused on the Feeding Our Future fraud investigation and state fiscal management. He argued that the Walz administration failed to respond adequately to warnings about the fraud scheme and cited reports from investigators and the Office of the Legislative Auditor that discussed oversight failures. He connected those concerns to broader state financial issues, including the transition from a large state surplus to projected deficits, allegations of billions of dollars in fraud, proposed tax increases, and what he described as unfunded state mandates affecting local governments. He maintained that local governments have a responsibility to speak out when state decisions create financial burdens for cities and residents.

Mayor Heineman concluded by emphasizing that he intended to continue pursuing the issues discussed during the meeting. He stated that residents elected him to represent his principles and positions on accountability and government oversight. He told attendees that if residents disagreed with his approach, they could vote him out of office. Still, he indicated he would not stop raising concerns about fraud, fiscal accountability, and state actions impacting local governments.

8.1 Legislative Update

Senator Cal Bahr addressed the Ramsey City Council and discussed several state legislative and funding topics affecting local governments. He explained that none of the cities within Senate District 31, including Ramsey, receives Local Government Aid funding and noted that much of that funding is directed toward larger metro-area cities such as Minneapolis and Duluth. He clarified that local communities instead rely more heavily on county aid and other funding sources. He also discussed pending election-related legislation that could allow cities to shorten the early voting period from 46 days to 18 days if approved by local governments. He explained the proposal was intended to reduce administrative burdens associated with lengthy early voting periods and commented on how long voting windows can affect political campaigns and late-election developments.

Senator Bahr further discussed the recently approved Office of Inspector General legislation, explaining that the office would provide additional oversight and accountability for state agencies and government operations. He noted that the process to establish the office would likely take more than a year because of the appointment, staffing, and organizational requirements that must be met before investigations can formally begin. He also referenced work conducted by the Office of the Legislative Auditor, describing the agency's audits and investigations into state departments and alleged documentation fabrication within certain agencies. He encouraged residents interested in government accountability to review those public audit reports.

Senator Bahr also provided an update on the proposed Mississippi River bridge connection project involving Ramsey and Dayton, noting that funding and design work remained under consideration in the state bonding bill negotiations. He described the current legislative session as unusually bipartisan because of the tied Minnesota House, explaining that major legislation now requires support from both parties to pass.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 9:05 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: 05/26/2026

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	05/20/2026 04:27 PM
Brian Hagen	Brian Hagen	05/21/2026 11:54 AM
Form Started By: Wendy Schlueter		Started On: 05/06/2026 03:38 PM
Final Approval Date: 05/21/2026		

Report Name: License Report - License Types
Council Dates: 5/26/2026 to 5/26/2026
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Business License-1st Year, Business License-Renewal, Cannabis Mezzobusiness Retailer Registration, Cannabis Retailer Registration, Garbage Haulers, Hemp, Low-Potency Edible Retailer Registration, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–Annual, Multi-Family Rental, Pawnbroker, Rental, Rental - Multi-Family, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–Annual							
KCM EggRolls LLC			Katie Nguyen		12/31/2026	5/26/2026	A
VGK Properties LLC dba Minne-Scoop-Ta	Minne-Scoop-Ta		Verna L Keiser		12/31/2026	5/26/2026	A
Pour Wine Bar & Bistro			Lauren V Stock		12/31/2026	5/26/2026	A
Hydration Shuttle LLC			Soua Yang		12/31/2026	5/26/2026	A
Sugar Sweet, LLC	Sugar Sweet Mini Donuts & Ice Cream		Travis Hoffman		12/31/2026	5/26/2026	A
TNT Taco Co	Mamas Taco Truck, Inc		Miranda L Oelschlager		12/31/2026	5/26/2026	A
LA COCINA LLC		LA COCINA LLC	Maurico Condo		12/31/2026	5/26/2026	A

Mobile Food Unit–Annual License Count: 7

Total Licenses: 7

CC Regular Session

Meeting Date: 05/26/2026

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

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Title:

Authorization to Promote a Community Service Officer to Patrol Officer

Purpose/Background:

The purpose of this case is for the City Council to authorize promoting a Community Service Officer/Law Enforcement Program Student to a Patrol Officer. This position was discussed at the May 12, 2026, work session. The City Council directed staff, via consensus, to move ahead with promoting a current Community Service Officer to Patrol Officer.

Hiring a Patrol Officer in 2026, versus waiting until 2027 was determined to be the best course of action in order to retain a vetted Patrol Officer candidate and meet a preferred training schedule. The Police Chief confirmed the staffing request planned for 2027 to request a new Patrol Officer will be rescinded. The Community Service Officer position left vacant by this promotion will remain vacant until January 2027 or thereafter, depending on the recruitment process.

At this time, Madison Spah has been selected for promotion. Ms. Spah has passed the necessary updated pre-employment background checks and is recommended for promotion to Patrol Officer, contingent upon passing the Post Board eligibility test in the coming weeks. As an LELS union employee, Ms. Spah will be subject to a one-year probationary period, the LELS contract and the Personnel Policy.

The purpose of this position is maintaining order, keeping the peace and responding to citizens' needs by discouraging crimes through high-visibility policing, investigative capability and the subsequent reporting and apprehension of suspected violators of the law. The position reports to the Police Sergeant.

Funding Source:

The funding required to promote Ms. Spah is included in the 2026 budget.

Recommendation:

To promote Ms. Madison Spah to a full-time Patrol Officer, effective on or near July 1, 2026, at $39.698 per hour, which is step 1 of the 2026 wage scale, contingent upon Post Board eligibility.

Outcome/Action:

Motion to promote Ms. Madison Spah to a full-time Patrol Officer, effective on or near July 1, 2026, at $39.698 per hour, which is step 1 of the 2026 wage scale, contingent upon Post Board eligibility.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 11:54 AM
Form Started By: Colleen Lasher		Started On: 05/13/2026 04:20 PM
Final Approval Date: 05/21/2026		

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Improve the safety and mobility of transportation corridors.

Title:

Authorize the Application for Federal Funding for the Mississippi Skyway Pedestrian Bridge

Purpose/Background:

The purpose of this case is to acknowledge that staff is proceeding with the application for Federal funding for the Mississippi Skyway as was discussed with Council at the February 10th work session—which may include up to $10k in consulting engineering technical support from the 2026 General Fund operating budget.

A summary of the proposed project includes the notation that the city has received many different sources of funding to date, including $3.75 million in state transportation monies towards the final design and construction of this project, with these funds available through June of 2028. The Regional Solicitation for these Federal funds is open now through June 25th 2026, thus the timing of this case and the authorization to apply for funding. Ramsey will be applying for *approximately* $5M in construction funding to supplement the $3.75M mentioned above.

Funding Source:

Funding for the application for Federal funding would come from the established parks & recreation General Fund operating budget in an amount of less than $10k for varied consulting services.

Recommendation:

Staff recommends applying for funding for the Mississippi Skyway and the use of consulting engineering services this case approves.

Outcome/Action:

Motion to approve a not-to-exceed amount of $10,000 for consulting services from the 2026 General Fund budget.

Attachments

concept birdseye view

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/21/2026 11:02 AM
Brian Hagen	Brian Hagen	05/21/2026 12:15 PM
Form Started By: Mark Riverblood		Started On: 05/20/2026 07:56 AM
Final Approval Date: 05/21/2026		



CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolutions 26-116, 26-117, 26-118, 26-119, 26-120, 26-121, 26-122, and 26-123 Ordering Plans and Specifications for 2027 Pavement Management Program Projects

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolutions 26-116, 26-117, 26-118, 26-119, 26-120, 26-121, 26-122, and 26-123 ordering plans and specifications for 2027 Pavement Management Program projects.

Background:

The current 2026 – 2035 Capital Improvement Plan (CIP) identifies five (5) street reconstruction improvements, two (2) pavement overlay improvements, and one (1) gravel road replacement improvement for 2027.

- IP 27-01 MSA 142nd Avenue & Juniper Ridge Drive Reconstruction
- IP 27-02 2027 MSA Pavement Overlay Improvements
- IP 27-03 Deerwood Street Reconstructions
- IP 27-04 Hall-Anderson Acres & Oakwood Hills Street Reconstructions
- IP 27-05 Sorteberg's 6th & Windsorwood Street Reconstructions
- IP 27-06 Windemere Woods 1st & 2nd Street Reconstructions
- IP 27-07 2027 Neighborhood Pavement Overlay Improvements
- IP 27-08 Itasca Heights Street Construction

City Council ordered plans and specifications for Improvement Project #25-08 Sunwood Drive & Rhinestone Street Crosswalk Repairs on June 10, 2025 with Resolution #25-122. Public Works recommended including the remaining concrete repairs and moving the project to 2027 on April 21, 2026.

The 2027 Draft Pavement Management Program Project Map is attached to this case for reference.

Preliminary Design:

- March 24, 2026, City Council adopted Resolution #26-080 ordering request for proposals for topographic surveys, geotechnical evaluations and utility testing for 2027 Pavement Management Program Projects.
- April 28, 2026, City Council adopted Resolution #26-099 awarding the topographic survey proposal from Hakanson Anderson for said improvements.
    - Hakanson Anderson has started performing the topographic surveys, and will complete their work during the summer of 2026.
- May 12, 2026, City Council adopted Resolution #26-106 awarding the geotechnical services proposal from Haugo Geotechnical Services for said improvements.
    - Haugo Geotechnical Services will complete their work during the summer of 2026.
- Staff is currently putting together a sewer cleaning and televising request for proposal, which is anticipated to go to City Council in June of 2026 for award of a proposal.

Anticipated Project Scopes:

Street segment summaries which include: existing pavement section information, construction and subsequent maintenance types and years, and street lengths are attached to this case for reference.

IP 27-01 MSA 142nd Avenue & Juniper Ridge Drive Reconstructions
This project proposes to reconstruct two (2) Municipal State Aid (MSA) street segments on the east side of Ramsey; 142nd Avenue between Saint Francis Boulevard (TH 47) and Xkimo Street, and Juniper Ridge Drive between 156th Lane and Roanoke Street. The segments were combined due to their relatively small size and close proximity. 142nd Avenue is 0.07 miles of urban section including concrete curb and gutter, municipal water and sewer, and storm sewer. Juniper Ridge Drive is 0.37 miles of urban section including bituminous curbing and storm sewer inlets, but no municipal water and sewer.

These streets will be reconstructed to meet MSA 10-ton pavement design standards and minimum lane widths. 142nd Avenue is anticipated to be a full-depth reclamation (FDR). Juniper Ridge Drive is generally anticipated to be an FDR with the addition of replacing the bituminous curbing with concrete curb and gutter. Because Juniper Ridge Drive includes an outlet to the Rum River, staff will evaluate if a retro-fit hydrodynamic separator storm structure would be appropriate.

Permitting will require review and approval by the MnDOT MSA office prior to bidding these improvements. Staff will coordinate improvements at the intersection of 142nd Avenue and Saint Francis Boulevard (TH 47). The current expectation is for MnDOT to overlay TH 47 and include the trail improvements between 142nd Avenue and Xkimo Street. If trail improvements, including updated pedestrian ramps to current ADA standards is required, staff will need to additionally work through a MnDOT right of way permit.

Juniper Ridge Drive is within the 2040 MUSA. The closest stub, located on Waco Street approximately 200 feet south of Juniper Ridge Drive. This stub could service the immediate area, but does not have the depth to service all of the project area. To date staff has not received inquires from residents, but could explore city service extensions if given direction to from the committee.

The CIP level project costs are $539,784 ($469,377 MSA Funds, $70,407 Storm Water Utility Funds).

IP 27-02 2027 MSA Overlay Pavement Overlay Improvements
This project proposes to mill and overlay numerous MSA street segments within the south half of the COR, totaling 1.61 miles in length.

- Rhinestone Street bituminous pavement between Veterans Drive and Bunker Lake Boulevard
- Sunwood Drive bituminous pavement between Armstrong Boulevard and Ramsey Boulevard
- Veterans Drive between Zeolite Street and Rhinestone Street
- Zeolite Street between Sunwood Drive and Veterans Drive

All of the street segments in this project are urban section including concrete curb and gutter, municipal sewer and water, and storm sewer. The streets will need to meet MSA 10-ton pavement design standards and be marked to meet MSA lane width standards as well. Staff will evaluate if pavement markings must be modified to meet current standards, which will include the various turn lanes along Sunwood Drive that have been modified several times due to past and current development.

In general, the improvements are proposed to include a 2-inch mill and overlay, with spot curb replacements and ADA pedestrian ramp replacements.

The CIP level project costs are $785,169 ($747,780 MSA Funds, $37,389 Storm Water Utility Funds).

IP 27-03 Deerwood Street Reconstructions
This project proposes to reconstruct the streets within the Deerwood subdivision, generally located along Gibbon Street and Eland Street, north of 173rd Avenue. The streets are 24-foot-wide rural section, totaling 1.13 miles in length. Drainage is handled through street crossing culverts and drainage swales which generally carry storm water to existing wetlands throughout the subdivision.

In 2016 significant time was spent reviewing the drainage of this subdivision, particularly around the possibility

of adding storm sewer to lower the wetland levels and reduce basement flooding of residences along Gibbon Street. A feasible solution was not found, and subsequent time was spent researching grant opportunities for flood relief. Staff has not received inquiries for assistance from residents in the last several years.

At this time no stormwater or soil correction improvements are anticipated for this subdivision, other than replacing existing street crossing culverts. This will be further explored during project design and review of the geotechnical report. The reconstruction is proposed to be an FDR, this will be further explored during project design.

Municipal utilities do not exist in the subdivision, which is outside of the 2040 MUSA.

CIP level project costs are $803,091 ($698,340 Pavement Management Funds, $104,751 Storm Water Utility Funds).

IP 27-04 Hall-Anderson Acres & Oakwood Hills Street Reconstructions
This project proposes to reconstruct the streets within the Hall-Anderson Acres (except TH 47 frontage road), Oakwood Hills, and Rambosek Red Oak Estate subdivisions, generally located west of TH 47 to Wolfram Street between 159th Lane and 160th Lane. The streets are 24-foot-wide rural section, totaling 2.25 miles in length. Drainage is handled through street crossing culverts and drainage swales adjacent to the roadways, which generally carry storm water runoff to existing wetlands throughout the subdivision.

At this time no stormwater or soil correction improvements are anticipated for this subdivision, other than replacing existing street crossing culverts. This will be further explored during project design and review of the geotechnical report. The reconstruction is proposed to be an FDR, this will also be further explored during project design. Because the existing street section is less than our current design standards (3.5-inches bituminous over 6-inches aggregate base), there will likely be a need to over excavate the subbase material to create space for the new pavement section.

Municipal utilities do not exist within this subdivision, which is outside of the 2040 MUSA.

CIP level project costs are $1,606,182 ($1,396,680 Pavement Management Funds, $209,502 Storm Water Utility Funds).

IP 27-05 Sorteberg's 6th & Windsorwood Street Reconstructions
This project proposes to reconstruct the streets within the Sorteberg's 6th and Windsorwood subdivisions. Sorteberg's 6th, generally located along Rabbit Street and Puma Street between 173rd Avenue and 174th Avenue, is a 30-foot-wide urban section street with bituminous curbing, totaling 0.62 miles in length. Drainage is handled along the bituminous curbing to curb cuts, which carries stormwater runoff to an existing low area in the center of the plat. Windsorwood, generally located along 178th Avenue between Baugh Street and Vicuna Street, is a 24-foot-wide urban section street, totaling 0.62 miles in length. These subdivisions were combined due to their proximity and size. Though Deerwood is relatively close to these subdivisions, it was kept separate to avoid make the project too large and complex.

At this time no stormwater or soil correction improvements are anticipated for these subdivisions, though Sorteberg's 6th will require an in-depth review of the drainage. Sorteberg's 6th will require a full reconstruction, including replacing the bituminous curbing with concrete curb and gutter. The drainage review will include determining if catch basin inlets are appropriate replacements for the existing curb cuts and drainage swales. Windsorwood is proposed to be reconstructed using the FDR method, though this will be further explored during project design and review of the geotechnical report.

Municipal utilities do not exist in these subdivisions, which are outside of the 2040 MUSA.

CIP level project costs are $1,329,009 ($1,155,660 Pavement Management Funds, $173,349 Storm Water Utility Funds).

IP 27-06 Windemere Woods 1st & 2nd Street Reconstructions
This project proposes to reconstruct the streets within the Windemere Woods 1st & 2nd subdivision, generally located north of Bunker Lake Boulevard southeast of Emerald Pond Park. The streets are 31-foot-wide urban section including concrete curb and gutter, municipal sewer and water, and storm sewer. There are approximately 0.75 miles of streets in total. Drainage is handled through the gutters to catch basin inlets, which outlet into the existing wetland west of Magnesium Street, north of Bunker Lake Boulevard, and south of Emerald Pond Park.

The project is proposed to be a combination of FDR and full reconstruction; the concrete curb and gutter along Magnesium Street is in very poor condition and will all have to be replaced. During project design, staff will review the remaining curb and determine if full replacement is required. The parking lot for Emerald Pond Park is not specifically called out for pavement replacement in the CIP, but because this parking lot serves as the cul-de-sac for the west end of 142nd Avenue, and is in very poor condition, staff is proposing to include it as part of this project. The existing pavement section in this subdivision is below current design standards. This project will require over excavating subsoil material to make space for the thicker proposed pavement section.

Municipal utilities exist within this project area. Currently there is a gap in the watermain along Magnesium Street between Bunker Lake Boulevard to approximately 300 feet south of 141st Lane. There are approximately 75 properties on city water is not looped that would benefit from this connection, which is estimated to cost $50,000 to complete. This water connection is not included in the current CIP.

CIP level project costs are $757,488 ($658,685 Tax Increment Fund #2, $98,803 Storm Water Utility Funds).

IP 27-07 2027 Neighborhood Pavement Overlay Improvements
This project proposes to mill and overlay numerous neighborhood street segments across the city, totaling 3.17 miles in length.

- Brookfield
- Estates of Silver Oaks
- Rivers Bend
- Rivers Bend 2nd
- Rivers Bend Plaza

In general, the improvements are proposed to include a 2-inch mill and overlay, with spot curb replacements and ADA pedestrian ramp replacements.

CIP level project costs are $1,030,980 ($981,847 Pavement Management Funds, $49,133 Storm Water Utility Funds).

IP 27-08 Itasca Heights Street Construction
This project proposes to construct (convert existing gravel road section to bituminous pavement) the streets within the Itasca Heights subdivision, generally located on Beatty Avenue and Collins Drive, south of Highway 10. The existing gravel streets total 0.24 miles in length. Drainage is currently handled through swales adjacent to the road, which generally carry stormwater runoff to an existing low area on 9118 Collins Drive, from there southeast through backyards and eventually to the Mississippi River.

The new streets are proposed to be constructed to the city's current typical rural street section, 24-foot-wide pavement (3.5-inches bituminous over 6-inches aggregate base), with max 4:1 slope ditches adjacent to the pavement. Rural section streets are also typically built with a 2-foot-wide gravel shoulder. Staff will need to perform extensive storm water review to determine if ponding will be required, and if an outlet to the Mississippi River will be necessary. Staff will need to do some coordination with MnDOT due to the proposed 2027 mill and overlay of Highway 10; which may include obtaining a MnDOT right of way permit for this work. Staff anticipates this project will require a Lower Rum River WMO Permit as well, but this will be determined during design. The existing cul-de-sacs are smaller than standard at approximately 60 feet in diameter. There appears to be sufficient right of way to build cul-de-sacs at or near the city's standard dimension, 100 feet in diameter, however, staff will need to review the topographic survey to determine how the grades will match-in for any

increase in size. There may also be other features such as landscaping and existing trees to consider when making this determination.

Municipal utilities do not exist within this project area, which is in the 2040 MUSA. The closest city sewer and water lines are located at the north end of Bowers Drive, approximately 1,400 feet east of Beatty Avenue. The project does not propose to extend sewer and water to this subdivision. Staff is not aware of a desire for municipal utilities from any of the residents, and municipal utilities can be extended to serve this area in the future without impacting the paved streets.

CIP level project costs are $280,000 ($250,000 Tax Increment Fund #2, $30,000 Storm Water Utility Funds).

Project Timelines

City staff is proposing to prepare plans and specifications for 2027 pavement management program projects in-house, as part of their normal duties. The following are the proposed general project timelines:

May 26, 2026	City Council Authorization to prepare plans and specifications
Summer 2026 / Winter 2027	Staff prepares plans and specifications
Fall 2026 / Winter 2027	City Council approve plans, authorize bidding
Winter 2027	Bid opening, City Council award contracts
Spring 2027	Begin Construction
Summer / Fall 2027	Finish Construction

Staff proposes to bid projects separately, but to bid and award projects as close together as practical, which generally allows for a better bidding environment for the City.

Notification:

Staff will send out project notification letters and hold public open house meetings for these improvement project(s) in the fall / winter of 2026 once more information is known about the individual project(s).

Time Frame/Observations/Alternatives:

Observations:

Estimates are CIP level and will be updated during the design process.

Alternatives:

Motion to adopt Resolutions 26-116, 26-117, 26-118, 26-119, 26-120, 26-121, 26-122, and 26-123 ordering plans and specifications for 2027 Pavement Management Program projects.

Funding Source:

Funding for these projects is proposed to be a combination of Pavement Management Funds, Municipal State Aid Funds, Tax Increment Fund #2 and Storm Water Funds as identified in this case and within the current 2026 – 2035 Capital Improvement Program.

Recommendation:

On May 19, 2026 the Ramsey Public Works Committee recommended City Council order plans and specifications for 2027 Pavement Management Program projects.

Staff recommends adopting Resolutions 26-116, 26-117, 26-118, 26-119, 26-120, 26-121, 26-122, and 26-123 ordering plans and specifications for 2027 Pavement Management Program projects.

Outcome/Action:

Motion to adopt Resolutions 26-116, 26-117, 26-118, 26-119, 26-120, 26-121, 26-122, and 26-123 ordering plans and specifications for 2027 Pavement Management Program projects.

Attachments

Res 26-116
Res 26-117
Res 26-118
Res 26-119
Res 26-120
Res 26-121
Res 26-122
Res 26-123
2027 PMP Street Summaries
2027 PMP CIP Sheets
DRAFT 2027 PMP Projects Map

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Joe Feriancek	05/20/2026 03:36 PM
Bruce Westby	Bruce Westby	05/21/2026 08:36 AM
Brian Hagen	Brian Hagen	05/21/2026 11:55 AM
Form Started By: Joe Feriancek		Started On: 05/15/2026 03:41 PM
Final Approval Date: 05/21/2026		

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

RESOLUTION #26-116

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR MSA 142ND AVENUE & JUNIPER RIDGE DRIVE RECONSTRUCTIONS, IMPROVEMENT PROJECT #27-01

WHEREAS, 142nd Avenue between Saint Francis Boulevard (TH 47) and Xkimo Street, and Juniper Ridge Drive between Roanoke Street and 156th lane are proposed to be reconstructed in 2027 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $2,400.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-106, adopted May 12, 2026, the City Council accepted and awarded the proposal to Haugo Geotechnical Services for geotechnical survey of the project area in the amount of $8,260.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for 2027 MSA 142nd Avenue & Juniper Ridge Drive Reconstructions, Improvement Project #27-01.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for MSA 142nd Avenue & Juniper Ridge Drive Reconstructions, Improvement Project #27-01.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

City Clerk

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

RESOLUTION #26-117

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR 2027 MSA PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #27-02

WHEREAS, Rhinestone Street between E. Ramsey Parkway and Bunker Lake Boulevard (CSAH 116) and between Veterans Drive and Sunwood Drive, Sunwood Drive between Armstrong Boulevard (CSAH 83) and Zeolite Street and between Rhinestone Street and Ramsey Boulevard (CR 56), Veterans Drive between Zeolite Street and Rhinestone Street, and Zeolite Street between Sunwood Drive and Veterans Drive are proposed to be milled and overlaid in 2027 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $1,925.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for 2027 MSA Pavement Overlay Improvements, Improvement Project #27-02.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for 2027 MSA Pavement Overlay Improvements, Improvement Project #27-02.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

City Clerk

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

RESOLUTION #26-118

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR DEERWOOD STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #27-03

WHEREAS, the streets within the Deerwood subdivision are proposed to be reconstructed in 2027 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $5,370.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-106, adopted May 12, 2026, the City Council accepted and awarded the proposal to Haugo Geotechnical Services for geotechnical survey of the project area in the amount of $12,930.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for Deerwood Street Reconstructions, Improvement Project #27-03.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for Deerwood Street Reconstructions, Improvement Project #27-03.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

City Clerk

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

RESOLUTION #26-119

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR HALL-ANDERSON ACRES & OAKWOOD HILLS STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #27-04

WHEREAS, the streets within the Hall-Anderson Acres and Oakwood Hills subdivision are proposed to be reconstructed in 2027 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $10,200.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-106, adopted May 12, 2026, the City Council accepted and awarded the proposal to Haugo Geotechnical Services for geotechnical survey of the project area in the amount of $17,070.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for Hall-Anderson Acres & Oakwood Hills Street Reconstructions, Improvement Project #27-04.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for Hall-Anderson Acres & Oakwood Hills Street Reconstructions, Improvement Project #27-04.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

City Clerk

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

RESOLUTION #26-120

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR SORTEBERG'S 6TH & WINDSORWOOD STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #27-05

WHEREAS, the streets within the Sorteberg's 6th and Windsorwood subdivision are proposed to be reconstructed in 2027 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $5,400.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-106, adopted May 12, 2026, the City Council accepted and awarded the proposal to Haugo Geotechnical Services for geotechnical survey of the project area in the amount of $12,930.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for Sorteberg's 6th & Windsorwood Street Reconstructions, Improvement Project #27-05.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for Sorteberg's 6th & Windsorwood Street Reconstructions, Improvement Project #27-05.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

City Clerk

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

RESOLUTION #26-121

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR WINDEMERE WOODS 1ST & 2ND STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #27-06

WHEREAS, the streets within the Windemere Woods 1st & 2nd subdivision and Magnesium Street within Section 26 Unplatted are proposed to be reconstructed in 2027 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $3,900.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-106, adopted May 12, 2026, the City Council accepted and awarded the proposal to Haugo Geotechnical Services for geotechnical survey of the project area in the amount of $10,830.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for Windemere Woods 1st & 2nd Street Reconstructions, Improvement Project #27-06.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for Windemere Woods 1st & 2nd Street Reconstructions, Improvement Project #27-06.

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 26th day of May, 2026.

_____

Mayor

ATTEST:

_____

City Clerk

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

RESOLUTION #26-122

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR 2027 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #27-07

WHEREAS, the streets within the Brookfield subdivision, Estates of Silver Oaks subdivision, Rivers Bend subdivision, Rivers Bend 2nd subdivision, and Rivers Bend Plaza subdivision are proposed to be milled and overlaid in 2027 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $1,925.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for the 2027 Neighborhood Pavement Overlay Improvements, Improvement Project #27-07.

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

1) The Ramsey City Council hereby orders the City Engineer to prepare plans and specifications for 2027 Neighborhood Overlay Improvements, Improvement Project #27-07.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #26-123

RESOLUTION ORDERING PLANS AND SPECIFICATIONS FOR ITASCA HEIGHTS STREET CONSTRUCTION, IMPROVEMENT PROJECT #27-08

WHEREAS, the streets within the Itasca Heights subdivision are proposed to be converted from existing gravel road to bituminous pavement in 2027 as identified in the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #24-220, adopted August 12, 2024, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for geotechnical survey of the project area in the amount of $8,495.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-099, adopted March 24, 2026, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey of the project area in the amount of $1,140.00; and

WHEREAS, City Staff has the capacity to prepare plans and specifications for the Itasca Heights Street Construction, Improvement Project #27-08.

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 orders the City Engineer to prepare plans and specifications for Itasca Heights Street Construction, Improvement Project #27-08.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

City Clerk

IP 27-01
MSA 1422nd Avenue Juniper Ridge Drive
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Maint. 6	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA 142nd Avenue	142nd Avenue	TH 47 / Xkimo Street	373	Urban	Conc.	6	1985	SC 1988	SC 1995	OL 2010				5.4	5.0	10.4
	142nd Avenue Total		373	0.07 mi.												
MSA Juniper Ridge Drive	Juniper Ridge Drive	Roanoke Street / 156th Lane	1939	Urban	Bit.	4	1976	SC 1981	SC 1991	OL 2002	SC 2009	SC 2017	SP 2024	4.0	4.2	8.2
	Juniper Ridge Drive Total		1939	0.37 mi.												
MSA 142nd Avenue & Juniper Ridge Drive Total			**2312**	**0.44 mi.**												

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

IP 27-02

2027 MSA Pavement Overlay Improvements

Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA Rhinestone Street	Rhinestone Street	E. Ramsey Parkway WB / Bunker Lake Boulevard	845	Urban	Conc.	7	2004	SC 2010	SC 2018		5.0*	6.0*	11.0*
	Rhinestone Street	Veterans Drive / Sunwood Drive	821	Urban	Conc.	7	2007	SC 2016	CS 2023		5.0*	6.0*	11.0*
	Rhinestone Street Total		1666	0.32 mi.									
MSA Sunwood Drive	Sunwood Drive	Armstrong Boulevard / Zeolite Street	1561	Urban	Conc.	7	2004	SC 2010	SC 2017	CS 2024	4.0*	6.0*	10.0*
	Sunwood Drive	Peridot Street / Ramsey Boulevard	720	Urban	Conc.	7	2004	SC 2010	SC 2017	CS 2024	6.5*	6.0*	12.5*
	Sunwood Drive	Rhinestone Street / Peridot Street	677	Urban	Conc.	7	2004	SC 2010	SC 2017	CS 2024	6.5*	6.0*	12.5*
	Sunwood Drive Total		2958	0.56 mi.									
MSA Veterans Drive	Veterans Drive	Saphire Street / Rhinestone Street	1131	Urban	Conc.	7	2007	SC 2016	CS 2023		5.0	7.8	12.8
	Veterans Drive	Zeolite Street / Rhinestone Street	2301	Urban	Conc.	7	2005	SC 2016	CS 2023		5.0	7.8	12.8
	Veterans Drive Total		3432	0.65 mi.									
MSA Zeolite Street	Zeolite Street	Sunwood Drive / Veterans Drive	456	Urban	Conc.	6	2005	SC 2016	CS 2023		4.4	n/a**	n/a**
	Zeolite Street Total		456	0.09 mi.									
	2027 MSA Overlay Total		**8512**	**1.61 mi.**									

* Per As-Built, GPR not available

** No Base Visible, GPR Data not available

IP 27-03
Deerwood Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Deerwood	176th Lane	Eland Street / E EOP	319	Rural	n/a	4	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.6	5.1	8.7
	176th Lane	Gibbon Street / Eland Street	591	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.6	5.1	8.7
	177th Avenue	E EOP / Eland Street	308	Rural	n/a	4	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.2	n/a**	n/a**
	177th Avenue	Eland Street / Gibbon Street	590	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.2	n/a**	n/a**
	177th Avenue	Gibbon Street / Gibbon Street	206	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.2	n/a**	n/a**
	Eland Street	176th Lane / 177th Avenue	440	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		4.5	2.4	6.9
	Gibbon Street	176th Lane / 177th Avenue	654	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.9	2.6	6.5
	Gibbon Street	177th Avenue / CDS	522	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012		3.9	2.6	6.5
	Gibbon Street	CR 63 / 176th Lane	2311	Rural	n/a	3	1982	SC 1988	OL 1998	SC 2004	SC 2012	SP 2024	3.9	2.6	6.5
		Deerwood Total	**5941**	**1.13 mi.**											

** No Base Visible, GPR Date not available

IP 27-04
Hall-Anderson Acres Oakwood Hills Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Hall-Anderson Acres	159th Lane	Sodium Street / Cul-de-sac	2106	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.3	3.1	6.4
	160th Lane	West EOP / TH 47	3017	Rural	n/a	4	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.5	3.3	6.8
	Neon Street	160th Lane / Cul-de-sac	340	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.7	2.9	6.6
	Osmium Street	159th Lane / 160th Lane	1118	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.1	5.1	8.2
	Potassium Street	159th Lane / Osmium Street	716	Rural	n/a	4	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.6	4.0	7.6
	Radium Street	159th Lane / 160th Lane	884	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.3	3.0	6.3
	Sodium Street	South EOP / 160th Lane	1095	Rural	n/a	5	1980	SC 1986	SC 1996	OL 2006	SC 2011	3.1	3.6	6.7
	Hall-Anderson Acres Total		**9276**	**1.76 mi.**										
Oakwood Hills	160th Lane	Wolfram Street / East EOP	1046	Rural	n/a	4	1989	SC 2004				2.5	3.5	6.0
	Xenon Street	Nowthen Boulevard / Cul-de-sac	542	Rural	n/a	5	1989	SC 1998	SC 2007			2.8	3.8	6.6
	Oakwood Hills Total		**1588**	**0.3 mi.**										
Rambosek Red Oak Estate	Wolfram Street	160th Lane / North EOP	1039	Rural	n/a	4	1989	SC 1998	SC 2004			2.3	3.6	5.9
	Rambosek Red Oak Estate Total		**1039**	**0.2 mi.**										
IP 27-04 Total			11903	**2.25 mi.**										

IP 27-05
Sorteberg's 6th Windsorwood Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Sorteberg's 6th	174th Lane	Rabbit Street / Cul-de-sac	940	Urban	Bit.	3	1990	SC 1995	SC 2004	2.2	3.8	6.0
	Puma Street	174th Lane / 173rd Avenue	908	Urban	Bit.	3	1990	SC 1995	SC 2004	2.2	3.8	6.0
	Rabbit Street	173rd Avenue / North EOP	1445	Urban	Bit.	3	1990	SC 1995	SC 2004	2.3	3.6	5.9
	Sorteberg's 6th Total		**3293**	**0.62 mi.**								
Windsorwood	178th Avenue	Baugh Street / NW PC Vicuna Street & 178th Avenue	2249	Rural	n/a	3	1990	SC 1996	SC 2004	2.1	4.4	6.5
	178th Circle	178th Avenue / Cul-de-sac	613	Rural	n/a	3	1990	SC 1996	SC 2004	2.6	7.0	9.6
	Vicuna Street	NW PC Vicuna Street & 178th Avenue / South EOP	417	Rural	n/a	3	1990	SC 1996	SC 2004	2.7	3.5	6.2
	Windsorwood Total		**3279**	**0.62 mi.**								
IP 27-05 Total			6572	**1.24 mi.**								

IP 27-06
Windemere Woods 1st and 2nd Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Windemere Woods	141st Lane	Magnesium Street / West EOP	448	Urban	Conc.	6	1992	SC 1998	SC 2005	SC 2013			2.9	3.1	6.0
	142nd Avenue	East EOP / Magnesium Street	101	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			3.2	3.0	6.2
	142nd Avenue	Magnesium Street / Neon Street	531	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			3.2	3.0	6.2
	Magnesium Street	141st Lane / 142nd Avenue	296	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			2.8	3.3	6.1
	Magnesium Street	141st Lane / Cul-de-sac	299	Urban	Conc.	4	1992	SC 1998	SC 2005	SC 2013			2.8	3.3	6.1
	Neon Street	142nd Avenue / North EOP	226	Urban	Conc.	6	1992	SC 1998	SC 2005	SC 2013			2.8	0.0**	2.8**
	Windemere Woods Total		**1901**	**0.36 mi.**											
Windemere Woods 2nd	142nd Avenue	Neon Street / West EOP	745	Urban	Conc.	5	1992	SC 1998	SC 2005	SC 2013			3.2	3.0	6.2
	Neon Street	South EOP / 142nd Avenue	509	Urban	Conc.	6	1992	SC 1998	SC 2005	SC 2013			2.8	0.0**	2.8**
	Windemere Woods 2nd Total		**1254**	**0.24 mi.**											
Section 26 Unplatted	Magnesium Street	Bunker Lake Boulevard / S EOP Windemere Woods	828	Urban / Rural	Conc.	8	1984	SC 1990	SC 2005	RC*** 2011	SC 2013	CS 2021	4.0	4.6	8.6
	Section 26 Unplatted Total		**828**	**0.16 mi.**											
IP 27-06 Total			3983	**0.75 mi.**											

** GPR No Base Detected

*** Turn Lane added with Bunker Lake Boulevard Improvements

IP 27-07
2027 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Brookfield	169th Lane	Garnet Street / West EOP	449	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	170th Avenue	Nowthen Boulevard / Roundabout	472	Urban	Conc.	6	2007	SC 2012					3.5*	4.0*	7.5*
	170th Avenue	Roundabout / Cul-de-sac	298	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	170th Trail	Garnet Street / Cul-de-sac	408	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	170th Trail	Garnet Street / West EOP	740	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Feldspar Street	Garnet Street / South EOP	685	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Garnet Street	169th Lane / Roundabout	413	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Garnet Street	Feldspar Street / South EOP	308	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Garnet Street	Roundabout / 170th Trail	519	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
Brookfield Total			4292	0.81 mi.											
Estates of Silver Oaks	160th Lane	TH 47 / Iodine Street	536	Urban	Conc.	6	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Crossing	Iodine Street / Lithium Court	819	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Lane	Iodine Street East EOP	514	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Lane	Junkite Street / Lithium Street	451	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	162nd Lane	Lithium Court / Lithium Street	225	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Iodine Street	160th Lane / 162nd Crossing	831	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Iodine Street	160th Lane / Cul-de-sac	521	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Junkite Street	162nd Crossing / 162nd Lane	387	Urban	Conc.	6	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Lithium Court	162nd Crossing / 162nd Lane	379	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Lithium Court	162nd Crossing / Cul-de-sac	464	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
	Lithium Street	162nd Lane / North EOP	316	Urban	Conc.	7	2007	SC 2012	CS 2019				3.5*	4.0*	7.5*
Estates of Silver Oaks Total			5443	1.03 mi.											

IP 27-07
2027 Neighborhood Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban /	Curb (Bit /	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA	Avg Agg. Base	Avg Section
Rivers Bend	142nd Lane	Waco Street / Cul-de-sac	1322	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	4.2	4.8	9
	146th Circle	Waco Street / Cul-de-sac	178	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	4.3	2.9	7.2
	Waco Street	142nd Lane / South EOP	296	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	3.9	3.8	7.7
	Waco Street	Sunwood Drive / 142nd Lane	4397	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	3.7	n/a**	n/a**
Rivers Bend Total			6193	1.17 mi.											
Rivers Bend 2nd	Waco Street	South EOP / North EOP	497	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	3.9	3.8	7.7
Rivers Bend 2nd Total			497	0.09 mi.											
Rivers Bend Plaza	142nd Avenue	Xkimo Street / Waco Street	306	Urban	Conc.	7	1985	SC 1988	SC 1995	OL 2010	SC 2016	CS 2023	5.4	5.0	10.4
Rivers Bend Plaza Total			306	0.06 mi.											
2027 Neighborhood Overlays Total			**16731**	**3.17 mi.**											

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

IP 27-08
Itasca Heights Gravel Roads Elimination Program
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Itasca Heights	Beatty Avenue	U.S. Highway 10 / Collins Drive	360	Rural	n/a	n/a	n/a	n/a	n/a	6.0**	6.8**
	Collins Drive	Northwest EOP / Cul-de-sac	927	Rural	n/a	n/a	n/a	n/a	n/a	7.2**	7.2**
		Itasca Heights Total	**1287**	**0.24 mi.**							

** Average Aggregate Surface thickness per borings 9/12/2024

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	21-STR-021
Project Name	MSA 142nd Avenue Street Reconstruction

Total Project Cost	$90,563	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of MSA Street 142nd Avenue between TH 47 and Xkimo Street.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	90,563	0	0	0	0	0	0	0	0	**90,563**
Total	**0**	**90,563**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**90,563**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
MSA	0	78,750	0	0	0	0	0	0	0	0	**78,750**
Storm Water Utility Fund	0	11,813	0	0	0	0	0	0	0	0	**11,813**
Total	**0**	**90,563**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	90,563

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	21-STR-018
Project Name	MSA Juniper Ridge Dr Street Reconst

Total Project Cost	$449,222	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of MSA street Juniper Ridge Drive between 156th Avenue and Roanoke Street.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	449,222	0	0	0	0	0	0	0	0	**449,222**
Total	**0**	**449,222**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**449,222**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
MSA	0	390,628	0	0	0	0	0	0	0	0	**390,628**
Storm Water Utility Fund	0	58,594	0	0	0	0	0	0	0	0	**58,594**
Total	**0**	**449,222**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**449,222**

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	12-STRM-001
Project Name	Stormwater Drainage Improvements

Total Project Cost	$695,000	Department	Stormwater Utility
Type	Improvement	Category	Storm Water Utility Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	50 years		

Description

This project will address stormwater drainage problems reported in 2011.

Justification

These projects will add storm sewer pipe, clean ditches and address standing water concerns. - 156th and Armstrong, clean ditch or add storm sewer 2031: $175,000 - 156th Lane and Juniper Ridge Drive, install pipe to relieve water backing up in existing pipes 2027: $350,000 (Tied to 21-STR-018)

Prior	Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
170,000	Improvements Other than Building Cost	0	350,000	0	0	0	175,000	0	0	0	0	**525,000**
	Total	**0**	**350,000**	**0**	**0**	**0**	**175,000**	**0**	**0**	**0**	**0**	525,000

Prior	Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
170,000	Storm Water Utility Fund	0	350,000	0	0	0	175,000	0	0	0	0	**525,000**
	Total	**0**	**350,000**	**0**	**0**	**0**	**175,000**	**0**	**0**	**0**	**0**	525,000

Capital Improvement Plan

Ramsey, MN

Project #	21-STR-016
Project Name	2027 MSA Overlays

Total Project Cost	$785,169	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Overlaying of MSA Streets: Rhinestone Street (Veterans Drive/Sunwood Drive); Sunwood Drive (CR 83/Zeolite Street); Sunwood Drive (Rhinestone Street/CR 56); Veterans Drive (Zeolite Street/ Rhinestone Street); Zeolite Street (Sunwood Drive/Veterans Drive); Rhinestone Street (E. Ramsey Pkwy/CR 116)

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	785,169	0	0	0	0	0	0	0	0	**785,169**
Total	**0**	**785,169**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**785,169**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
MSA	0	747,780	0	0	0	0	0	0	0	0	**747,780**
Storm Water Utility Fund	0	37,389	0	0	0	0	0	0	0	0	**37,389**
Total	**0**	**785,169**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**785,169**

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	23-STR-028
Project Name	Deerwood Street Reconstruction

Total Project Cost	$803,091	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of the streets within the Deerwood subdivision

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	803,091	0	0	0	0	0	0	0	0	**803,091**
Total	**0**	**803,091**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**803,091**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	0	698,340	0	0	0	0	0	0	0	0	**698,340**
Storm Water Utility Fund	0	104,751	0	0	0	0	0	0	0	0	**104,751**
Total	**0**	**803,091**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**803,091**

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	23-STR-012
Project Name	Hall-Anderson Acres Street Reconstruction

Total Project Cost	$1,250,832	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of streets within the Hall-Anderson Acres subdivision except the TH 47 service road.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	1,250,832	0	0	0	0	0	0	0	0	**1,250,832**
Total	**0**	**1,250,832**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,250,832**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	0	1,087,680	0	0	0	0	0	0	0	0	**1,087,680**
Storm Water Utility Fund	0	163,152	0	0	0	0	0	0	0	0	**163,152**
Total	**0**	**1,250,832**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1,250,832

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	23-STR-013
Project Name	Oakwood Hills & Rambosek Red Oak Estates St Recon

Total Project Cost	$355,350	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of the streets within the Oakwood Hills & Rambosek Red Oak Estates subdivision.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	355,350	0	0	0	0	0	0	0	0	**355,350**
Total	**0**	**355,350**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**355,350**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	0	309,000	0	0	0	0	0	0	0	0	**309,000**
Storm Water Utility Fund	0	46,350	0	0	0	0	0	0	0	0	**46,350**
Total	**0**	**355,350**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	355,350

Capital Improvement Plan

Ramsey, MN

Project #	17-STR-007A
Project Name	Reconstruction Streets: Sortebergs 6th

Total Project Cost	$881,268	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of streets in Sortebergs 6th Addition including 174th Lane, Puma Street and Rabbit Street.

Justification

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimate to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	881,268	0	0	0	0	0	0	0	0	**881,268**
Total	**0**	**881,268**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**881,268**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	0	766,320	0	0	0	0	0	0	0	0	**766,320**
Storm Water Utility Fund	0	114,948	0	0	0	0	0	0	0	0	**114,948**
Total	**0**	**881,268**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**881,268**

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	19-STR-016
Project Name	Reconstruction Streets: Windsorwood

Total Project Cost	$447,741	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of streets in Windsorwood: 178th Avenue, 178th Circle and Vicuna Street

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	447,741	0	0	0	0	0	0	0	0	**447,741**
Total	**0**	**447,741**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**447,741**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	0	389,340	0	0	0	0	0	0	0	0	**389,340**
Storm Water Utility Fund	0	58,401	0	0	0	0	0	0	0	0	**58,401**
Total	**0**	**447,741**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**447,741**

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	22-STR-008
Project Name	Windemere Woods Street Reconstruction

Total Project Cost	$757,488	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of Streets within the Windemere Woods 1st & 2nd subdivisions and Magnesium Street to Bunker Lake Boulevard

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	757,488	0	0	0	0	0	0	0	0	**757,488**
Total	**0**	**757,488**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**757,488**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Tax Increment Fund #2	0	658,685	0	0	0	0	0	0	0	0	**658,685**
Storm Water Utility Fund	0	98,803	0	0	0	0	0	0	0	0	**98,803**
Total	**0**	**757,488**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**757,488**

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	21-STR-017
Project Name	2027 Neighborhood Overlays

Total Project Cost	$1,030,980	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Overlaying of streets within the following subdivisions: Brookfield; Estates of Silver Oaks; Riversbend (non-2018 Recon); Riversbend 2nd; Riversbend Plaza (142nd Avenue)..

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	1,030,980	0	0	0	0	0	0	0	0	**1,030,980**
Total	**0**	**1,030,980**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,030,980**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	0	981,847	0	0	0	0	0	0	0	0	**981,847**
Storm Water Utility Fund	0	49,133	0	0	0	0	0	0	0	0	**49,133**
Total	**0**	**1,030,980**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	1,030,980

Produced Using Plan-It CIP Software

Capital Improvement Plan

Ramsey, MN

Project #	26-STR-001
Project Name	GREP Area F/Beatty & Collins

Total Project Cost	$280,000	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	2-New Addition (High)	Status	Active
Useful Life	60 years		

Description

Convert existing gravel road section of Beatty Avenue and Collins Drive South of Hwy 10 to bituminous pavement sections. This is Area F in the Gravel Road Elimination Program (GREP).

Justification

Gravel roads require frequent ongoing maintenance using a motor grader to repair wash boarding and to fill potholes. The City currently owns a 1999 John Deere motor grader that is not programmed for replacement in the CIP.

Expenditures		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost		30,000	250,000	0	0	0	0	0	0	0	0	**280,000**
	Total	**30,000**	**250,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**280,000**

Funding Sources		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Tax Increment Fund #2		30,000	250,000	0	0	0	0	0	0	0	0	**280,000**
	Total	**30,000**	**250,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**280,000**

DRAFT 2027
Pavement Management Program Projects

IP 27-03
DEERWOOD
STREET RECONSTRUCTIONS

IP 27-05
SORTEBERG'S 6TH & WINDSORWOOD
STREET RECONSTRUCTIONS

IP 27-07
2027 NEIGHBORHOOD OVERLAYS
BROOKFIELD

IP 27-07
2027 NEIGHBORHOOD OVERLAYS
ESTATES OF SILVER OAKS

IP 27-01
MSA JUNIPER RIDGE DRIVE
RECONSTRUCTIONS

IP 27-04
HALL-ANDERSON ACRES & OAKWOOD HILLS
STREET RECONSTRUCTIONS

IP 25-08
SUNWOOD DRIVE & RHINESTONE STREET
CONCRETE REPAIRS

IP 27-08
ITASCA HEIGHTS
2027 GRAVEL ROAD ELIMINATION PROGRAM

IP 27-07
2027 NEIGHBORHOOD OVERLAYS
RIVERSBEND 1ST, 2ND, PLAZA

IP 27-02
2027 MSA PAVEMENT OVERLAY IMPROVEMENTS
RHINESTONE / SUNWOOD / VETERANS / ZEOLITE

IP 27-06
WINDEMERE WOODS 1ST & 2ND
STREET RECONSTRUCTIONS

IP 27-01
MSA 142ND AVENUE
RECONSTRUCTIONS

Legend

- 2027 MSA Recon.
- 2027 MSA Overlay
- 2027 Overlay
- 2027 Reconstruction
- 2027 GREP
- Concrete Repairs
- Streets
- MuniBndry
- ScoutCamp
- Golf_Courses
- Parks
- Rivers
- Lakes_Ponds
- Creeks

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-125 Approving Final Plans and Specifications and Authorizing Advertisement for Bids for Riverside West Street Reconstructions, Improvement Project #26-06

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-125 approving final plans and specifications and authorizing advertisement for bids for Riverside West Street Reconstructions, Improvement Project #26-06.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies the streets within the Riverside West subdivision for street reconstruction in 2026. A street segment summary for the project is attached to this case.

Project History

- On April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Bolton & Menk for topographic survey of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-140, ordering plans and specifications for said improvements.
- April 22, 2026, staff held a public open house for said improvements.
- May 19, 2026, the Ramsey Public Works Committee recommended City Council approve final plans and specifications and authorize advertisement for bids for said improvements.

Project Scope

This project proposes to reconstruct 137th Avenue and Dolomite Street within the Riverside West subdivision. Additionally, the project proposes to mill and overlay Ebony Street, which is located in this same subdivision but constructed 13 years after the original streets. This project is generally located between Riverdale Drive and the Mississippi River, on the previously mentioned cross streets.

Existing Pavement Conditions

137th Avenue and Dolomite Street were constructed in 1992. Pavement maintenance has included crack seal / seal coat improvements in 2003 and 2011, as well as skim patching in 2024. The skim patching has held up well. Ebony Street was constructed in 2005. Pavement maintenance has included crack seal / seal coat improvements in 2011 and crack seal improvements in 2021. The streets are 31-foot-wide urban section with surmountable concrete curb and gutter, totaling 0.48 miles in length. Sidewalk exist along Ebony Street, but not 137th Avenue and Dolomite Street. There is a trail crossing on 137th Avenue which leads to Riverdale Park. Anoka County reconstructed this trail south of 137th Avenue in 2025, including updating the pedestrian ramp. The ramp on the north side of 137th Avenue was not reconstructed, and is not up to current ADA standards. Municipal water and sewer, as well as storm sewer exist in the project area. The storm sewer outlets to the Mississippi River from 137th Avenue at the intersections with both Ebony and Dolomite Street. The Ebony Street outlet already has a hydro-dynamic separator structure, similar to what has been retro-fit on recent projects including the Dickenson's

Mississippi Estates Reconstruction and the Bowers Drive Overlay Improvements. Because a sanitary sewer lift station is adjacent to the storm sewer at the intersection of Dolomite Street, there is not enough space to retro-fit a structure near the roadway for this second, smaller outlet.

Proposed Improvements

This project is proposed to be a full-depth reclamation (FDR) on 137th Avenue and Dolomite Street, which includes grinding up the existing bituminous and aggregate base, hauling off excess material, and placing new bituminous pavement. The existing pavement section is sufficient to allow for 3.5-inches of new bituminous pavement over 5-inches of aggregate base, which will be made of the recycled reclamation material. Spot concrete curb and gutter replacements will occur, which will require spot driveway end replacements. The majority of the concrete curb and gutter and driveways will remain in-place. The utilities were tested during design, no repairs were found to be necessary in the reconstruction area. Catch basins will be adjusted and/or grouted as part of the project, but no additional structures or full replacements will be necessary.

Ebony Street will receive a 2-inch mill and overlay as part of this project. Ebony Street was originally included in the 2026 Neighborhood Overlay project, but moved to this project due to project location. Staff anticipates this will result in an overall cost savings for the city by reducing mobilization costs. Utility testing did find 1 length of storm sewer pipe which will require replacement as part of the project.

The project will include pedestrian ramp improvements at the intersection of Ebony Street and 137th Avenue, as well to the trail crossing on the north side of 137th Avenue. This improvements will bring the pedestrian ramps up to current ADA standard.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
  - May 26, 2026
- Staff Receives Bids
  - July 7, 2026
- Council Awards Contract to the Lowest Responsible Bidder
  - July 14, 2026
- Contractor Begins Construction
  - Late Summer 2026
  - Detailed construction schedule will not be known until project is awarded and pre-construction meeting is held with the contractor
- Contractor Substantially Completes Construction
  - New bituminous pavement in-place, topsoil and seed in-place
  - October 2, 2026
- Contractor Final Completion
  - Verify final restoration; punch list created
  - October 31, 2026 (may extend into spring of 2027)

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements, as well as a plan sheet showing the typical section, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

Notification:

If City Council approves final plans and authorizes advertising for bids, bids will be advertised on Friday, May 29, and again on Friday, June 5, 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:

Observations:
Staff held the public open house for this project on Wednesday, April 22, 2026. The open house was attended by 3 residents impacted by these improvements. No alternative improvements to the project were requested, however, all 3 residents did request staff consider the addition of a street light at the corner of 137th Avenue and Dolomite Street.

Alternatives:
Motion to adopt Resolution #26-125 approving final plans and specifications and authorizing advertisement for bids for Riverside West Street Reconstructions, Improvement Project #26-06.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds. Amounts shown below include 23-percent indirect costs for administrative, engineering, finance, and legal costs.

Pavement Management Funds	$313,899
Storm Water Utility Funds	$11,710
Total Project Costs	**$325,609**

CIP level estimated project costs are $293,875 ($260,865 Pavement Management Funds, $33,010 Storm Water Utility Funds). The final project costs may change depending upon bid prices and actual construction quantities.

Recommendation:

The Ramsey Public Works Committee reviewed this improvement project on May 19, 2026. The committee recommended City Council approve final plans and specifications and authorize advertising for bids for Riverside West Street Reconstructions, Improvement Project #26-06.

Staff recommends adopting Resolution #26-125 approving final plans and specifications and authorizing advertisement for bids for said improvements.

Outcome/Action:

Motion to adopt Resolution #26-125 approving final plans and specifications and authorizing advertisement for bids for Riverside West Street Reconstructions, Improvement Project #26-06.

Attachments

Res 26-125

26-06 Street Summary

26-06 Title Sheet

26-06 Typical Section

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/21/2026 08:09 AM
Brian Hagen	Brian Hagen	05/21/2026 11:54 AM

Form Started By: Joe Feriancek
Started On: 05/15/2026 03:39 PM
Final Approval Date: 05/21/2026

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

RESOLUTION #26-125

RESOLUTION APPROVING FINAL PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTSIEMENT FOR BIDS FOR RIVERSIDE WEST STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #26-06

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Riverside West subdivision as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-082, adopted April 22, 2025, the City Council accepted and awarded the proposal to Bolton & Menk Anderson for topographic survey of the project area in the amount of $1,366.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-101, adopted May 13, 2025, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for geotechnical survey of the project area in the amount of $3,855.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-140, adopted June 24, 2025, the City Council ordered the City Engineer to prepare plans and specifications for Riverside West Reconstructions, Improvement Project #26-06; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-156, adopted July 8, 2025, the City Council accepted and awarded the proposal to Nelson Sanitation and Rental, Inc. for sewer cleaning and televising of the project area in the amount of $12,641.00; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising bids for Riverside West Street Reconstructions, Improvement Project #26-06.

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 final plans and specifications prepared by the City Engineer and authorizes advertisement for bids for said improvements as City Improvement Project #26-06, Riverside West Reconstructions.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

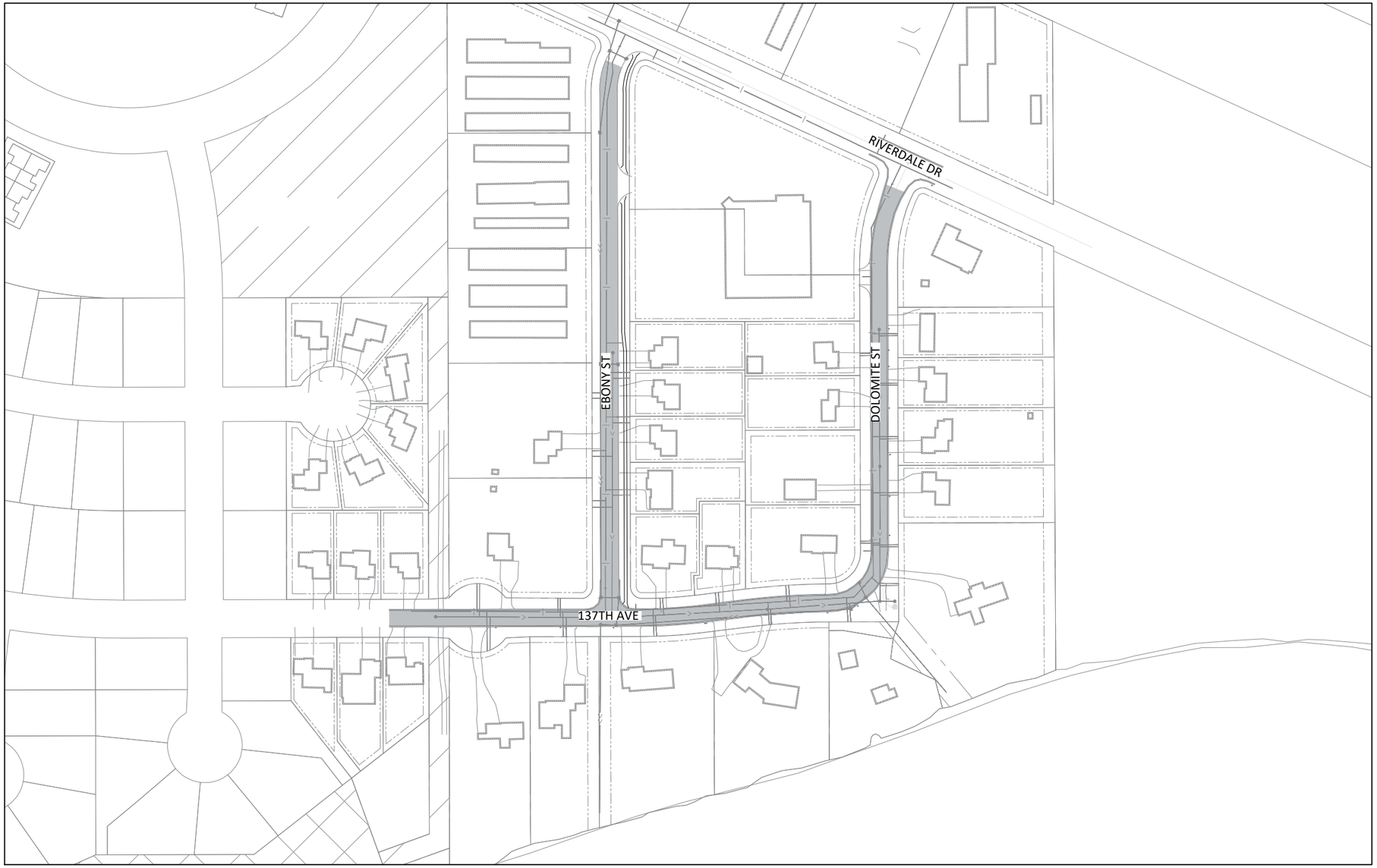
_____
City Clerk

IP 26-06
Riverside West Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Riverside West	137th Avenue	Dolomite Street / W EOP	726	Urban	Conc.	5	1992	SC 1996	SC 2003	SC 2011	SP 2024		2.3	5.8	8.1
	Dolomite Street	Riverdale Drive / 137th Avenue	773	Urban	Conc.	4	1992	SC 1996	SC 2003	SC 2011	SP 2024		3.9	5.2	9.1
	Ebony Street *	Riverdale Drive / 137th Avenue	1034	Urban	Conc.	6	2005	SC 2011	CS 2021				3.4	7.2	10.6
Riverside West Total			**2533**	**0.48 mi.**											

* MILL & OVERLAY IMPROVEMENT ONLY

CITY OF RAMSEY
RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 26-06



0 100 200 300
SCALE (FEET)

N

City of RAMSEY

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

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

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

GSOC

Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

May 01, 2026 - 2:04pm
G:\Engineering\AutoCad Dwgs\Projects N-Z\Riverside West 26-06\Plan Drawings\26-06 Title & SEQ.dwg

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

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

SHEET INDEX

THIS PLAN CONTAINS 30 SHEETS

SHEET No.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TYPICAL SECTION
05 - 06	CITY DETAILS
07 - 12	MNDOT PEDESTRIAN RAMP DETAILS
13- 14	SWPPP
15 - 17	EROSION CONTROL
18 - 20	REMOVALS
21 - 25	STREET CONSTRUCTION
26	PEDESTRIAN RAMP DETAILS
27 - 30	CROSS SECTIONS

LEGEND

- SANITARY MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN MANHOLE
- CATCH BASIN
- CULVERT END SECTION
- HYDRANT
- VALVE
- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB
- LIGHT POLE
- SIGN
- MAILBOX
- PEDESTAL - TELECOM
- PEDESTAL - ELECTRIC
- HAND HOLE
- BITUMINOUS PAVEMENT
- DRIVE - BITUMINOUS
- DRIVE - CONCRETE
- DRIVE - GRAVEL
- CONCRETE WALK
- VALLEY GUTTER
- SEEDING AREA
- MILL BITUMINOUS PAVEMENT
- CURB & GUTTER
- SAWCUT FULL DEPTH
- FULL-DEPTH RECLAMATION
- REMOVE PAVEMENT BITUMINOUS
- REMOVE PAVEMENT CONCRETE
- REMOVE GRAVEL
- REMOVE CONCRETE CURB & GUTTER
- REMOVE BITUMINOUS CURB & GUTTER
- EASEMENT - DRAINAGE & UTILITY
- SECTION LINE
- LOT LINE
- ELECTRIC LINE
- ELECTRIC LINE - BURIED
- ELECTRIC LINE - OVERHEAD
- GAS LINE
- TELECOMMUNICATION LINE
- TELECOMM - OVERHEAD
- FIBER OPTIC LINE
- TREE LINE
- LANDSCAPE
- RETAINING WALL
- TREE SAVE FENCE
- SILT FENCE
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- LANDSCAPE - ROCK
- LANDSCAPE - MULCH
- LANDSCAPE - RIP RAP

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

57095 DATE 04/27/26
LIC. NO.

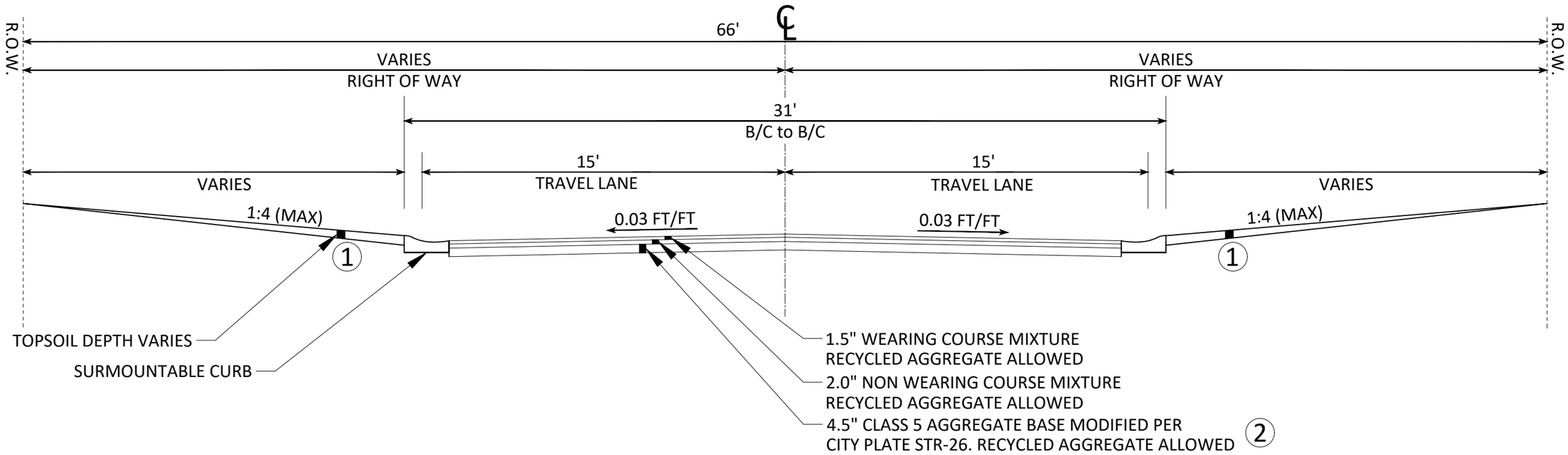
JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

DATE	REVISION

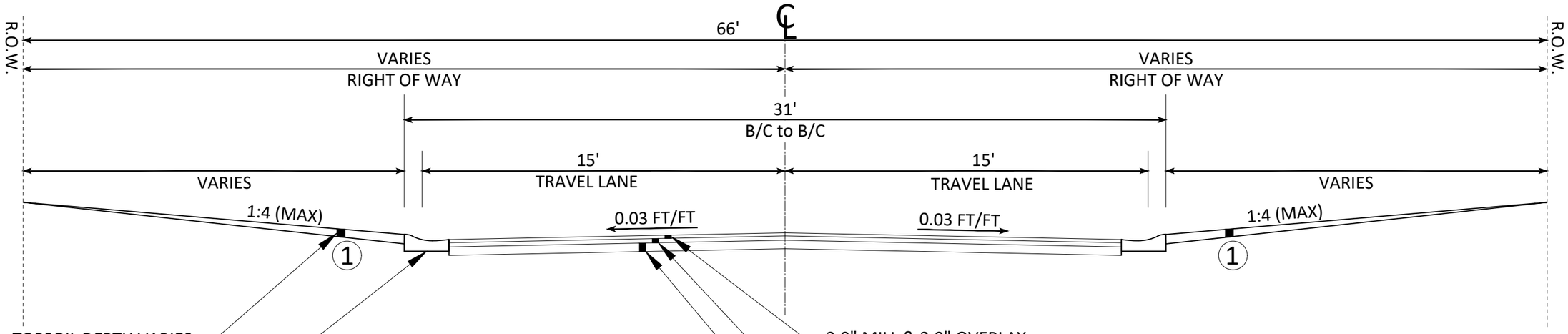
SHEET 01 OF 30 SHEETS

NOT TO SCALE

TYPICAL SECTION (137TH AVE & DOLOMITE ST)



TYPICAL SECTION (EBONY ST)



REFERENCE NOTES:

① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT TURFGRASS SEED MIXTURE.

② SCARIFY 12" OF SUBSOIL. RECLAMATION MATERIAL IS ACCEPTABLE AS AGGREGATE BASE IF IT MEETS MODIFIED CLASS 5 SPEC.

DATE	REVISION

Apr 28, 2026 - 8:33am
G:\Engineering\AutoCad Dwgs\Projects N-Z\Riverside West 26-06\Plan Drawings\26-06 Typical Section.dwg

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

JOE FERIANCEK
Date 04/27/26 Lic. No. 57095

DESIGNED BY:	LWC	
DRAWN BY:	LWC	DATE: 04/27/26
CHECKED BY:	JJF	FILE: 26-06

City of RAMSEY

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

TYPICAL SECTION

RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-06
CITY OF RAMSEY, MINNESOTA

SHEET 04 OF 30 SHEETS

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title

Adopt Resolution #26-126 Approving Second Amendment to Lease; Mille Lacs Motor Sports II Inc

Purpose/Background:

PURPOSE:

Approve the attached Second Amendment to Lease with Mille Lacs Motor Sports II, Inc. for use of city-owned RALF land for outside storage space located adjacent to land leased at 6781 Highway 10 NW.

BACKGROUND:

Mille Lacs Motor Sports II, Inc. primary location in Ramsey is 6781 Highway 10. Mille Lacs Motor Sports II (Powerlodge) has been leasing storage space from the city for several years. This lease is set to expire May 31, 2026. Power Lodge also leases 6701 and 6745 Hwy 10 from MW Properties LLC since 2026. The vacant land used for outside storage by Power Lodge adjacent to 6781 Hwy 10, depicted as Areas A and B, the real estate being considered in the Second Amendment to Lease. The additional 3-month extension being requested will give the City and Tenant time to evaluate purchase/improvement/vacation options for Areas A and B. A third-party has submitted an offer to the Met Council to acquire Areas A and B. If this offer is accepted by the Met Council, there is a strong possibility that the property will continue to be leased to Power Lodge.

Notification:

N/A

Time Frame/Observations/Alternatives:

The attached Second Amendment to Lease is an extension of the existing Lease with Mille Lacs Motor Sports II, Inc. for Areas A and B for 3 months. The amendments to the lease are highlighted below:

1. Paragraph 3 Term. is hereby replaced in its entirety as follows:

Term. The term of this Lease is from:

Lease Period: June 1, 2026 through August 31, 2026.

2. Paragraph 2 Premises. is hereby replaced in its entirety as follows:

2. Premises. Collectively, the "Premises" consists of the following two areas:

A. Outdoor storage area "A" consisting of a 22,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).
B. Outdoor storage area "B" consisting of a 15,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

3. Paragraph 5 Rent. is hereby replaced in its entirety as follows:

5. Rent. Tenant covenants and agrees to pay to Landlord at the Landlord's Agent Office without demand,

monthly rent in the following amounts:

Lease Term (June 1, 2026 through August 31, 2026): $4,625.00

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the full Rent by the fifth day of the month at 3:00 p.m., at the Landlord's Agent Office, Tenant must pay a $200.00 late fee as an additional rent. Rent is "paid" when Landlord receives it, not when mailed by the Tenant, date stamped by the Tenant, or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Four Thousand Six Hundred Twenty-five and 00/100 Dollars ($4,625.00.) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

4. Paragraph 4 Use. is hereby replaced in its entirety as follows:
4. Use.

a. The Premises shall be used by Tenant as a commercial use for motor sports sales and storage (boats, ATVs, UTVs, snowmobiles, golf carts, etc.). Auto and motorcycle sales are not permitted.

b. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

c. Tenant's use of the Premises shall be consistent with Exhibit A.

i. Outdoor Storage Area A is largely unimproved as of the commencement date of this Lease and does not comply with City zoning requirements. Within four months from the commencement of this Lease, the Tenant shall make all required improvements to bring Area A into compliance with city zoning ordinances. The Tenant is responsible for funding and constructing the required improvements which include, but are not limited to: grading, storm water, asphalt paving, concrete curb/ gutter, screening, land use permit fees, land use application fees, and third-party professional service fees. If the Tenant defaults on this requirement, it shall immediately vacate Lease Area A.
ii. The area to the west of Outdoor Storage Area A is not part of this lease and cannot be used for any purpose by Tenant. Any vehicles or other items belonging to Tenant found on this non-leased area, or on any other property owned by Landlord but not leased by Tenant, is subject to removal by Landlord at Tenant's cost.
iii. The non-leased area south of Outdoor Storage Area B is a through way for movement of traffic. This area is not to be used for parking by Tenant, its agents, employees or invitees.
iv. A 15-foot-wide through lane must be maintained at all times in Outdoor Storage Areas A, B, C and D for emergency vehicles to get through the storage areas.
v. Tenant shall install/maintain a gated fence on the east side of Outdoor Storage Area D and provide a gate key to Landlord for emergency access.

d. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Premises and visible from public areas must be approved by Landlord, which approval shall not be unreasonably withheld, and installed at Tenant's expense. Political signs are prohibited on the Premises. If this subparagraph is violated, Landlord may remove the sign(s) without liability and may charge the expense incurred by such removal to Tenant.

5. This Second Amendment to Lease shall be binding upon and shall insure to the benefit of the parties, their heirs, successors and assigns.

6. If there is a conflict between the provisions of the Lease, First Amendment to Lease and this Second Amendment to Lease, the provisions of this Amendment shall control. All other terms and conditions of the Lease will remain in full force and effect.

The City Attorney has reviewed the Second Amendment to Lease and recommends approval.

Alternatives Include:

1) Adopt Resolution #26-126 Approving Second Amendment to Lease with Mille Lacs Motor Sports II, Inc (as presented); subject to City Attorney Review
2) Adopt Resolution #26-126 Approving Second Amendment to Lease with Mille Lacs Motor Sports II, Inc. (with changes); subject to City Attorney Review
3) Something else

Funding Source:

Lease Revenue. The revenue received from the lease is applied to City administrative costs, property maintenance and to reimburse the Right-of-Away Acquisition Loan Fund (RALF).

Recommendation:

Adopt Resolution #26-126 Approving Second Amendment to Lease; Mille Lacs Motor Sports II Inc (as presented); subject to City Attorney Review

OutcomeAction:

Motion to Adopt Resolution #26-126 Approving Second Amendment to Lease; Mille Lacs Motor Sports II Inc (as presented); subject to City Attorney Review

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Attachments

Site Location - Lease Reference Map

ACTION - Resolution #26-126

ACTION - Second Amendment to Lease

Reference - Original Lease

Reference - 1st Amendment to Lease

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/15/2026 11:40 AM
Brian Hagen	Brian Hagen	05/21/2026 12:11 PM
Form Started By: Sean Sullivan		Started On: 05/14/2026 10:52 AM
Final Approval Date: 05/21/2026		

Lease Reference Map

A: 22,000 SF, Power Lodge, Outdoor

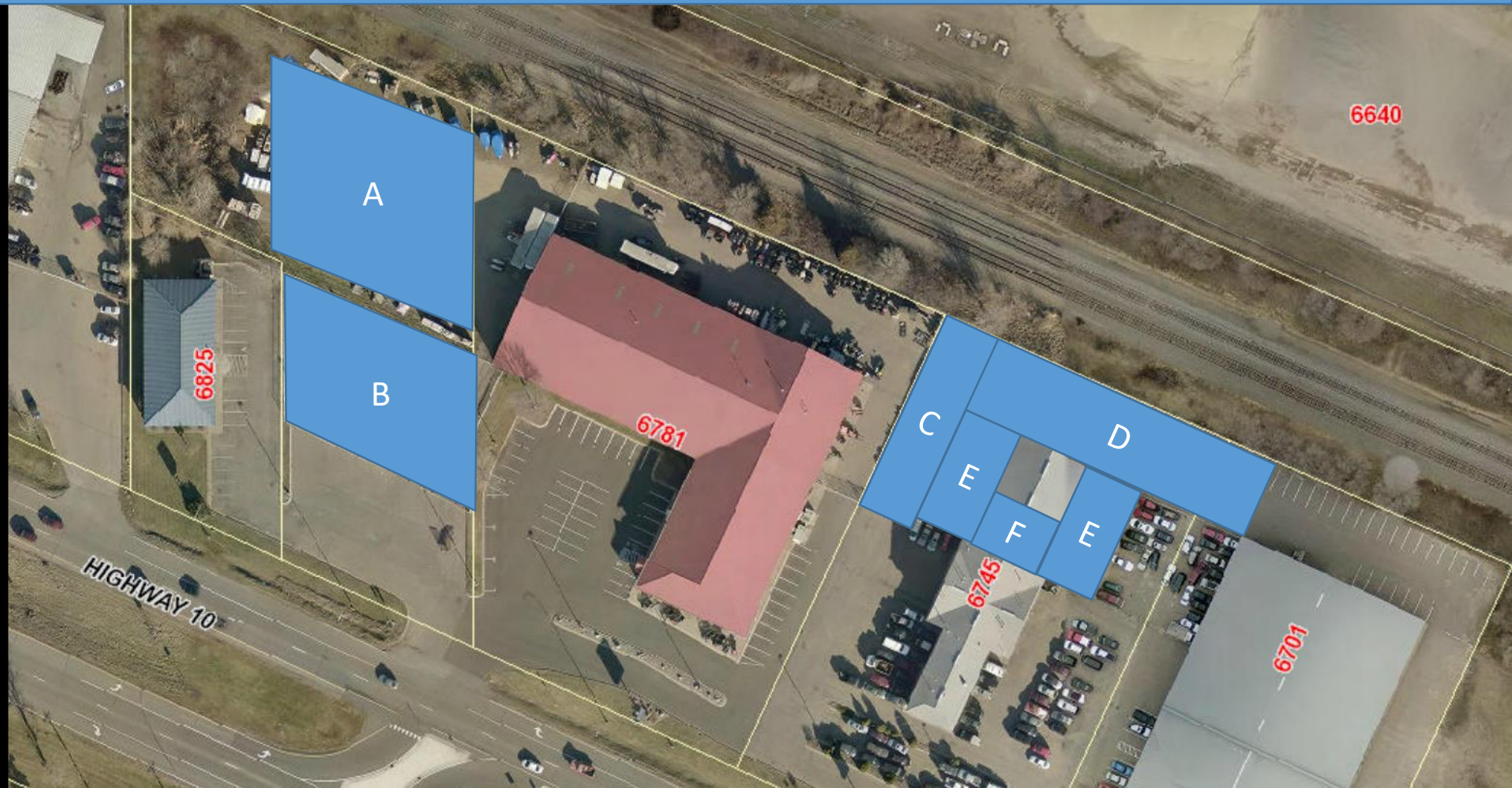
B: 15,000 SF, Power Lodge, Outdoor

C: 3,200 SF, Power Lodge, Outdoor

D: 12,000 SF, Power Lodge, Outdoor

E: 7,900 SF, Power Lodge, Indoor

F: 2,150 SF, RM Golf Carts, Indoor



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

RESOLUTION #26-126

RESOLUTION APPROVING SECOND AMENDMENT TO LEASE; MILLE LACS MOTOR SPORTS II INC

WHEREAS, Mille Lacs Motor Sports II, Inc. (the "Tenant") has leased indoor and outside storage space located at 6781 and 6745 Hwy 10 NW and depicted as "Area A, B, C, D and E" (the "Lease Space") on the attached lease agreement dated May 28, 2025 for several years; and

WHEREAS, Mille Lacs Motor Sports II, Inc. (the "Tenant") entered into the First Amendment to Lease on January 27, 2026 for outside storage space adjacent to 6781 Hwy 10 NW and depicted as "Areas A and B (the "Lease Space"); and

WHEREAS, Mille Lacs Motor Sports II, Inc. has requested the City extend the lease until August 31, 2026 to allow more time to secure a long term solution for Power Lodge here in Ramsey to continue leasing Areas A and B depicted on Exhibit A of the Second Amendment to Lease; and

WHEREAS, Mille Lacs Motor Sports, Inc. (Power Lodge) has been a good tenant for the duration of its previous leases with the City and it current lease ends on May 31, 2026; and

WHEREAS, Mille Lacs Motor Sports II, Inc. has agreed to the terms in the attached Second Amendment to Lease ($1.50 / SF for outside storage) including but not limited to the terms below:

Lease Term (June 1, 2026 through August 31, 2026): $4,625.00/month

WHEREAS, Mille Lacs Motor Sports II, Inc. is in Good Standing with the Secretary of State of Minnesota as of May 15, 2026.

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

1) That the City of Ramsey authorizes execution of the Second Amendment to Lease with Mille Lacs Motor Sports II, Inc.; subject to City Attorney review.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE (this "**2nd Amendment**") is entered into by and between the City of Ramsey, ("**Landlord**"), and Mille Lacs Motor Sports II, Inc., a Minnesota corporation, ("**Tenant**").

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease dated May 28, 2025 (the "**Lease**"), whereby Landlord leased to Tenant certain real property located at 6781 Highway 10 NW legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103) and 6745 Hwy 10 NW, Ramsey, Minnesota legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008), as defined in Exhibit A of the Lease ("**Premises**") and attached hereto as Exhibit A; and

WHEREAS, Landlord and Tenant entered into that certain First Amendment to Lease dated January 22, 2026 (the "**1st Amendment Lease**"), whereby Landlord leased to Tenant certain real property located at 6781 Highway 10 NW legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103) as defined in Exhibit A of the 1st Amendment Lease ("**Premises**") and attached hereto as Exhibit A; and;

WHEREAS, Landlord and Tenant desire to modify the Term of the Lease and First Amendment to Lease pursuant to the terms and conditions set forth below; and

WHEREAS, Landlord and Tenant desire to modify the Premises being leased pursuant to the terms and conditions set forth below; and

WHEREAS, Landlord and Tenant desire to modify Rent amount for the newly defined Premises being leased pursuant to the terms and conditions set forth below; and

WHEREAS, the Landlord and Tenant desire to modify the Use of the Premises being leased pursuant to the terms and conditions set forth below; and

AGREEMENT

1. Paragraph 3 **Term.** is hereby replaced in its entirety as follows:

Term. The term of this Lease is from:

Lease Period: June 1, 2026 through August 31, 2026.

2. Paragraph 2 **Premises.** is hereby replaced in its entirety as follows:

2. **Premises.** Collectively, the "Premises" consists of the following two areas:

A. Outdoor storage area "A" consisting of a 22,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

B. Outdoor storage area "B" consisting of a 15,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

3. Paragraph 5 **Rent.** is hereby replaced in its entirety as follows:

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's Agent Office without demand, monthly rent in the following amounts:

Lease Term (June 1, 2026 through August 31, 2026): $4,625.00

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the full Rent by the fifth day of the month at 3:00 p.m., at the Landlord's Agent Office, Tenant must pay a $200.00 late fee as an additional rent. Rent is "paid" when Landlord receives it, not when mailed by the Tenant, date stamped by the Tenant, or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Four Thousand Six Hundred Twenty-five and 00/100 Dollars ($4,625.00.) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

4. Paragraph 4 **Use.** is hereby replaced in its entirety as follows:

4. **Use.**

a. The Premises shall be used by Tenant as a commercial use for motor sports sales and storage (boats, ATVs, UTVs, snowmobiles, golf carts, etc.). Auto and motorcycle sales are not permitted.

b. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to

activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

c. Tenant's use of the Premises shall be consistent with Exhibit A.

    i. Outdoor Storage Area A is largely unimproved as of the commencement date of this Lease and does not comply with City zoning requirements. Within four months from the commencement of this Lease, the Tenant shall make all required improvements to bring Area A into compliance with city zoning ordinances. The Tenant is responsible for funding and constructing the required improvements which include, but are not limited to: grading, storm water, asphalt paving, concrete curb/ gutter, screening, land use permit fees, land use application fees, and third-party professional service fees. If the Tenant defaults on this requirement, it shall immediately vacate Lease Area A.
    ii. The area to the west of Outdoor Storage Area A is not part of this lease and cannot be used for any purpose by Tenant. Any vehicles or other items belonging to Tenant found on this non-leased area, or on any other property owned by Landlord but not leased by Tenant, is subject to removal by Landlord at Tenant's cost.
    iii. The non-leased area south of Outdoor Storage Area B is a through way for movement of traffic. This area is not to be used for parking by Tenant, its agents, employees or invitees.
    iv. A 15-foot-wide through lane must be maintained at all times in Outdoor Storage Areas A, B, C and D for emergency vehicles to get through the storage areas.
    v. Tenant shall install/maintain a gated fence on the east side of Outdoor Storage Area D and provide a gate key to Landlord for emergency access.

d. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Premises and visible from public areas must be approved by Landlord, which approval shall not be unreasonably withheld, and installed at Tenant's expense. Political signs are prohibited on the Premises. If this subparagraph is violated, Landlord may remove the sign(s) without liability and may charge the expense incurred by such removal to Tenant.

5. This Second Amendment to Lease shall be binding upon and shall insure to the benefit of the parties, their heirs, successors and assigns.

6. If there is a conflict between the provisions of the Lease, First Amendment to Lease and this Second Amendment to Lease, the provisions of this Amendment shall control. All other terms and conditions of the Lease will remain in full force and effect.

IN WITNESS THEREOF, Landlord and Tenant have executed this Second Amendment to Lease with an Effective Date as of completion of the signatures below.

LANDLORD:

CITY OF RAMSEY

_____
Ryan Heineman, Mayor

Date:_____

_____
Brian Hagen, City Administrator

Date:_____

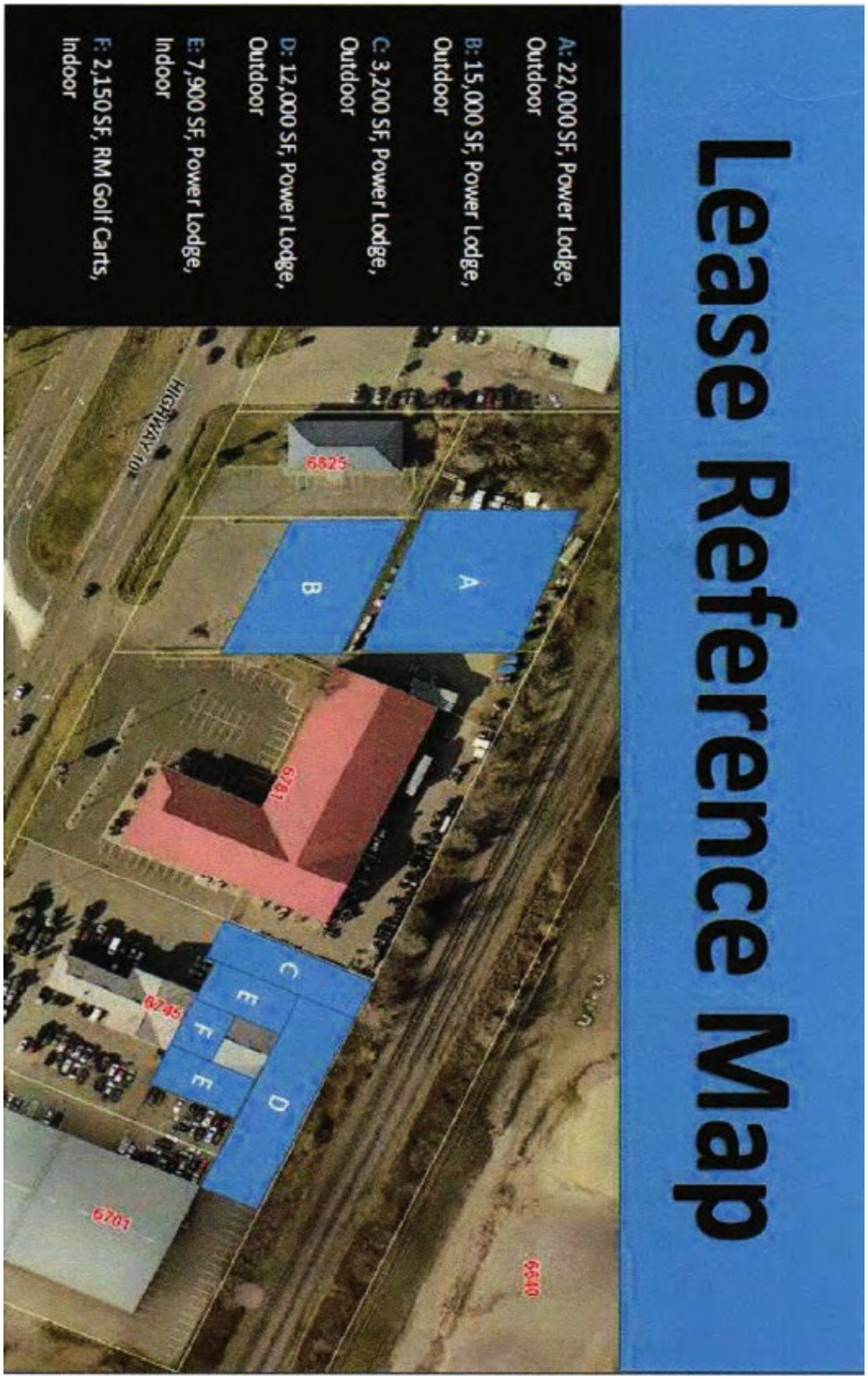
TENANT:

MILLE LACS MOTOR SPORTS II, INC.

_____
Tom Dehn, President

Date:_____

Exhibit A
Leased Premises (Areas A and B)



LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this 28th day of May, 2025, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and **Mille Lacs Motor Sports II, Inc.**, a Minnesota corporation, 6781 Highway 10, Ramsey, Minnesota 55303 ("Tenant").

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use for recreational equipment sales and service. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** Collectively, the "Premises" consists of the following five areas:

   A. Outdoor storage area "A" consisting of a 22,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

   B. Outdoor storage area "B" consisting of a 15,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

   C. Outdoor storage area "C" consisting of 3,200 square foot area within a parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

   D. Outdoor storage area "D" consisting of 12,000 square foot area within a parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

   E. Indoor storage area "E" consisting of 7,900 square feet split between two areas within the rear building on the parcel legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008).

3. **Term.** The term of this Lease is for a period of seven months, commencing on June 1, 2025 (the "Commencement Date") and ending at midnight on January 31, 2026, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term"). If Tenant desires to end this Lease, Tenant may do so by providing Landlord with 90 days prior written notice. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.**

a. The Premises shall be used by Tenant as a commercial use for motor sports sales and service (boats, ATVs, UTVs, snowmobiles, golf carts, etc.). Auto and motorcycle sales are not permitted.

b. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

c. Tenant's use of the Premises shall be consistent with Exhibit A.

    i. Outdoor Storage Area A is largely unimproved as of the commencement date of this Lease and does not comply with City zoning requirements. Within two years from the commencement of this Lease, the Tenant shall make all required improvements to bring Area A into compliance with city zoning ordinances. The Tenant is responsible for funding and constructing the required improvements which include, but are not limited to: grading, storm water, asphalt paving, concrete curb/ gutter, screening, land use permit fees, land use application fees, and third-party professional service fees. If the Tenant defaults on this requirement, it shall immediately vacate Lease Area A.
    ii. The area to the west of Outdoor Storage Area A is not part of this lease and cannot be used for any purpose by Tenant. Any vehicles or other items belonging to Tenant found on this non-leased area, or on any other property owned by Landlord but not leased by Tenant, is subject to removal by Landlord at Tenant's cost.

iii. The non-leased area south of Outdoor Storage Area B is a through way for movement of traffic. This area is not to be used for parking by Tenant, its agents, employees or invitees.
iv. A 15-foot-wide through lane must be maintained at all times in Outdoor Storage Areas A, B, C and D for emergency vehicles to get through the storage areas.
v. Tenant shall install a gated fence on the east side of Outdoor Storage Area D and provide a gate key to Landlord for emergency access.
vi. RM Golf Carts leases Indoor Storage Area F. Tenant shall provide a license to RM Golf Carts for ingress/egress through Outdoor Storage Area D to allow access to Area F.

d. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Premises and visible from public areas must be approved by Landlord, which approval shall not be unreasonably withheld, and installed at Tenant's expense. Political signs are prohibited on the Premises. If this subparagraph is violated, Landlord may remove the sign(s) without liability and may charge the expense incurred by such removal to Tenant.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's Agent Office without demand, monthly rent in the following amounts:

Lease Term (June 1, 2025 through January 31, 2026): $5,717.85

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the full Rent by the fifth day of the month at 3:00 p.m., at the Landlord's Agent Office, Tenant must pay a $200.00 late fee as an additional rent. Rent is "paid" when Landlord receives it, not when mailed by the Tenant, date stamped by the Tenant, or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Five Thousand Seven Hundred Seventeen and 85/100 Dollars ($5,717.85.) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal.** Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term. Tenant is responsible to pay the City's quarterly Stormwater Management Fee.

9. **Repair and Maintenance.** Except as otherwise provided herein, Tenant shall keep in good order and repair the entire Premises, at its sole cost, ordinary wear and tear excepted. Tenant shall keep the abutting parking areas free of ice and snow. The Tenant is responsible for snow removal. Tenant accepts the Premises AS IS as of the date of commencement of this Agreement. Tenant may, but is not obligated to, maintain and repair the roof, building foundation and parking lot. Tenant acknowledges that the indoor and outdoor areas are leased to Tenant AS IS and Landlord is not obligated to repair those portions of the Premises absent a separate, mutual, written agreement with Tenant. Notwithstanding any other term of this Agreement, if the roof or building foundation fails so as to render the Premises substantially unusable, Tenant may terminate this Agreement.

If Tenant fails, refuses or neglects to maintain or repair the Premises as required in this Lease after written notice is given to the Tenant by Landlord, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs plus 15% overhead incurred by Landlord in making such repairs upon presentation to Tenant of the bill therefore.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Indoor Storage Area (Area E) without the prior written consent of Landlord.

11. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party without Landlord's written consent; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease. Tenant is solely responsible for any acts or omissions of any sublessee that violate the terms of this Lease Agreement, and any enforcement of the Lease Agreement by Landlord shall be brought against Tenant.

12. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord shall restore within said 90-day time limit, whereupon payment of full Rent shall re-commence.

In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

13. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in or on the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

14. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

15. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

16. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

17. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Premises.

18. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises, including occupancy or use by Tenant's sublessee. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further

agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

19. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

Tenant shall, at its expense, maintain a policy or policies of insurance insuring the Premises against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of Tenant's improvements to the Premises and Tenant's personal property.

20. Security and Damage Deposit. Tenant's has an existing deposit $2,500.00 with Landlord as security and damage deposit for the faithful performance of this Lease Agreement, with a credit for any amount previously deposited. Tenant shall supplement Landlord may commingle the deposit with its own funds and use such deposit for any purpose. In the event Tenant fails to perform or fulfill any of the terms of this Lease Agreement, Landlord, either with or without terminating this Lease Agreement, may apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach by Tenant, including overdue and unpaid rent and any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Premises, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, Tenant, upon written demand by Landlord, shall remit to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and Tenant's failure to do so within 30 days after receipt of such demand shall constitute a breach of this Lease. Said security deposit together with any interest thereon as required by law shall be returned to Tenant less any depletion as a result of the provisions of this paragraph, at the end of the term of this Lease or any renewal thereof, or upon the earlier termination of this Lease.

21. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions.** The captions and headings herein are for convenience and reference only.

29. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease other than Premier Commercial Realty; which represents the Landlord. Both parties agree to indemnify the other against, and hold it harmless from, all liabilities arising from any other such claims including, without limitation, reasonable attorney's fees in connection therewith.

30. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Hazardous Materials.** In the event Hazardous Material is brought or caused to be brought into or onto the Premises by Tenant, Tenant shall handle any such material in compliance with all applicable federal, state and/or local regulations. For purposes of this paragraph, Hazardous Material means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for the purpose of) the Comprehensive Environmental Response, Compensation and Liability Act, and so-called Superfund law, or any federal state or local statute, law, ordinance, code rule regulation, order or decree relating to or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Premises, of any Hazardous Material. This paragraph shall survive expiration or termination of this Lease.

32. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner.

Landlord:	City Administrator City of Ramsey 7550 Sunwood Drive Ramsey, Minnesota 55303
Landlord's Agent	Premier Commercial Realty 299 Coon Rapids Blvd. NW Coon Rapids, MN 55433
Tenant:	Mille Lacs Motor Sports II, Inc. 6781 Highway 10 N.W. Ramsey, MN 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

33. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

34. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

35. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

36. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

37. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

38. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

39. **Keys.** Unless expressly permitted by Landlord, no additional locks or similar devices shall be attached to any door or window and no keys other than those provided by Landlord shall be made for any door. If more than two keys for one lock are desired by Tenant, landlord may provide the same upon payment by Tenant. Upon termination of this Lease or of Tenant's possession, Tenant shall surrender all keys of the Premises and shall explain to Landlord all combination locks on safes, cabinets and vaults.

40. **Movement of Tenant.** During the term of the Lease, Landlord may require Tenant to move from the Tenants Premises to an adjacent Property called 6701 Highway 10, Ramsey, Minnesota. Tenant would be required to move at Tenant's sole expense. Landlord will provide Tenant similar access, ingress/egress and Premises conditions as the current Premises at 6745 Highway 10. The Lease rates in the new Premises will not change upon Tenant's relocation. The new Premises will not have interior walls demarking the respective leased areas and Landlord will be allowed to lease the additional area to other Tenants.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

ATTEST:

By: _____
Brian Hagen, City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 20th day of May, 2025, by Ryan Heineman, The Mayor and Brian Hagen, the City Administrator, of the City of Ramsey, a Minnesota municipal corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

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

Tenant's Address:

6781 Highway 10 N.W.
Ramsey, Minnesota 55303

MILLE LACS MOTOR SPORTS, INC.

By: _____
Tom Dehn
Its: President

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 21 day of May, 2025, by Tom Dehn, the President of Mille Lacs Motor Sports, Inc., a Minnesota corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____
Notary Public

WENDY K SCHLUETER
Notary Public
Minnesota
My Commission Expires January 31, 2029

Exhibit A

Lease Reference Map
A: 22,000 SF, Power Lodge, Outdoor
B: 15,000 SF, Power Lodge, Outdoor
C: 3,200 SF, Power Lodge, Outdoor
D: 12,000 SF, Power Lodge, Outdoor
E: 7,900 SF, Power Lodge, Indoor
F: 2,150 SF, RM Golf Carts, Indoor
HIGHWAY 10
6825
6781
6745
6701
6640
A
B
C
D
E
F

FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE (this "**Amendment**") is entered into by and between the City of Ramsey, ("**Landlord**"), and Mille Lacs Motor Sports II, Inc., a Minnesota corporation, ("**Tenant**").

RECITALS

WHEREAS, Landlord and Tenant entered into that certain Lease dated May 28, 2025 (the "**Lease**"), whereby Landlord leased to Tenant certain real property located at 6781 Highway 10 NW legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103) and 6745 Hwy 10 NW, Ramsey, Minnesota legally described as Lot 2, Block 1, Deal Industrial Park, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-12-0008), as defined in Exhibit A of the Lease ("**Premises**") and attached hereto as Exhibit A; and

WHEREAS, Landlord and Tenant desire to modify the following terms of the Lease:

1. Term
2. Premises
3. Rent; and
4. Use of Premises,

pursuant to the terms and conditions set forth below.

AGREEMENT

1. Paragraph 3 **Term.** is hereby replaced in its entirety as follows:

   Term. The term of this Lease is from:

   Lease Period: June 1, 2025 through January 31, 2026. Landlord shall have the right to extend the Lease on a month-to-month basis for a period of up to four (4) months ("Renewal Period"), on the same terms and conditions as set forth in the Lease. The Lease shall automatically renew for the Renewal Period. Landlord shall have the right to terminate the Lease with fifteen (15) days written notice to Tenant at any time during the Renewal Period.

2. Paragraph 2 **Premises.** is hereby replaced in its entirety as follows:

   Premises. Collectively, the "Premises" consists of the following two areas:

   A. Outdoor storage area "A" consisting of a 22,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

B. Outdoor storage area "B" consisting of a 15,000 square foot area within a parcel legally described as Tract A, Registered Land Survey No. 249, Anoka County, Minnesota, as shown on Exhibit A (PID 34-32-25-21-0103).

3. Paragraph 5 **Rent.** is hereby replaced in its entirety as follows:

Rent. Tenant covenants and agrees to pay to Landlord at the Landlord's Agent Office without demand, monthly rent in the following amounts:

Lease Term (February 1, 2026, through May 31, 2026): $4,625.00 per month

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the full Rent by the fifth day of the month at 3:00 p.m., at the Landlord's Agent Office, Tenant must pay a $200.00 late fee as an additional rent. Rent is "paid" when Landlord receives it, not when mailed by the Tenant, date stamped by the Tenant, or sent by Tenant.

Tenant contemporaneously with the execution of this Lease shall deposit with Landlord the sum of Four Thousand Six Hundred Twenty-five and 00/100 Dollars ($4,625.00.) as first month's gross rent, receipt which is hereby acknowledged by the Landlord.

4. Paragraph 4 **Use.** is hereby replaced in its entirety as follows:

Use.

A. The Premises shall be used by Tenant as a commercial use for motor sports sales and storage (boats, ATVs, UTVs, snowmobiles, golf carts, etc.). Auto and motorcycle sales are not permitted.

B. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

C. Tenant's use of the Premises shall be consistent with Exhibit A.

i. Outdoor Storage Area A is largely unimproved as of the commencement date of this Lease and does not comply with City zoning requirements. Within four

months from the commencement of this Lease, the Tenant shall make all required improvements to bring Area A into compliance with city zoning ordinances. The Tenant is responsible for funding and constructing the required improvements which include, but are not limited to: grading, storm water, asphalt paving, concrete curb/ gutter, screening, land use permit fees, land use application fees, and third-party professional service fees. If the Tenant defaults on this requirement, it shall immediately vacate Lease Area A.

ii. The area to the west of Outdoor Storage Area A is not part of this lease and cannot be used for any purpose by Tenant. Any vehicles or other items belonging to Tenant found on this non-leased area, or on any other property owned by Landlord but not leased by Tenant, is subject to removal by Landlord at Tenant's cost.

iii. The non-leased area south of Outdoor Storage Area B is a through way for movement of traffic. This area is not to be used for parking by Tenant, its agents, employees or invitees.

iv. A 15-foot-wide through lane must be maintained at all times in Outdoor Storage Areas A, B, C and D for emergency vehicles to get through the storage areas.

v. Tenant shall install/maintain a gated fence on the east side of Outdoor Storage Area D and provide a gate key to Landlord for emergency access.

D. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Premises and visible from public areas must be approved by Landlord, which approval shall not be unreasonably withheld, and installed at Tenant's expense. Political signs are prohibited on the Premises. If this subparagraph is violated, Landlord may remove the sign(s) without liability and may charge the expense incurred by such removal to Tenant.

5. This Amendment shall be binding upon and shall insure to the benefit of the parties, their heirs, successors and assigns.

6. If there is a conflict between the provisions of the Lease and this Amendment, the provisions of this Amendment shall control. All other terms and conditions of the Lease will remain in full force and effect.

[Remainder of Page Intentionally Blank]

IN WITNESS THEREOF, Landlord and Tenant have executed this Amendment with an Effective Date as of completion of the signatures below.

LANDLORD:

CITY OF RAMSEY

Ryan Heineman, Mayor

Date: 1/27/2026

Brian Hagen, City Administrator

Date: 1/27/2026

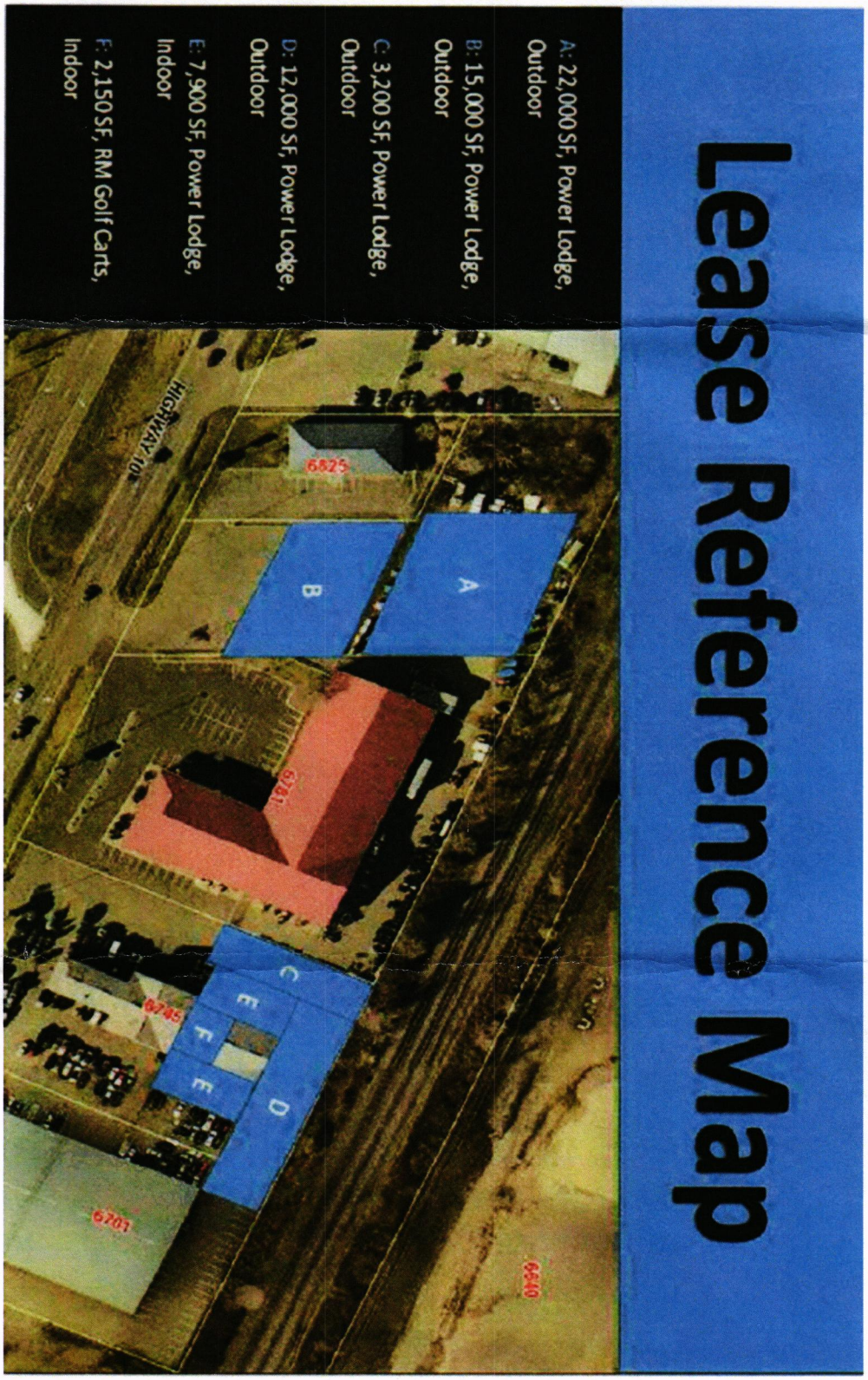
TENANT:

MILLE LACS MOTOR SPORTS II, INC.

Tom Dehn, President

Date: 1/22/26

Exhibit A
Leased Premises (Areas A and B)



CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-128 Initiating Process for Approval of a Redevelopment Project Area and Calling a Public Hearing

Purpose/Background:

The purpose of this case is to consider adoption of Resolution #26-128 Initiating Process for Establishment of a Redevelopment Project Area and Calling a Public Hearing . This resolution and subsequent actions by the City Council, Planning Commission and EDA will start and complete the process to allow the City of Ramsey to access HRA funds held by the County to provide a loan to the Anoka Ramsey Athletic Association (ARAA) for construction of a 100,000 square foot indoor athletic facility south of Hwy 10 on land owned by PSG LLC. Establishment of the Redevelopment Plan and Area will allow the City to reallocate the loan payments for HRA eligible costs within the defined area. At this point, those future costs are not identified. PSD has indicated that this project will ultimately lead to investment and economic development by PSD and others in the land adjacent to the facility and have the potential to bring in more restaurants and retailers. The City has been working with ARAA since November of 2021 on various iterations of an impactful athletic facility and the locations, sizes and types of the structures have evolved over time. Staff is confident that the current proposal, at its current location, is the best iteration of the project to date. ARAA is a non-profit and has provided a valuable service to the Ramsey community since 1979. The provision of financial support for the project would be consistent with the public purpose of the city. Other local businesses have expressed interest in providing financing or assistance to help bring the project to fruition as shown in the proposed financing structure.

The City Council has met at multiple work sessions to review the proposed project and to direct staff to identify viable funding sources from the City and others to fill the financing gap. The City Council met most recently at the April 28, 2026, work session and reached consensus, not approval, on the structure of this deal and level of city participation. The current financial structure is a combination of traditional bank financing, a City HRA loan, Loans by others, and cash and equity by ARAA (see attached). Formal City Council and EDA approvals will be needed which will include public hearings and additional meetings. A proposed schedule to create the mechanism to unlock this funding source for the city is attached. In addition to items on this schedule, a Resolution will need to be adopted by the City Council to request the HRA funds from Anoka County in an amount not to exceed $2.3 Million.

Redevelopment Plan / Area Process

In order to access HRA funds for the purpose of providing an HRA loan to ARAA, a Redevelopment Plan and Area needs to be created. The proposed Redevelopment Area Map includes the current site of the ARAA project and a larger area in which potential eligible redevelopment and economic development activities can be financed with received loan payments from ARAA. TAFT Law has put together a detailed schedule outlining each step in this process and which City Board or Commission is responsible for starting with the Ramsey EDA. The process is intricate and time extensive and will cost somewhere between $20-$35,000. The first $10,000 will be paid for by ARAA and the rest by the HRA fund once it is released by Anoka County. Ultimately the HRA loan will be issued from the EDA to ARAA. The City has received the $10,000 in funds from ARAA to begin this process.

Finance / CorTrust Bank

After an exhaustive search for feasible financing, ARAA has chosen to work with CorTrust Bank for the traditional bank financing component. Staff is comfortable with this selection and the City HRA loan is proposed to be in second position, ahead of other funds with the real estate as collateral. Before issuing an HRA loan to

ARAA, a Credit memo will be provided by CorTrust Bank or others to ensure the repayment ability of the HRA funds.

Notification:

A Public Hearing will be scheduled for June 23, 2026 to consider the Redevelopment Plan and Area and other required items

Time Frame/Observations/Alternatives:

Staff is asking the City Council to consider approval of Resolution #26-128 Initiating Process for Approval of a Redevelopment Project Area and Calling a Public Hearing

Funding Source:

ARAA - 10K Escrow to inititiate Redevelopment Plan Process
Ramsey HRA Dollars up to 2.3M (Loan, Admin, Legal)

Recommendation:

Adopt Resolution #26-128 Initiating Process for Approval of a Redevelopment Project Area and Calling a Public Hearing

Outcome/Action:

Motion to Adopt Resolution #26-128 Initiating Process for Approval of a Redevelopment Project Area and Calling a Public Hearing

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Attachments

Site Location Map
ACTION - Resolution #26-128
Redevelopment Project Area Map
Ramsey - Draft Redevelopment Plan
Redevelopment Plan Schedule
Proposed Financing Structure - CorTrust
Preliminary Construction Costs

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:09 PM
Form Started By: Sean Sullivan		Started On: 05/14/2026 10:23 AM
Final Approval Date: 05/21/2026		

Site Location Map - ARAA



3/5/2026, 12:32:10 PM

1:4,800

0 225 450 900 ft

0 65 130 260 m

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

RESOLUTION #26-128

RESOLUTION INITIATING PROCESS FOR APPROVAL OF REDEVELOPMENT PROJECT AREA AND CALLING A PUBLIC HEARING

BE IT RESOLVED by the City Council (the "Council") of the City of Ramsey, Minnesota (the "City"), as follows:

1. Recitals.

(a) Pursuant to Minnesota Statutes, Section 469.101 and Sections 469.090 through 469.1082, the Ramsey Economic Development Authority (the "Authority"), is authorized to exercise development and redevelopment powers; and

(b) It has been proposed that the Authority establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the development of an approximately 100,000 square-foot youth athletic facility located on 10 acres in the City (the "Project") and adopting the Redevelopment Plan for the Redevelopment Project Area (the "Plan"); all pursuant to and in conformity with applicable law; and

(c) The Authority has requested that the Council hold a public hearing on the Plan, as required by Minnesota Statutes, Section 469.028, Subdivision 1.

2. Public Hearing. The Council will hold a public hearing on the Plan at a meeting of the Council to be held on June 23, 2026, commencing at 7:00 p.m. The staff of the City is hereby authorized and directed to cause the Notice of Public Hearing which is attached to this Resolution to be published in the City's official newspaper not more than 30 and not less than 10 days prior to the scheduled hearing date.

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:

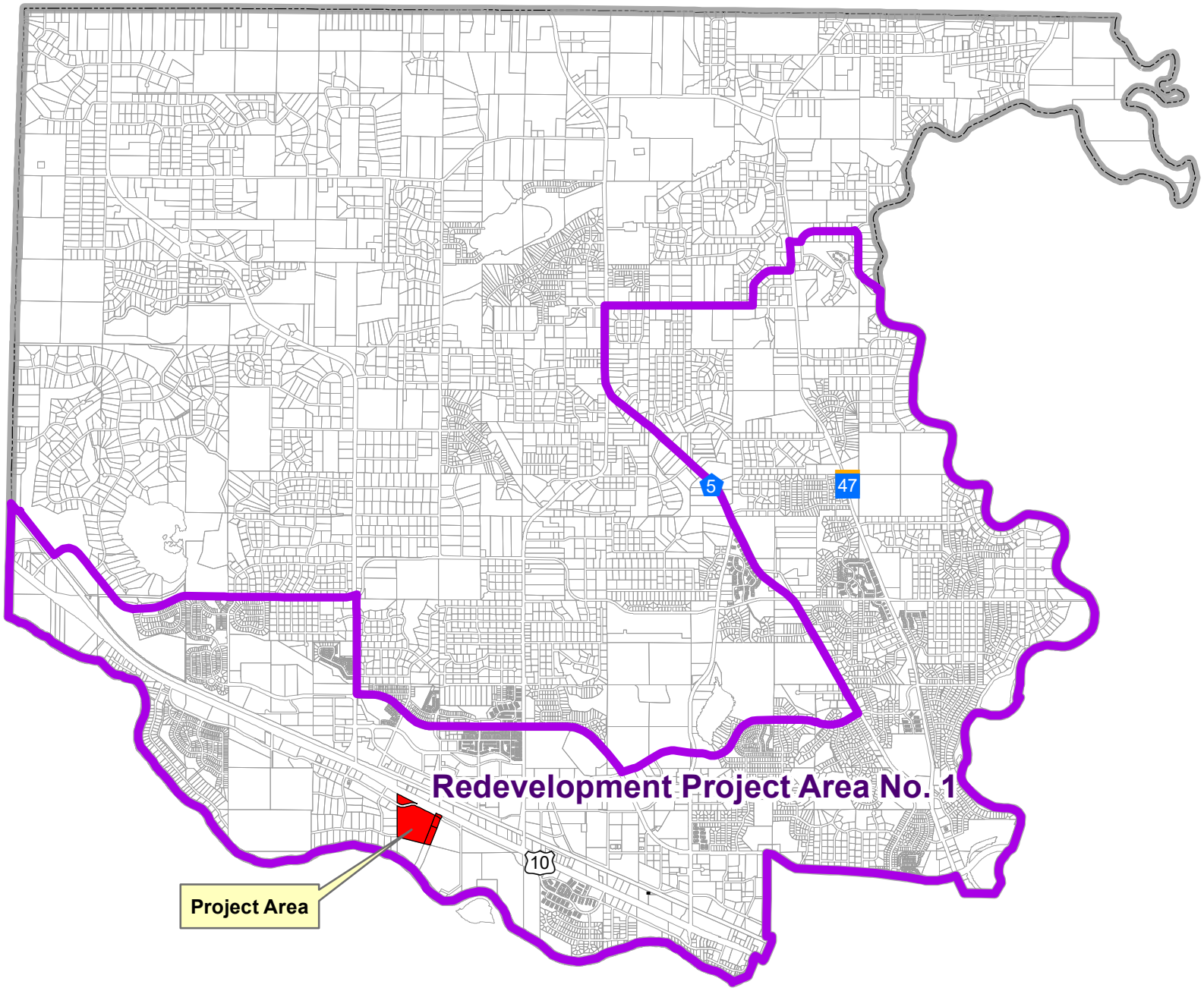
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk



Redevelopment Project Area No. 1

March 2026 Map Date

City of RAMSEY

REDEVELOPMENT PLAN

FOR

ANOKA RAMSEY ATHLETIC ASSOCIATION FACILITY

DATED JUNE 23, 2026

RAMSEY ECONOMIC DEVELOPMENT AUTHORITY

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H. Modification of Plan 5

Exhibit A - Redevelopment Area Boundary Map
Exhibit B - Budget

I. INTRODUCTION AND LEGAL BASIS

A. Intent

The Ramsey Economic Development Authority (the "EDA"), proposes to establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the development of an approximately 100,000 square-foot youth athletic facility (the “Project”) located on 10 acres in the City of Ramsey, Minnesota (the "City"). The City will loan funds in an amount estimated not to exceed $2,300,000 to the Anoka Ramsey Athletic Association to finance a portion of the construction of the Project.

In the remainder of the Redevelopment Area the EDA proposes to facilitate, as appropriate, private development by acquiring land and preparing it for private development and by constructing public infrastructure improvements.

B. Statement

The City and EDA have determined that conditions exist within the Redevelopment Area which have prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the EDA in the private development process. The EDA has prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

C. Redevelopment Area Boundaries

The boundaries of the Redevelopment Area are outlined on the Redevelopment Area Boundary Map, Exhibit A.

All land included in the Project Area is within the legal boundaries of the City.

D. Statement of Authority

Minnesota Statutes, Sections 469.001-469.047 and Section 469.101 grants municipalities the authority to designate redevelopment areas within the boundaries of the municipalities. Within these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project as contemplated by this plan consists of a redevelopment project as defined in Section 469.002, Subdivision 14. The loan is authorized under Minnesota Statutes, Sections 469.041, Subdivision 9 and 469.192.

E. Findings and Declaration

The City and the EDA make the following findings:

1. The certain parcels of land in the project area would not be made available for redevelopment without some public financial aid.

2. The redevelopment plans for the Redevelopment Area in the City will afford maximum opportunity consistent with the needs of the locality as a whole, for the redevelopment of the area by private enterprise.

3. The Redevelopment Plan conforms to the general plan for development of the locality as a whole.

II. REDEVELOPMENT PROGRAM

A. Redevelopment Plan Objectives

The EDA, through implementation of this plan, seeks to achieve the following objectives:

1. To promote and seek the orderly and harmonious development of the Redevelopment Area.

2. To provide logical and organized land use for the entire Redevelopment Area consistent with the Comprehensive Land Use Plan and the Zoning Ordinance of the City.

3. To promote the prompt development of property in the Redevelopment Area with a minimal adverse impact on the environment.

4. To provide general design guidance in conjunction with a suitable development contract in order to enhance the physical environment of the area.

5. To provide adequate utilities and other public improvements and facilities, to enhance the Redevelopment Area and the City for new and existing development.

6. To assist the financial feasibility of private projects to the extent necessary and where there is a corresponding level of public benefit.

7. To enhance the overall economy of the City and surrounding area by retaining current, and providing additional employment opportunities for the residents of the City and surrounding community.

8. To increase the City's tax base by providing critical public infrastructure improvements for the City.

9. To stimulate development and investment within the Redevelopment Area by private interests.

B. Land Use

The proposed land use for the Redevelopment Area is commercial and industrial land uses. Publicly and privately owned and operated facilities necessary for the public health, safety and welfare are permitted uses in the Redevelopment Area.

C. Redevelopment Activities

1. Acquisition

The Anoka Ramsey Athletic Association will acquire the property in the Redevelopment Area on which the Project will be located. Other than that property, other property in the Redevelopment Area may be acquired by the EDA if and when required to facilitate development or redevelopment within the Redevelopment Area.

2. Relocation

It is not expected that any persons will be displaced as a result of this Redevelopment Plan.

3. Anoka Ramsey Athletic Association Facility and Other Public Improvements.

The EDA proposes to cause the Anoka Ramsey Athletic Association Facility to be constructed and, as appropriate, other public improvements within the Redevelopment Area.

D. Financing Plan

1. Project Budget

Attached hereto as Exhibit B is a budget which details estimated development costs associated with constructing and equipping the Anoka Ramsey Athletic Association Facility as currently contemplated. The items of cost and the costs thereof shown in the budget are estimated to be necessary based upon information now available. It is anticipated that the items of cost and the costs thereof shown in each category in the budget may decrease or increase, but that the total project cost will not exceed the amount shown above.

2. Source of Funds and Security

The City or the EDA anticipate receiving funding for the Project from the Anoka County Housing and Redevelopment Authority. Sources of funds for any other

public improvements include rates and charges, assessments and other available funds of the EDA or City.

3. Bond Issue Details

No bond issuance is anticipated in connection with the Project.

E. Development Standards

The EDA will consider, among other things, the following factors when evaluating development proposals for projects within the Redevelopment Area seeking public assistance and support:

1. Degree to which redevelopment objectives are provided for or enhanced.

2. Consistency with this plan and the Ramsey Comprehensive Plan.

F. Environmental Controls

It is presently anticipated that the proposed development in the Redevelopment Area will not present major environmental problems. All municipal actions and public improvements will be carried out in a manner that will comply with applicable environmental standards. The environmental controls to be applied within the area are contained within the codes and ordinances of the City.

G. Administration of Project

The City Council has authorized the EDA to be responsible for seeing that the contents of this Plan are promoted, implemented and enforced.

H. Modification of Plan

A Redevelopment Plan may be modified at any time. The modification must be adopted by the EDA and the City, upon notice and after the public hearing required for the original adoption of the Redevelopment Plan.

Changes that do not alter or affect the exterior boundaries and do not substantially alter or affect the general land use established in the plan, shall not constitute a modification of the Redevelopment Plan, nor require approval by the City.

EXHIBIT A

Description of the Redevelopment Area and Boundary Map

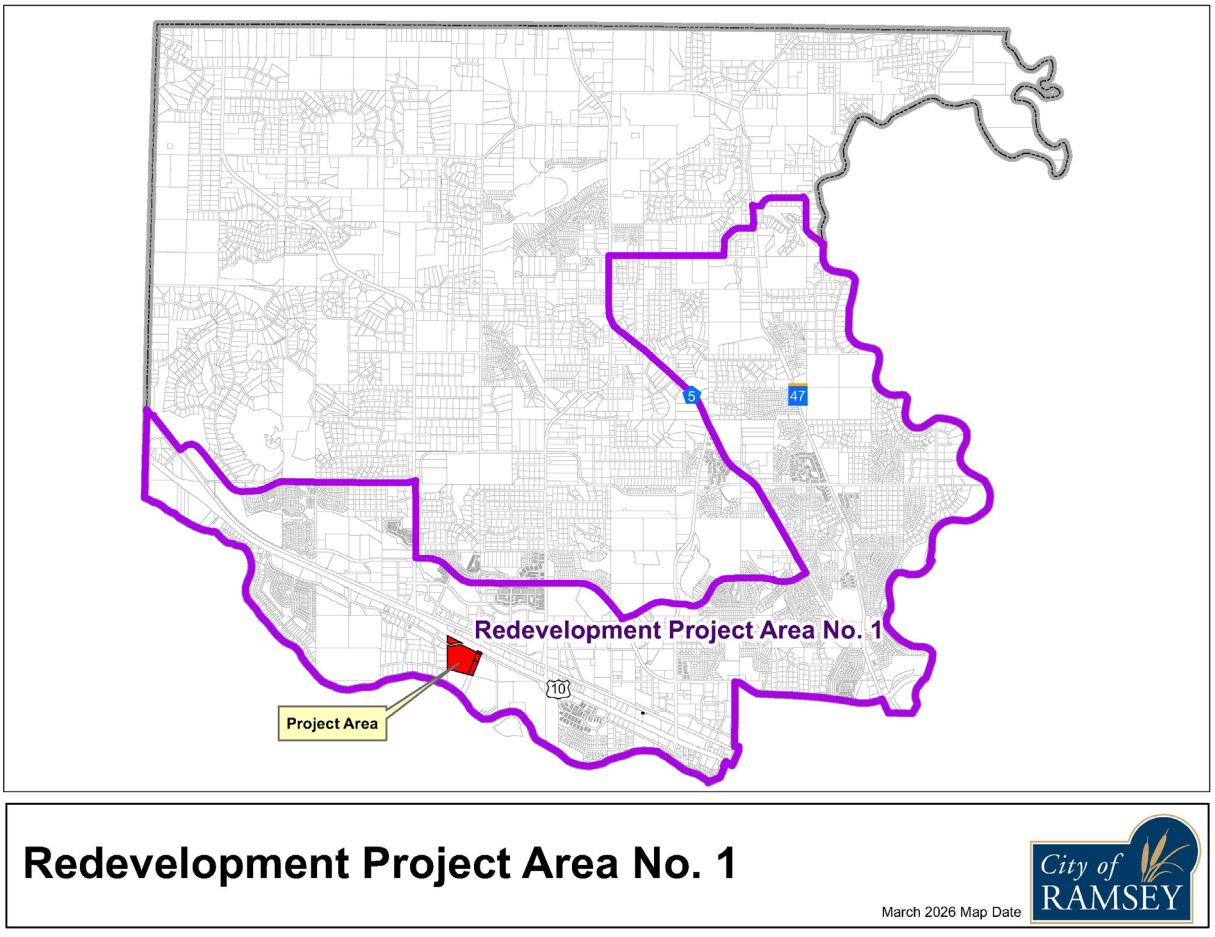


EXHIBIT B

Estimated Budget

Sources	
Construction Loan	$ 9,397,926
Developer Land Equity	1,370,000
Land Payment	20,000
City of Ramsey Loan	1,877,683
Cash and Loans from Others	750,000
Total	$ 13,425,609
Uses	
Construction, Soft Costs & Fees	$ 12,849,609
Payoff of Existing Land Loan	576,000
Total	$ 13,425,609

ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF RAMSEY, MINNESOTA

PROPOSED ESTABLISHMENT OF A REDEVELOPMENT PROJECT AREA AND THE REDEVELOPMENT PLAN THEREFOR

(Anoka Ramsey Athletic Association)

Schedule as of April 24, 2026

The pertinent dates in connection with the above referenced matter are listed below:

May 14, 2026	EDA adopts Resolution Initiating Process for Establishment of a Redevelopment Plan.
May 26, 2026	City adopts Resolution Initiating Process for Approval of Redevelopment Project Area and Calling a Public Hearing ('Call' for public hearing is optional, but Redevelopment Plan must be on file 10 days prior to public hearing).
May 26, 2026	City adopts Resolution Initiating Request for ACHRA funds from the Anoka County HRA
May 28, 2026	Planning Commission adopts Resolution Concerning Redevelopment Project Area and recommends approval to City.
No later than June 13, 2026 (not less than 10 nor more than 30 days before hearing date)	Publish Notice of Public Hearing on Redevelopment Plan (City responsibility).
June 23, 2026	City holds a public hearing on Redevelopment Plan.
June 23, 2026	City adopts Resolution Approving Redevelopment Project Area and Plan.
July 9, 2026	EDA adopts Resolution Approving Redevelopment Project Area and Plan.
July 9, 2026	EDA adopts Resolution approving Loan Agreement and Financing Documents

***Please note, the dates for Anoka County/ Anoka County HRA actions and process are not included.

Financing Structure - EDA 5-14-26 (Subject to Change)

	4/24/2026 Proposed Financing Amount	Notes/Change
Uses of Funds		
Use		
Construction, Soft Costs & Fees	$ 12,849,609	
Payoff of Existing Land Loan	$ 576,000	
Total Project Cost	**$ 13,425,609**	
Sources of Funds		
Source		
Senior Construction Loan 5 yr. term 25 year amortization (70% of Total Project Cost)	$ 9,397,926	No Financial Guaranty 70/30
Initial Funding Gap $653,507 (Before Land Equity)	$ -	Solved below
Developer Land Equity	$ 1,370,000	Bank Approved Appraisal
Land Payment (Ferret Street)	$ 20,000	By ARAA
City of Ramsey Loan % Int. Indexed to 10 year Treasury Bill, 5 Year Term, 25 yr. amort	$ 1,877,683	HRA Loan / Redevelop Area
Cash/Loans by Others	$ 750,000	Verbal Agreement by others
Total Sources / Uses	**$ 13,425,609**	

Contingencies / Notes

Formal Bank Approval Required by CorTrust Bank

Need Anoka County Approval of HRA Fund Allocation (Resolution)

Redevelopment Area Plan Required (Resolutions)

ARAA to deposit 10K into Escrow to start Redevelopment Plan/Area Process

Kinghorn CONSTRUCTION

Project Estimate

K2401 AARA- Anoka Ramsey Athletic Association

Date: January 9, 2026

Estimate: Preliminary Budget

Divisions	Sum of Budget Amount	Notes
01 - General Conditions	$ 361,838.00	Project mgmt., Site supervision, Temp toilets, Dumpsters, Special Inspections, Testing, SWPPP Reporting, Temp const & Enclosures, Etc.
03 - Concrete	$ 1,134,000.00	Cast in place, Footings, frost walls , SOG, Stoops
05 - Metals	$ 4,817,375.00	Mezzanine, PEMB, Misch Metals
06 - Wood, Plastic & Composites	$ 44,000.00	Rough Carpentry, Wood framing, Lumber package, Millwork
07 - Thermal & Moisture Protection	$ 268,000.00	PEMB Insulation, Caulking
08 - Doors, Frames & Hardware	$ 326,194.00	H.M. Frames & Doors, Glass & Glazing, Door operators, Mirrors.
09 - Finishes	$ 232,173.00	Drywall, Floor finishes, Painting Tiling, Acoustical Ceilings, Carpet.
10 - Specialties	$ 39,285.00	Toilet Accessories, Toilet Partitions, Fire extinguishers and cabs, Interior Signage
11 - Equipment	$ 170,000.00	Athletic Equipment Allowance
12 - Furnishings	$ -	By ARAA
13 - Special Construction	$ 535,000.00	Athletic Flooring Allowance
21 - Fires Suppression	$ 194,461.00	Fire Sprinkler System.
22 - Plumbing	$ 127,390.00	Plumbing
23 - (HVAC)	$ 518,000.00	HVAC System
26 - Electrical	$ 295,000.00	Electrical, Lighting, HVAC Wiring
27 - Communications	$ 25,000.00	Allowance- By ARAA
28 - Electronic Safety & Security	$ 9,120.00	Fire Alarm if Occ. Is under 1000 - See Alt for over 1000
31 - Earthwork	$ 410,736.00	Earthwork & Underground Utilities, Staking & Survey included.
32 - Exterior Improvement	$ 761,672.00	Asphalt Paving, Class 5 Base, Curb & Gutter, Landscaping & Irrigation.
33 - Utilities	$ 479,399.00	Sewer & Water Private Utilities
34 - Utility Fees	$ 30,000.00	Electrical / Gas Service Allowance
36 - Legal Fees	$ -	
39 - Building Permit & Plan Review	$ 233,704.00	Includes SAC/WAC 30 unit estimate
49 - Insurance	$ 78,187.66	Includes Builders Risk Policy
50 - Contingency	$ 776,337.43	Unused amount goes back to owner
51 - Profit & Overhead	$ 385,673.34	KCI O&P
Total Construction	**$ 12,252,545.43**	

Alternates		**Alt Notes**
Over 1000 Occupants:	$ 29,661.00	Fire Alarm upgrade if over 1000 occupants
Force Main:	$ 161,076.00	$64,4302 Total Cost shared with developer
Dewatering:	$ 12,501.00	$50,003 Total Cost shared with developer
Total Alternate Costs	**$ 203,238.00**	

Design & Engineering		
Architectural & Structural	$ 40,000.00	
Civil	$ 45,000.00	
Geotechnical	$ 13,000.00	
Total Design & Engineering	**$ 98,000.00**	

Ramsey Development Fees		
Park Dedication	$ 19,440.00	$54,000 Total - PSD Platting Cost for 10 Acre Site - 64% PSD 36% ARAA
Trail Fee	$ 5,040.00	$14,000 Total - PSD Platting Cost for 10 Acre Site - 64% PSD 36% ARAA
Water Trunk	$ 78,620.00	
Water Lateral	$ 3,099.00	
Sewer Trunk	$ 43,510.00	
Sewer Lateral	$ 2,312.00	
Storm Water Mgmt.	$ 56,980.00	
Landscape Guarantee	$ 10,000.00	Estimate: Too early to calculate
Inspection Fee	$ 76,825.00	
Total Development Fees	**$ 295,826.00**	

Total Project Budget	**$ 12,849,609.43**	

Financial Surety		
Letter of Credit	**$ 1,920,631.00**	Cost of Letter of Credit estimated to be 5% or $96,031

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-129 Initiating Request for Anoka County Housing and Redevelopment Authority Funding for Redevelopment Project

Purpose/Background:

The purpose of this case is to consider adoption of Resolution #26-129 Initiating Request for Anoka County Housing and Redevelopment Authority Funding for Redevelopment Project. This resolution and subsequent actions by the City Council, Planning Commission and EDA will start and complete the process to allow the City of Ramsey to access HRA funds held by the County to provide a loan to the Anoka Ramsey Athletic Association (ARAA) for construction of a 100,000 square foot indoor athletic facility south of Hwy 10 on land owned by PSD LLC. Establishment of the Redevelopment Plan and Area will allow the City to reallocate the loan payments for HRA eligible costs within the defined area. At this point, those future costs are not identified. PSD has indicated that this project will ultimately lead to investment and economic development by PSD and others in the land adjacent to the facility and have the potential to bring in more restaurants and retailers. An iteration of this development possibility (Riverwalk) is attached to this case for review. The City has been working with ARAA since 2021 on various iterations of an impactful athletic facility and the locations, sizes and types of the structures have evolved over time. Staff is confident that the current proposal, at its current location, is the best iteration of the project to date. ARAA is a non-profit and has provided a valuable service to the Ramsey community since 1979. The provision of financial support for the project would be consistent with the public purpose of the city. Other local businesses have expressed interest in providing financing or assistance to help bring the project to fruition as shown in the proposed financing structure. The funding request out of Ramsey HRA Funds held by Anoka County is $2,300,000

The City Council has met at multiple work sessions to review the proposed project and to direct staff to identify viable funding sources from the city and others to fill the financing gap. The City Council met most recently at the April 28, 2026, work session and reached consensus, not approval, on the structure of this deal and level of city participation. The current financial structure is a combination of traditional bank financing, a City HRA loan, Loans by others, and cash and equity by ARAA (see attached). Formal City Council and EDA approvals will be needed which will include public hearings and additional meetings A proposed schedule to create the mechanism to unlock this funding source for the city is attached. In addition to items on this schedule, a Resolution will need to be adopted by the City Council to request the HRA funds from Anoka County in an amount not to exceed $2.3 Million.

Redevelopment Plan / Area Process

In order to access HRA funds for the purpose of providing an HRA loan to ARAA, a Revelopment Plan and Area needs to be created. The proposed Redevelopment Area Map includes the current site of the ARAA project and a larger area in which potential eligible redevelopment and economic development activities can be financed with receipted loan payments from ARAA. TAFT Law has put together a detailed schedule outlining each step in this process and which City Board or Commission is responsible for starting with the Ramsey EDA. The process is intricate and time extensive and will cost somewhere between $20-$35,000. The first $10,000 will be paid for by ARAA and the rest by the Ramsey HRA fund once it is released by Anoka County. Ultimately, the HRA loan will be issued from the EDA to ARAA.

Finance / CorTrust Bank

After an exhaustive search for feasible financing, ARAA has chosen to work with CorTrust Bank for the

traditional bank financing component. Staff is comfortable with this selection and the City HRA loan is proposed to be in second position, ahead of other funds with the real estate as collateral. Before issuing an HRA loan to ARAA, a Credit memo will be provided by CorTrust Bank or others to ensure the repayment ability of the HRA funds.

Notification:

N/A at this time. However, the Redevelopment Plan/business subsidy process will require public hearings and proper notifications.

Time Frame/Observations/Alternatives:

Staff is asking the EDA to approve Resolution #26-129 Initiating Request for Anoka County Housing and Redevelopment Authority Funding for Redevelopment Project

Funding Source:

ARAA - 10K Escrow to inititiate Redevelopment Plan Process
Ramsey HRA Dollars up to 2.3M (Loan, Admin, Legal)

Recommendation:

Staff Recommends adoption Resolution #26-129 Initiating Request for Anoka County Housing and Redevelopment Authority Funding for Redevelopment Project

Outcome/Action:

Motion to Adopt Resolution #26-129 Initiating Request for Anoka County Housing and Redevelopment Authority Funding for Redevelopment Project

---

Attachments

Site Location Map
ACTION - Resolution #26-129
Redevelopment Project Area Map
Ramsey - Draft Redevelopment Plan
ARAA Site Plan - Athletic Facility
Riverwalk - PSD Development Concept
Redevelopment Plan Schedule
Proposed Financing Structure - CorTrust
Preliminary Construction Costs

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:09 PM
Form Started By: Sean Sullivan		Started On: 05/14/2026 10:30 AM
Final Approval Date: 05/21/2026		

Site Location Map - ARAA



3/5/2026, 12:32:10 PM

1:4,800

0 225 450 900 ft

0 65 130 260 m

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

RESOLUTION #26-129

RESOLUTION REQUESTING ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY FUNDING FOR REDEVELOPMENT PROJECT

BE IT RESOLVED by the City Council (the "Council") of the City of Ramsey, Minnesota (the "City"), as follows:

1. Recitals.

(a) Pursuant to Minnesota Statutes, Section 469.101 and Sections 469.090 through 469.1082, the Ramsey Economic Development Authority (the "Authority"), is authorized to exercise development and redevelopment powers; and

(b) It has been proposed that the Authority establish, and the City approve, a Redevelopment Project Area, in connection with the development of an approximately 100,000 square-foot youth athletic facility located on 10 acres in the City for use by the Anoka Ramsey Athletic Association (the "Anoka Ramsey Athletic Association Facility Project") and adopting the Redevelopment Plan for the Redevelopment Project Area (the "Plan"); all pursuant to and in conformity with applicable law.

2. Request to Anoka County Housing and Redevelopment Authority. The City hereby requests funding from the Anoka County Housing and Redevelopment Authority in an amount not to exceed $2,300,000. The City proposes apply such amounts to costs of the Anoka Ramsey Athletic Association Facility Project, including a loan to the Anoka Ramsey Athletic Association to finance a portion of the Anoka Ramsey Athletic Association Facility Project.

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:

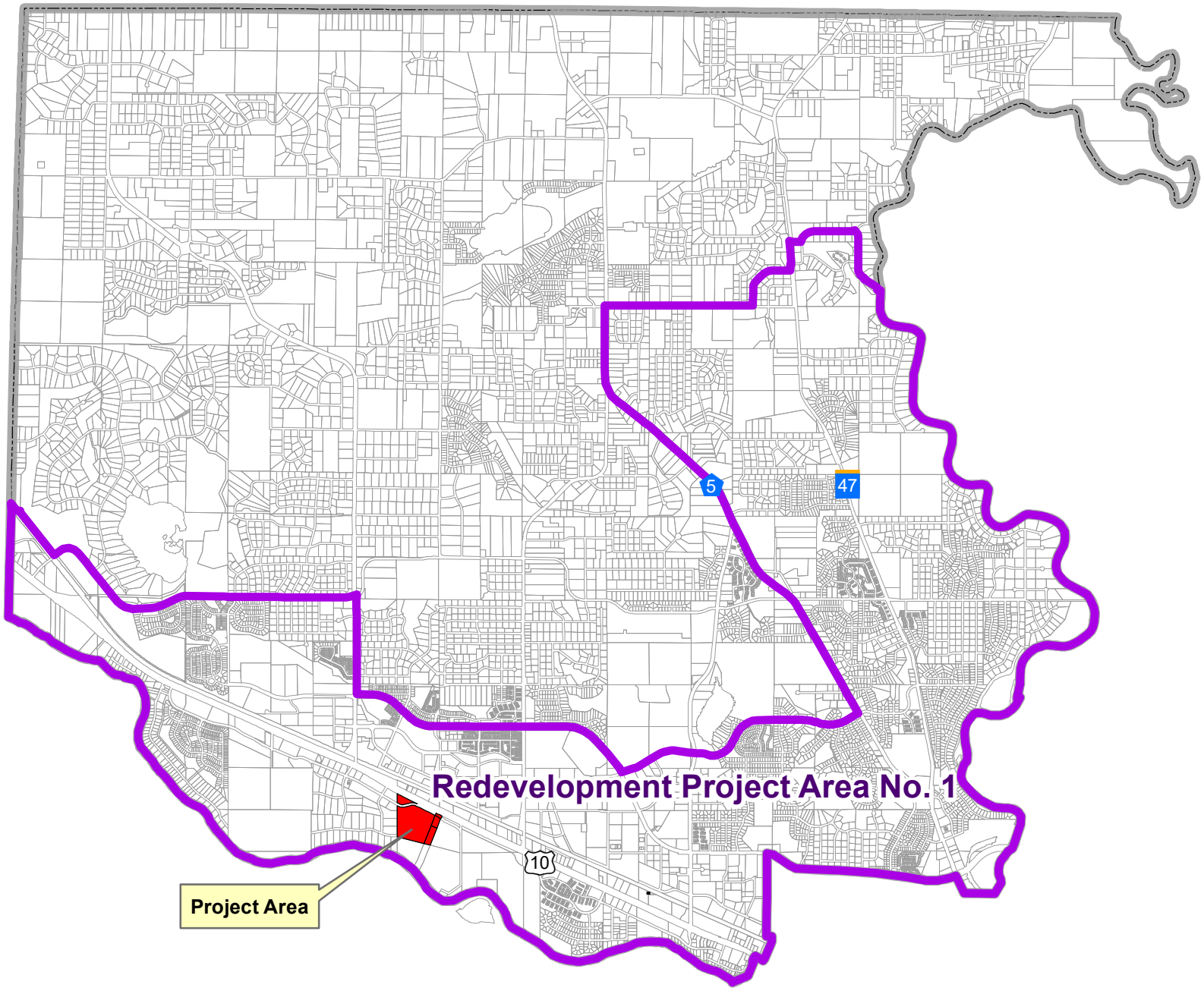
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk



Redevelopment Project Area No. 1

March 2026 Map Date

City of RAMSEY

REDEVELOPMENT PLAN

FOR

ANOKA RAMSEY ATHLETIC ASSOCIATION FACILITY

DATED JUNE 23, 2026

RAMSEY ECONOMIC DEVELOPMENT AUTHORITY

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B. Land Use 3

C. Redevelopment Activities 3

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Exhibit A - Redevelopment Area Boundary Map
Exhibit B - Budget

I. INTRODUCTION AND LEGAL BASIS

A. Intent

The Ramsey Economic Development Authority (the "EDA"), proposes to establish a Redevelopment Project Area as described herein (the "Redevelopment Project Area"), in connection with the development of an approximately 100,000 square-foot youth athletic facility (the “Project”) located on 10 acres in the City of Ramsey, Minnesota (the "City"). The City will loan funds in an amount estimated not to exceed $2,300,000 to the Anoka Ramsey Athletic Association to finance a portion of the construction of the Project.

In the remainder of the Redevelopment Area the EDA proposes to facilitate, as appropriate, private development by acquiring land and preparing it for private development and by constructing public infrastructure improvements.

B. Statement

The City and EDA have determined that conditions exist within the Redevelopment Area which have prevented further development of land by private enterprise. It has been found that the Redevelopment Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the EDA in the private development process. The EDA has prepared the Redevelopment Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

C. Redevelopment Area Boundaries

The boundaries of the Redevelopment Area are outlined on the Redevelopment Area Boundary Map, Exhibit A.

All land included in the Project Area is within the legal boundaries of the City.

D. Statement of Authority

Minnesota Statutes, Sections 469.001-469.047 and Section 469.101 grants municipalities the authority to designate redevelopment areas within the boundaries of the municipalities. Within these areas, the municipality may adopt a redevelopment plan and establish a project consistent with the municipality's public purpose. The project as contemplated by this plan consists of a redevelopment project as defined in Section 469.002, Subdivision 14. The loan is authorized under Minnesota Statutes, Sections 469.041, Subdivision 9 and 469.192.

E. Findings and Declaration

The City and the EDA make the following findings:

1. The certain parcels of land in the project area would not be made available for redevelopment without some public financial aid.

2. The redevelopment plans for the Redevelopment Area in the City will afford maximum opportunity consistent with the needs of the locality as a whole, for the redevelopment of the area by private enterprise.

3. The Redevelopment Plan conforms to the general plan for development of the locality as a whole.

II. REDEVELOPMENT PROGRAM

A. Redevelopment Plan Objectives

The EDA, through implementation of this plan, seeks to achieve the following objectives:

1. To promote and seek the orderly and harmonious development of the Redevelopment Area.

2. To provide logical and organized land use for the entire Redevelopment Area consistent with the Comprehensive Land Use Plan and the Zoning Ordinance of the City.

3. To promote the prompt development of property in the Redevelopment Area with a minimal adverse impact on the environment.

4. To provide general design guidance in conjunction with a suitable development contract in order to enhance the physical environment of the area.

5. To provide adequate utilities and other public improvements and facilities, to enhance the Redevelopment Area and the City for new and existing development.

6. To assist the financial feasibility of private projects to the extent necessary and where there is a corresponding level of public benefit.

7. To enhance the overall economy of the City and surrounding area by retaining current, and providing additional employment opportunities for the residents of the City and surrounding community.

8. To increase the City's tax base by providing critical public infrastructure improvements for the City.

9. To stimulate development and investment within the Redevelopment Area by private interests.

B. Land Use

The proposed land use for the Redevelopment Area is commercial and industrial land uses. Publicly and privately owned and operated facilities necessary for the public health, safety and welfare are permitted uses in the Redevelopment Area.

C. Redevelopment Activities

1. Acquisition

The Anoka Ramsey Athletic Association will acquire the property in the Redevelopment Area on which the Project will be located. Other than that property, other property in the Redevelopment Area may be acquired by the EDA if and when required to facilitate development or redevelopment within the Redevelopment Area.

2. Relocation

It is not expected that any persons will be displaced as a result of this Redevelopment Plan.

3. Anoka Ramsey Athletic Association Facility and Other Public Improvements.

The EDA proposes to cause the Anoka Ramsey Athletic Association Facility to be constructed and, as appropriate, other public improvements within the Redevelopment Area.

D. Financing Plan

1. Project Budget

Attached hereto as Exhibit B is a budget which details estimated development costs associated with constructing and equipping the Anoka Ramsey Athletic Association Facility as currently contemplated. The items of cost and the costs thereof shown in the budget are estimated to be necessary based upon information now available. It is anticipated that the items of cost and the costs thereof shown in each category in the budget may decrease or increase, but that the total project cost will not exceed the amount shown above.

2. Source of Funds and Security

The City or the EDA anticipate receiving funding for the Project from the Anoka County Housing and Redevelopment Authority. Sources of funds for any other

public improvements include rates and charges, assessments and other available funds of the EDA or City.

3. Bond Issue Details

No bond issuance is anticipated in connection with the Project.

E. Development Standards

The EDA will consider, among other things, the following factors when evaluating development proposals for projects within the Redevelopment Area seeking public assistance and support:

1. Degree to which redevelopment objectives are provided for or enhanced.

2. Consistency with this plan and the Ramsey Comprehensive Plan.

F. Environmental Controls

It is presently anticipated that the proposed development in the Redevelopment Area will not present major environmental problems. All municipal actions and public improvements will be carried out in a manner that will comply with applicable environmental standards. The environmental controls to be applied within the area are contained within the codes and ordinances of the City.

G. Administration of Project

The City Council has authorized the EDA to be responsible for seeing that the contents of this Plan are promoted, implemented and enforced.

H. Modification of Plan

A Redevelopment Plan may be modified at any time. The modification must be adopted by the EDA and the City, upon notice and after the public hearing required for the original adoption of the Redevelopment Plan.

Changes that do not alter or affect the exterior boundaries and do not substantially alter or affect the general land use established in the plan, shall not constitute a modification of the Redevelopment Plan, nor require approval by the City.

EXHIBIT A

Description of the Redevelopment Area and Boundary Map

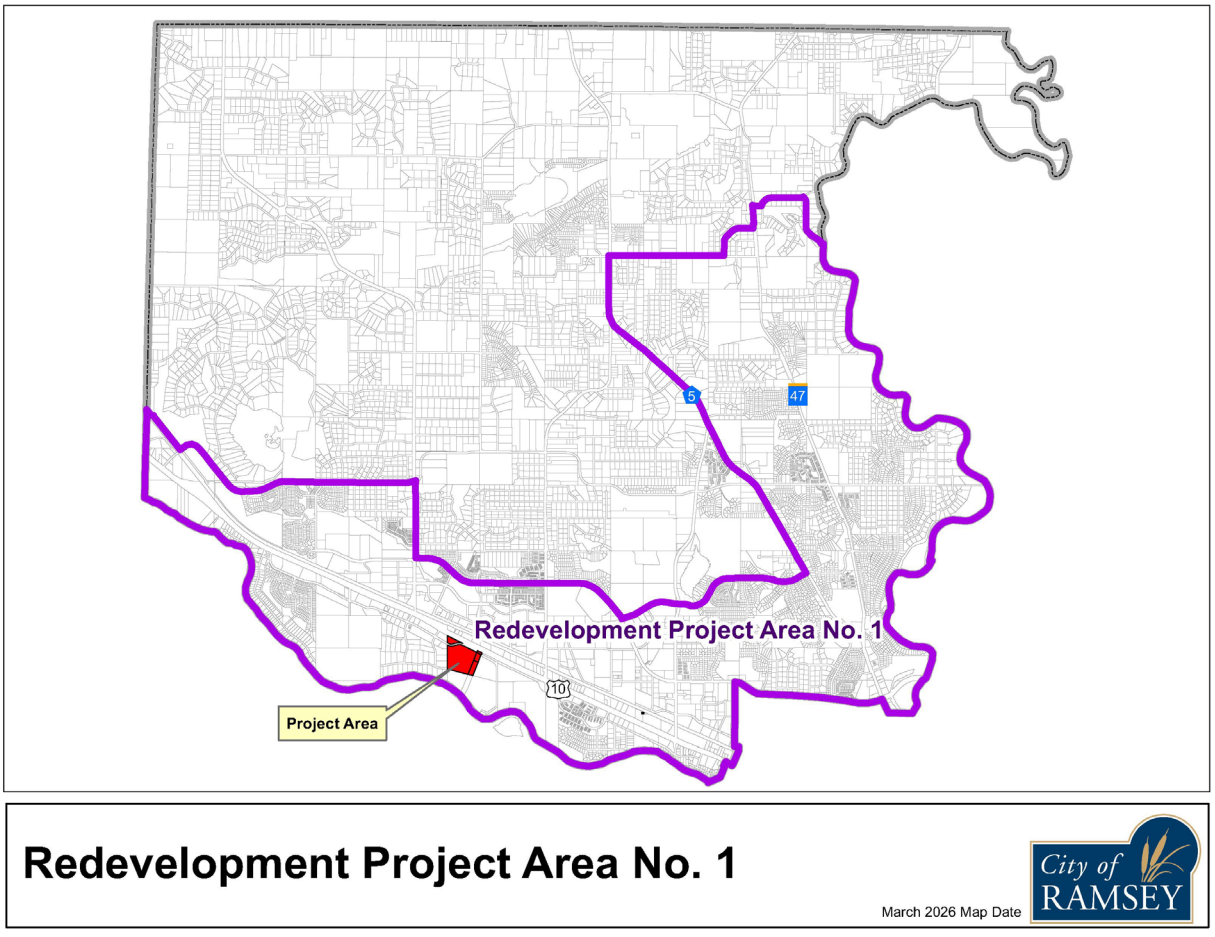
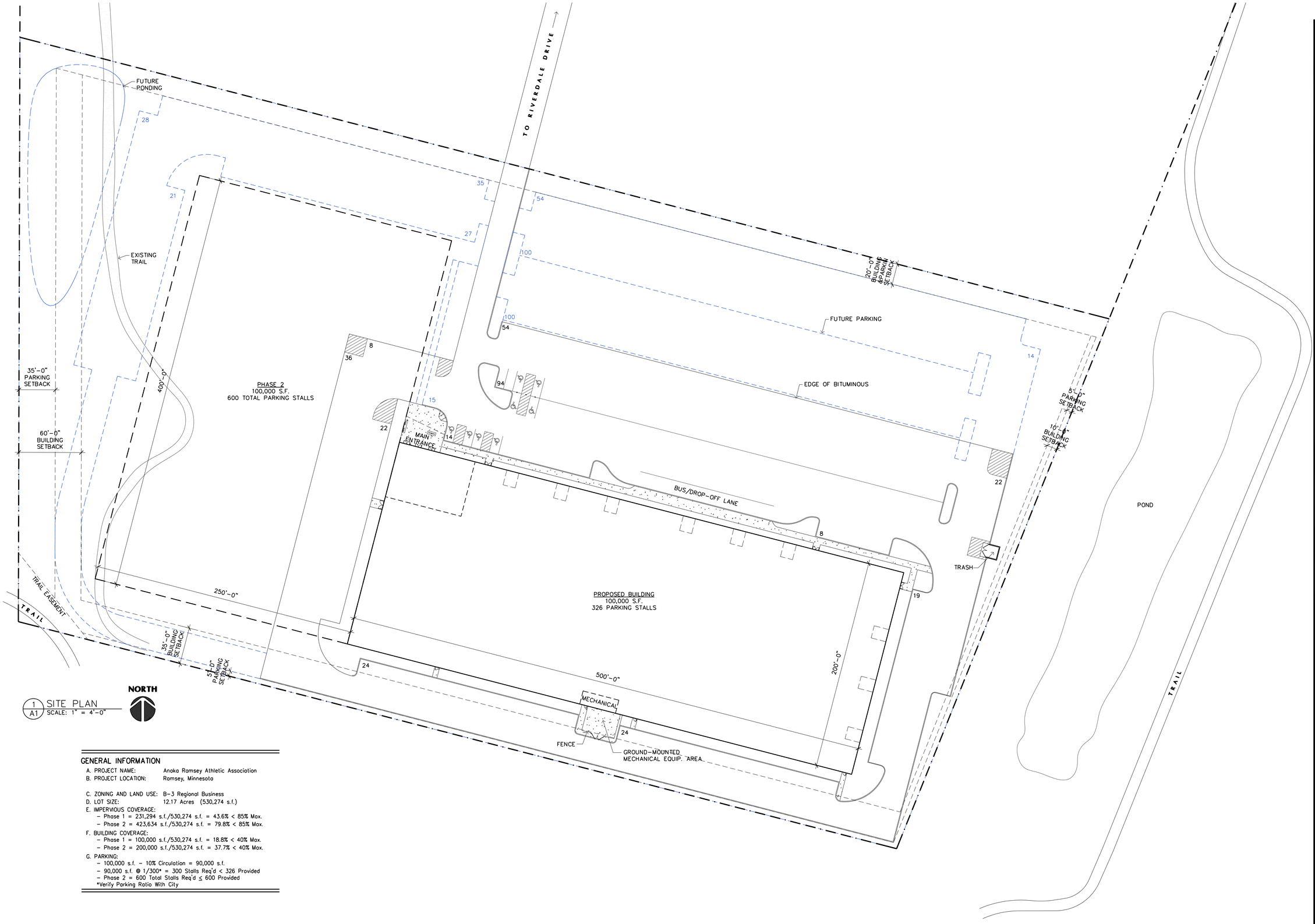


EXHIBIT B

Estimated Budget

Sources	
Construction Loan	$ 9,397,926
Developer Land Equity	1,370,000
Land Payment	20,000
City of Ramsey Loan	1,877,683
Cash and Loans from Others	750,000
Total	$ 13,425,609
Uses	
Construction, Soft Costs & Fees	$ 12,849,609
Payoff of Existing Land Loan	576,000
Total	$ 13,425,609



1 / A1 SITE PLAN
SCALE: 1" = 4'-0"

GENERAL INFORMATION

A. PROJECT NAME: Anoka Ramsey Athletic Association
B. PROJECT LOCATION: Ramsey, Minnesota

C. ZONING AND LAND USE: B-3 Regional Business
D. LOT SIZE: 12.17 Acres (530,274 s.f.)
E. IMPERVIOUS COVERAGE:
- Phase 1 = 231,294 s.f./530,274 s.f. = 43.6% < 85% Max.
- Phase 2 = 423,634 s.f./530,274 s.f. = 79.8% < 85% Max.

F. BUILDING COVERAGE:
- Phase 1 = 100,000 s.f./530,274 s.f. = 18.8% < 40% Max.
- Phase 2 = 200,000 s.f./530,274 s.f. = 37.7% < 40% Max.

G. PARKING:
- 100,000 s.f. - 10% Circulation = 90,000 s.f.
- 90,000 s.f. @ 1/300* = 300 Stalls Req'd < 326 Provided
- Phase 2 = 600 Total Stalls Req'd ≤ 600 Provided

*Verify Parking Ratio With City

Filename:

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.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINTED NAME
13669
LICENSE NUMBER
00.00.00
DATE

ANOKA RAMSEY ATHLETIC ASSOCIATION
Ramsey, Minnesota

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Leonard Lampert Architects Inc.

Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL

Revisions

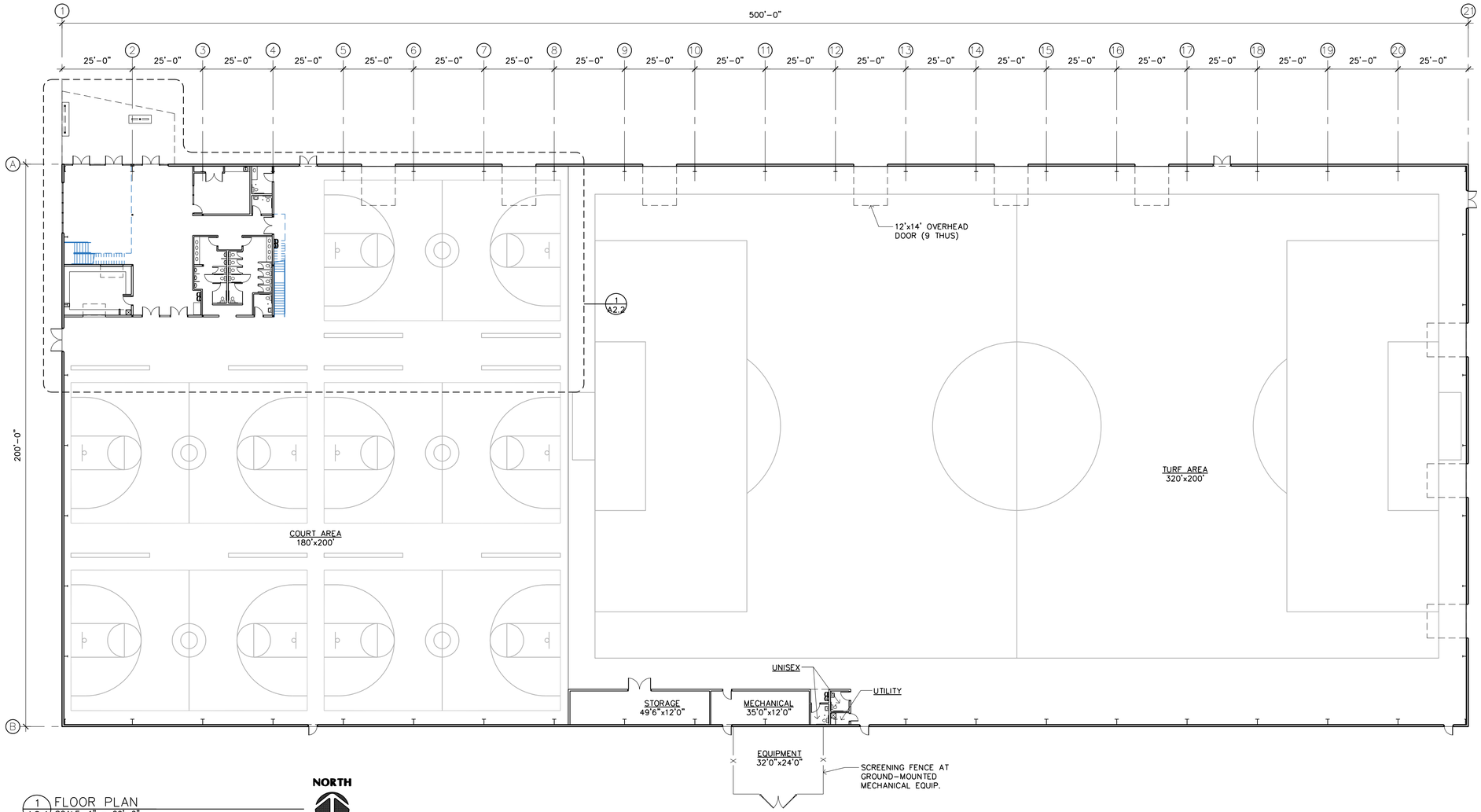
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5/24/24	PRELIMINARY

SITE PLAN

Sheet Number

A1

Project No. 240229-1



1 A2.1 FLOOR PLAN
SCALE: 1" = 20'-0"

NORTH

Filename:

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St. Paul, MN 55102
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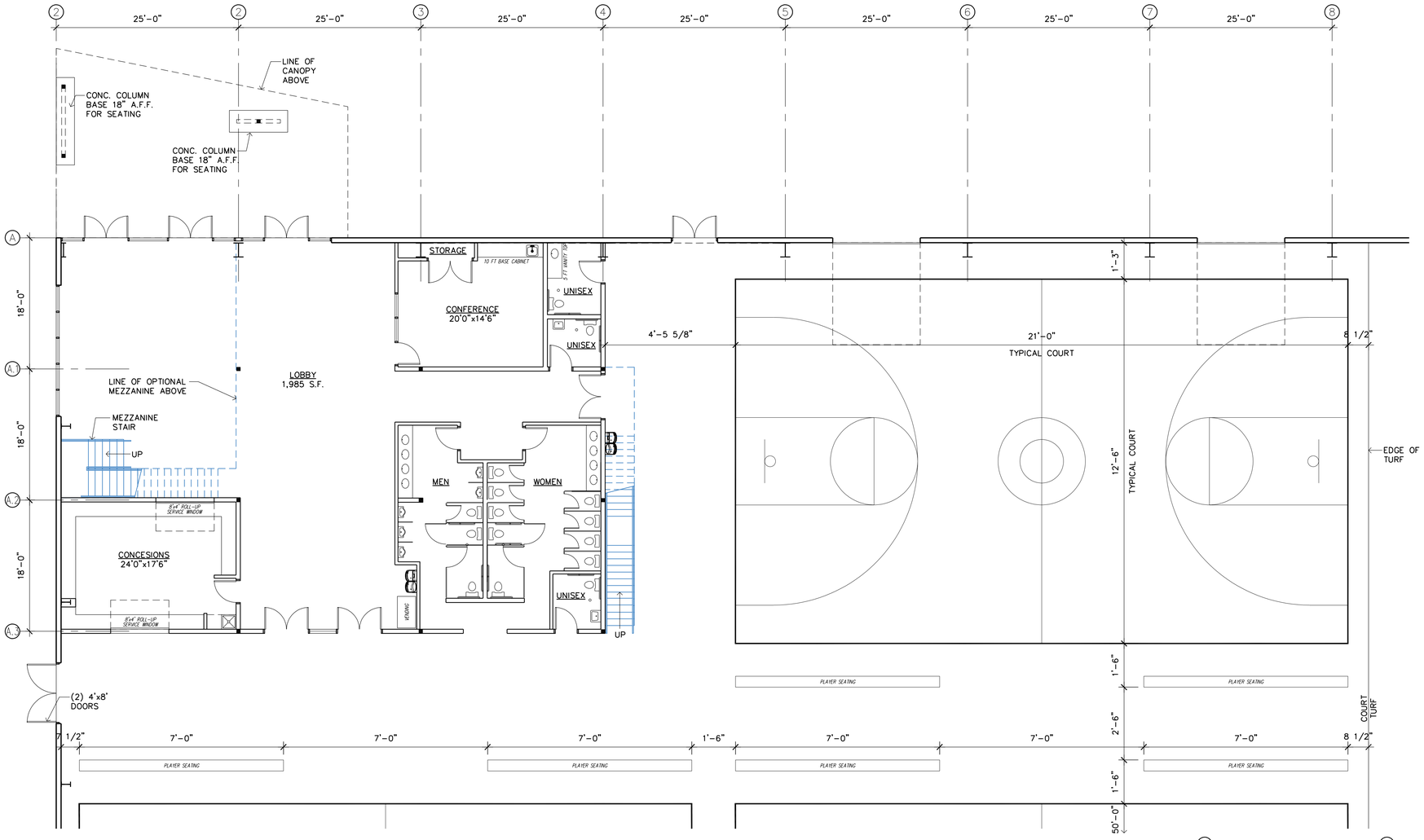
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FLOOR PLAN

Sheet Number

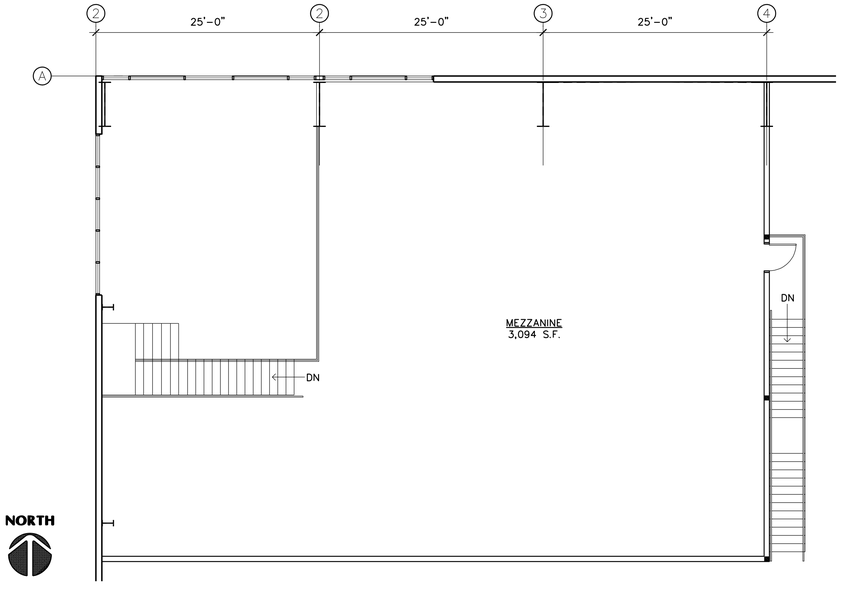
A2.1

Project No. 240229-1



2 A2.2 ENLARGED FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH



2 A2.2 MEZZANINE PLAN (OPTIONAL)
SCALE: 1/8" = 1'-0"

NORTH

Filename:

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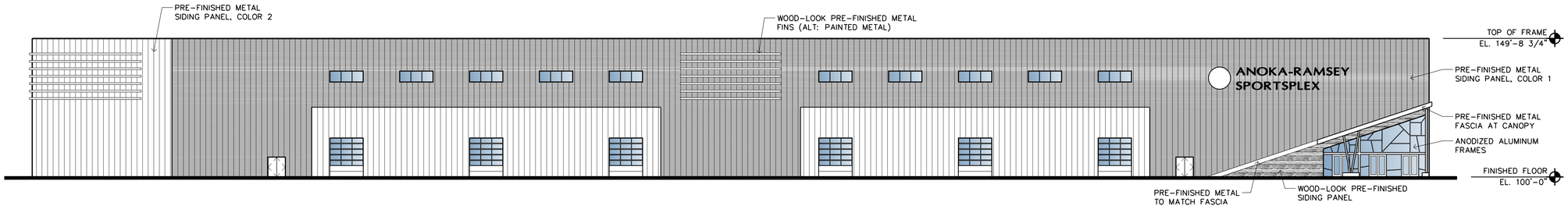
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ENLARGED FLOOR PLAN MEZZANINE PLAN

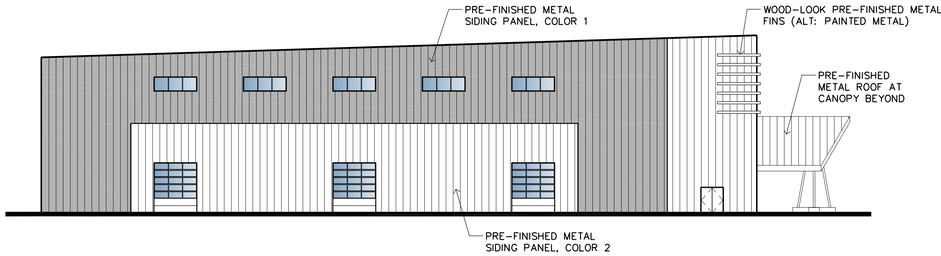
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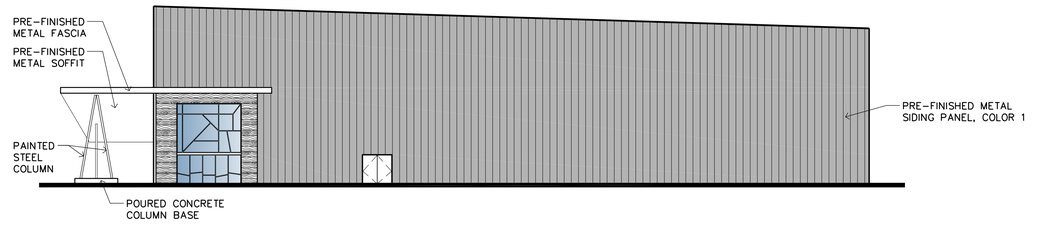
Project No. 240229-1



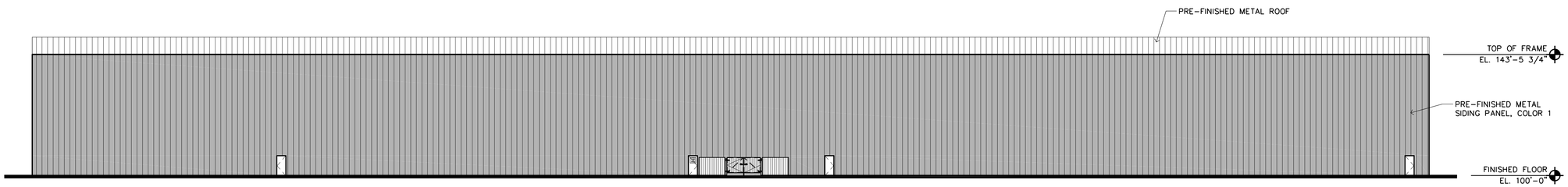
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2 / A3 EAST ELEVATION
SCALE: 1" = 20'-0"



3 / A3 WEST ELEVATION
SCALE: 1" = 20'-0"



4 / A3 SOUTH ELEVATION
SCALE: 1" = 20'-0"

Filename:

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Ramsey, Minnesota

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Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL

Revisions

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BUILDING ELEVATIONS

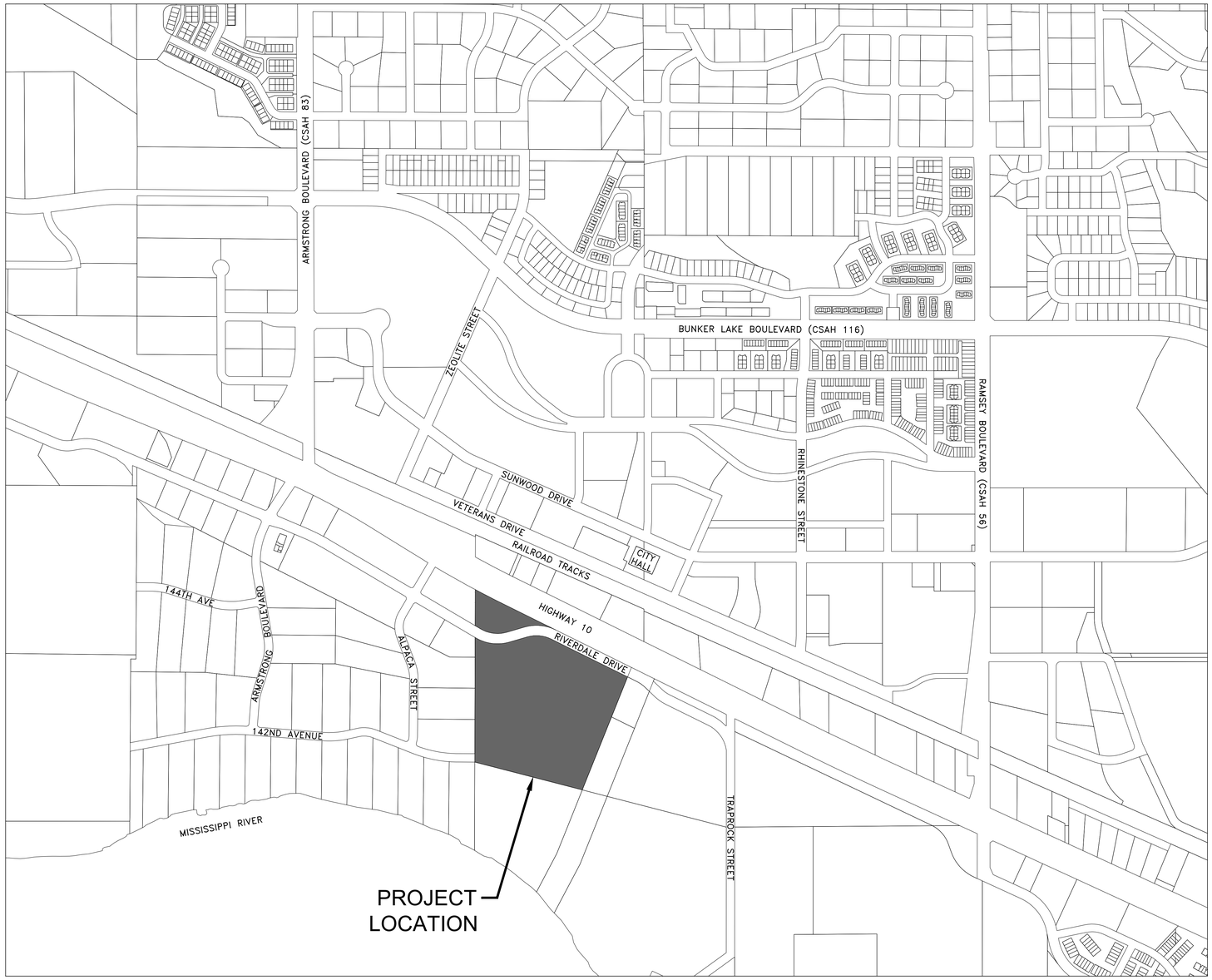
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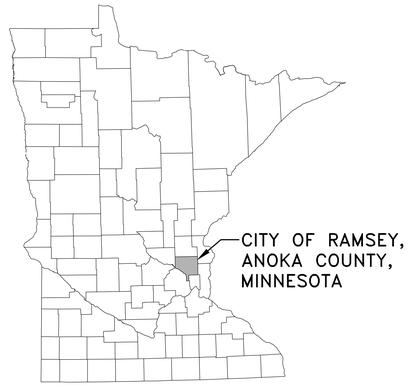
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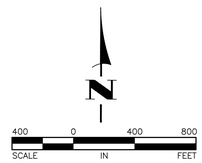
Project No. 240229-1

ANOKA RAMSEY ATHLETIC ASSOCIATION

SITE DEVELOPMENT PLANS
FOR KINGHORN CONSTRUCTION
IN THE CITY OF RAMSEY







GOVERNING SPECIFICATIONS

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN FOR STORM SEWER AND PARKING LOT WORK.

THE 2023 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR SANITARY SEWER AND WATERMAIN WORK.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

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

SHEET INDEX

THIS PLAN CONTAINS 19 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	CONSTRUCTION NOTES AND DETAILS
C3–C4	DETAILS
C5–C7	CITY STANDARD PLATES
C8	EXISTING TOPOGRAPHY AND REMOVALS PLAN
C9	OVERALL GRADING PLAN
C10–C11	GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN
C12	STREET AND UTILITY CONSTRUCTION PLAN
C13	STAKING PLAN
C14	UTILITY PLAN
C15	RESTORATION AND PAVING PLAN
L1–L2	LANDSCAPE PLAN
X1–X2	CROSS SECTIONS

Kinghorn CONSTRUCTION

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

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38–02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

BENCHMARKS:

1. TOP NUT OF THE HYDRANT LOCATED ON THE NORTH SIDE OF RIVERDALE DRIVE, APPROXIMATELY 138 FEET WEST OF THE EXISTING CATCH BASIN LOCATED NEAR THE NORTHEAST PROPERTY CORNER.
   ELEVATION=873.36 (NAVD 88)
2. TOP NUT OF THE HYDRANT LOCATED ON THE NORTH SIDE OF RIVERDALE DRIVE, APPROXIMATELY XXX FEET EAST OF THE EXISTING CATCH BASIN LOCATED IN RIVERDALE DRIVE IN THE NORTH CENTRAL AREA OF THE PROPERTY.
   ELEVATION=872.66 (NAVD 88)

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.

TIMOTHY A. EGGERICHS, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

43362 LIC. NO.

DATE 8/12/24

DATE	REVISION

SHEET C1 OF C15 SHEETS

3395.24

Aug 07, 2024 – 8:02am
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GENERAL CONSTRUCTION AND SOILS NOTES:

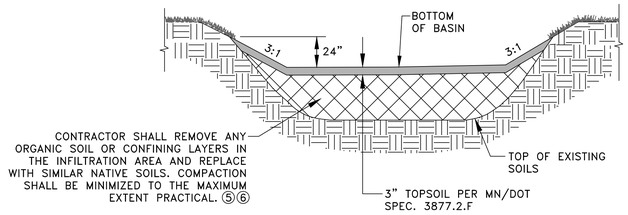
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. CONTRACTOR SHALL REVIEW THE REPORT OF GEOTECHNICAL EXPLORATION FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
5. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
6. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MN/DOT SPEC. 2104.
7. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.

GENERAL EROSION CONTROL NOTES:

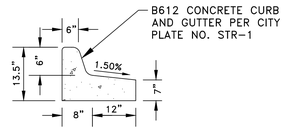
1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE MPCA NPDES CONSTRUCTION STORMWATER GENERAL PERMIT. A COPY OF THE PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRECONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN AN INSPECTION LOG. WEEKLY INSPECTION LOGS AND INSPECTION LOGS AFTER EVERY 1/2" RAIN EVENT SHALL BE SUBMITTED TO THE CITY INSPECTOR.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY SHALL REVIEW AND APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL TO THE MPCA.

REFERENCE NOTES:

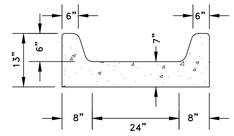
① SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.
② CONTRACTOR SHALL PROTECT THE INFILTRATION BASIN WITH 48" HIGH ORANGE SAFETY FENCE PRIOR TO THE START OF CONSTRUCTION.
③ CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
④ INFILTRATION BASIN SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN HAS BEEN PROVIDED.
⑤ THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE BETWEEN 0.60 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT.
⑥ COMPACTED SOIL WITHIN THE INFILTRATION BASIN SHALL BE SCARIFIED TO A DEPTH OF 12" PRIOR TO RESTORATION.
⑦ BITUMINOUS AND CONCRETE SECTIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER.



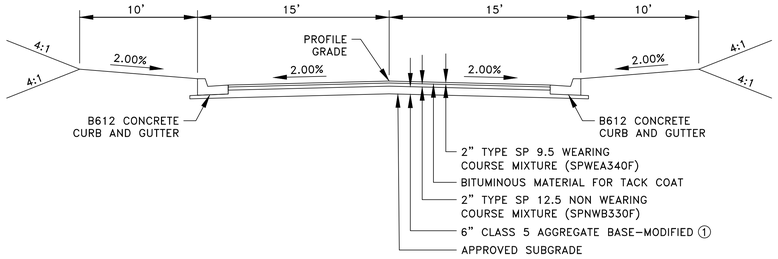
4 / C2 INFILTRATION BASIN ②③④
NO SCALE



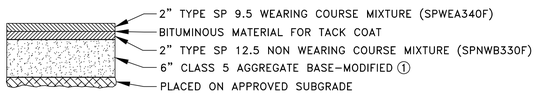
5 / C2 TIPOUT CURB DETAIL
NO SCALE



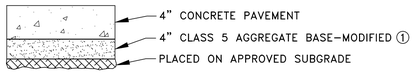
6 / C2 SPECIAL CURB SECTION
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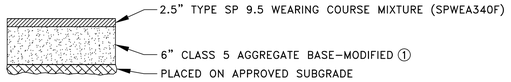
7 / C2 ENTRANCE ROAD SECTION
NO SCALE



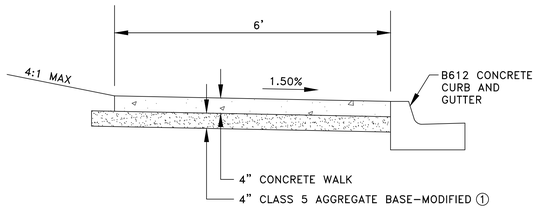
1 / C2 BITUMINOUS PAVEMENT SECTION ⑦
NO SCALE



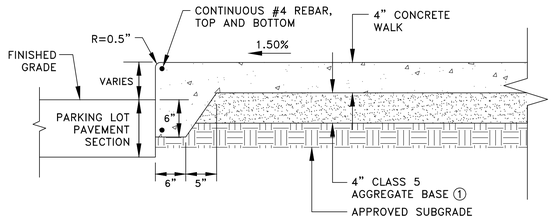
2 / C2 CONCRETE WALK/PAVEMENT SECTION ⑦
NO SCALE



8 / C2 BITUMINOUS TRAIL PAVEMENT SECTION
NO SCALE



3 / C2 CONCRETE SIDEWALK ⑦
NO SCALE



9 / C2 THICKENED EDGE SIDEWALK
NO SCALE

SIGNIFICANT TREE INVENTORY TABULATION

TREE NUMBER	COMMON NAME	DIAMETER (INCHES)	ACTION
1	AMERICAN ELM	25	PROTECT
2	RED PINE	15	PROTECT
3	RED PINE	15	PROTECT
4	RED PINE	16	PROTECT
5	RED PINE	12	PROTECT
6	RED PINE	16	PROTECT
7	RED PINE	18	PROTECT
8	RED PINE	15	PROTECT
9	RED PINE	18	PROTECT
10	RED PINE	18	PROTECT
11	RED PINE	10	PROTECT
12	RED PINE	12	PROTECT
13	RED PINE	12	PROTECT
14	RED PINE	13	PROTECT
15	RED PINE	15	PROTECT
16	RED PINE	18	PROTECT
17	RED PINE	16	PROTECT
18	RED PINE	13	PROTECT
19	RED PINE	12	PROTECT
20	RED PINE	12	PROTECT
21	RED PINE	14	PROTECT
22	RED PINE	16	PROTECT
23	RED PINE	13	PROTECT
24	RED PINE	12	PROTECT
25	RED PINE	15	PROTECT
26	COMMON HACKBERRY	11	PROTECT
27	COMMON HACKBERRY	10	PROTECT
28	COMMON HACKBERRY	10	PROTECT
29	RED PINE	15	PROTECT
30	RED PINE	16	PROTECT
31	RED PINE	15	PROTECT
32	RED PINE	15	PROTECT
33	RED PINE	8	PROTECT
34	RED PINE	13	PROTECT
35	RED PINE	13	PROTECT
36	RED PINE	13	CLEAR AND GRUB - POND
37	RED PINE	15	CLEAR AND GRUB - POND
38	RED PINE	12	CLEAR AND GRUB - POND
39	SIBERIAN ELM	8	PROTECT
40	SIBERIAN ELM	8	PROTECT
41	SIBERIAN ELM	7	PROTECT
42	RED PINE	16	CLEAR AND GRUB - POND
43	DEAD		CLEAR AND GRUB - POND
44	RED PINE	13	CLEAR AND GRUB - POND
45	RED PINE	10	CLEAR AND GRUB - POND
46	RED PINE	15	CLEAR AND GRUB - POND
47	RED PINE	18	CLEAR AND GRUB - POND
48	RED PINE	12	CLEAR AND GRUB - POND
49	RED PINE	13	CLEAR AND GRUB - POND
50	RED PINE	13	CLEAR AND GRUB - POND
51	RED PINE	12	CLEAR AND GRUB - POND
52	RED PINE	12	CLEAR AND GRUB - POND
53	RED PINE	9	CLEAR AND GRUB - POND
54	RED PINE	12	CLEAR AND GRUB - POND
55	RED PINE	12	CLEAR AND GRUB - POND
56	RED PINE	8	CLEAR AND GRUB - POND
57	RED PINE	16	CLEAR AND GRUB - POND
58	RED PINE	18	CLEAR AND GRUB - POND
59	RED PINE	15	CLEAR AND GRUB - POND
60	RED PINE	13	CLEAR AND GRUB - POND
61	RED PINE	13	CLEAR AND GRUB - POND
62	RED PINE	13	CLEAR AND GRUB - POND
63	RED PINE	17	CLEAR AND GRUB - POND
64	RED PINE	16	CLEAR AND GRUB - POND

SIGNIFICANT TREE INVENTORY TABULATION

TREE NUMBER	COMMON NAME	DIAMETER (INCHES)	ACTION
65	COMMON HACKBERRY	18	CLEAR AND GRUB - BUILDING
66	BOXELDER	24	CLEAR AND GRUB - BUILDING
67	BOXELDER	12	CLEAR AND GRUB - BUILDING
68	BOXELDER	12	CLEAR AND GRUB - BUILDING
69	BOXELDER	12	CLEAR AND GRUB - BUILDING
70	BOXELDER	14	CLEAR AND GRUB - BUILDING
71	BOXELDER	10	CLEAR AND GRUB - PARKING
72	BOXELDER	15	CLEAR AND GRUB - PARKING
73	BOXELDER	8	CLEAR AND GRUB - PARKING
74	BOXELDER	12	CLEAR AND GRUB - PARKING
75	BOXELDER	10	CLEAR AND GRUB - PARKING
76	BOXELDER	13	CLEAR AND GRUB - PARKING
77	BOXELDER	8	CLEAR AND GRUB - PARKING
78	BOXELDER	12	CLEAR AND GRUB - PARKING
79	BOXELDER	10	CLEAR AND GRUB - PARKING
80	BOXELDER	10	CLEAR AND GRUB - PARKING
81	AMERICAN ELM	14	CLEAR AND GRUB - PARKING
82	COMMON HACKBERRY	12	CLEAR AND GRUB - PARKING
83	BUR OAK	7	CLEAR AND GRUB - PARKING
84	BUR OAK	4	CLEAR AND GRUB - PARKING
85	AMERICAN ELM	10	CLEAR AND GRUB - PARKING
86	BUR OAK	5	CLEAR AND GRUB - PARKING
87	COMMON HACKBERRY	12	CLEAR AND GRUB - PARKING
88	BOXELDER	8	PROTECT
89	BUR OAK	22	PROTECT
90	BUR OAK	28	PROTECT
91	BUR OAK	32	PROTECT
92	BUR OAK	5	PROTECT
93	BUR OAK	30	PROTECT
94	COMMON HACKBERRY	14	PROTECT
95	COMMON HACKBERRY	12	PROTECT
96	BUR OAK	5	PROTECT
97	BUR OAK	5	PROTECT
98	BOXELDER	12	PROTECT
99	BUR OAK	6	CLEAR AND GRUB - PARKING
100	BUR OAK	12	CLEAR AND GRUB - POND
101	BUR OAK	12	PROTECT
102	BOXELDER	14	PROTECT
103	BOXELDER	12	CLEAR AND GRUB - PARKING
104	BUR OAK	6	PROTECT
105	BUR OAK	5	PROTECT
106	BUR OAK	5	PROTECT
107	BUR OAK	4	PROTECT
108	BUR OAK	4	PROTECT
109	BUR OAK	4	PROTECT
110	BUR OAK	4	PROTECT
111	BUR OAK	5	PROTECT
112	BUR OAK	5	PROTECT
113	BUR OAK	6	PROTECT
114	COMMON HACKBERRY	14	PROTECT
115	BUR OAK	7	PROTECT
116	BUR OAK	9	PROTECT
117	BUR OAK	8	PROTECT
118	BUR OAK	12	PROTECT
119	COMMON HACKBERRY	10	PROTECT
120	BUR OAK	10	PROTECT
121	BUR OAK	7	PROTECT
122	BUR OAK	5	PROTECT
123	BUR OAK	6	PROTECT
124	BUR OAK	8	CLEAR AND GRUB - PARKING
125	BUR OAK	5	CLEAR AND GRUB - PARKING
126	BUR OAK	6	CLEAR AND GRUB - PARKING
127	BUR OAK	5	CLEAR AND GRUB - PARKING

TOTAL SIGNIFICANT TREE INCHES	1509
TOTAL SIGNIFICANT TREE INCHES REMOVED	654
TREE INCHES REMOVED FOR PONDING	348

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EGGERTS, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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ANOKA RAMSEY ATHLETIC ASSOCIATION

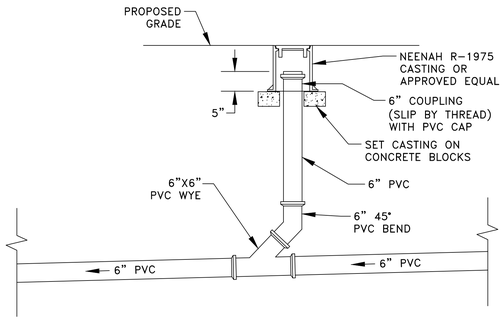
CONSTRUCTION NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C15 SHEETS

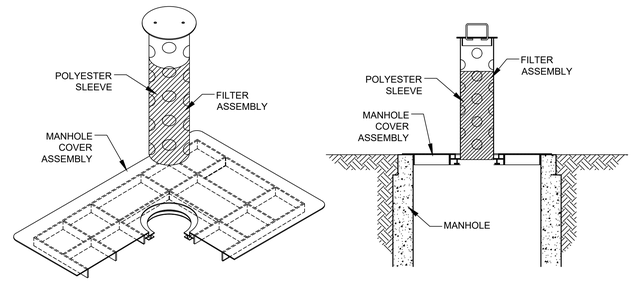
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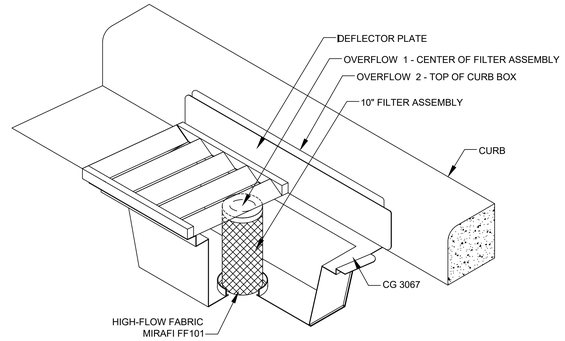


1 C3 SANITARY SEWER CLEANOUT

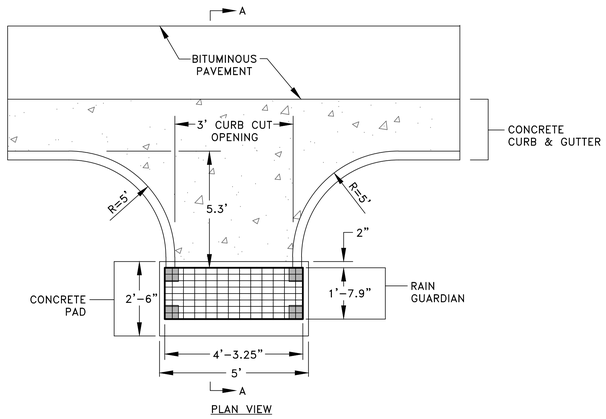
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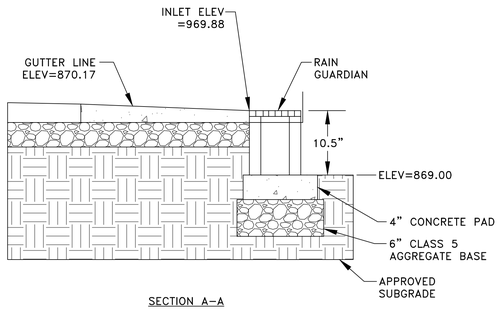


2 C3 STORM DRAIN INLET PROTECTION ①

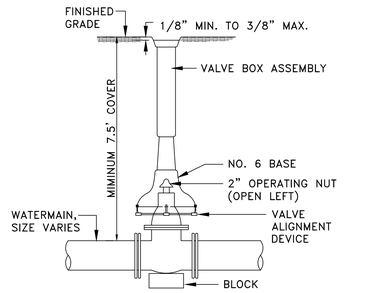


3 C3 STORM DRAIN INLET PROTECTION ①





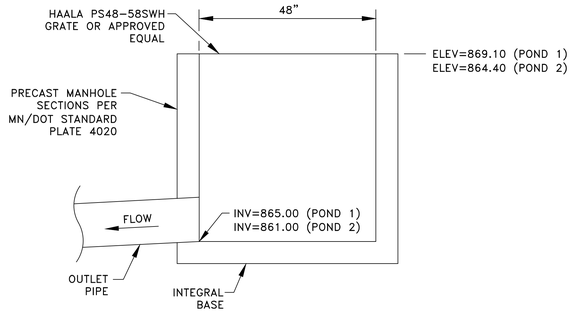
4 C3 RAIN GUARDIAN-BUNKER DETAILS ②



TYPICAL RESILIENT WEDGE VALVE AND BOX INSTALLATION 10" DIA. AND SMALLER WATERMAIN ③

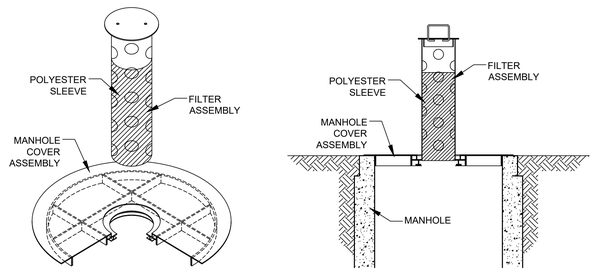
5 C3

NO SCALE



6 C3 POND OUTLET STRUCTURE DETAIL

NO SCALE



7 C3 STORM DRAIN INLET PROTECTION ①

REFERENCE NOTES:

① INLET PROTECTION SHALL BE INSTALLED ON ALL CASTINGS RECEIVING RUNOFF FROM THE PROJECT AREA. INLET PROTECTION SHALL BE INSTALLED ON EXISTING, OFF SITE CASTINGS PRIOR TO THE START OF CONSTRUCTION. WIMCO MODELS CG 3067, RD 27 AND RD 23 ARE SHOWN.

② SEE THE WEBSITE www.rainguardian.biz FOR ADDITIONAL CONSTRUCTION NOTES AND DETAILS FOR THE RAIN GUARDIAN-BUNKER DESIGN.

③ CONTRACTOR SHALL USE A VALVE STEM ALIGNMENT TUBE TOOL TO MAINTAIN VERTICAL ALIGNMENT WHEN BACKFILLING THE VALVE BONNET AND VALVE BOX ASSEMBLY. THE ALIGNMENT TUBE SHALL CONSIST OF METAL PIPE WITH A SQUARE NUT RECEIVER SECURELY FASTENED TO THE END FOR PLACEMENT ON THE VALVE OPERATING NUT.

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

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

TIMOTHY A. EGGERICHS, P.E.

Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

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ANOKA RAMSEY ATHLETIC ASSOCIATION

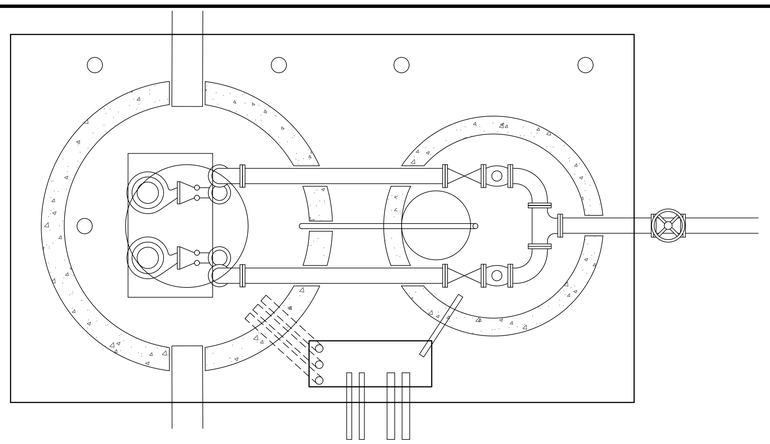
DETAILS

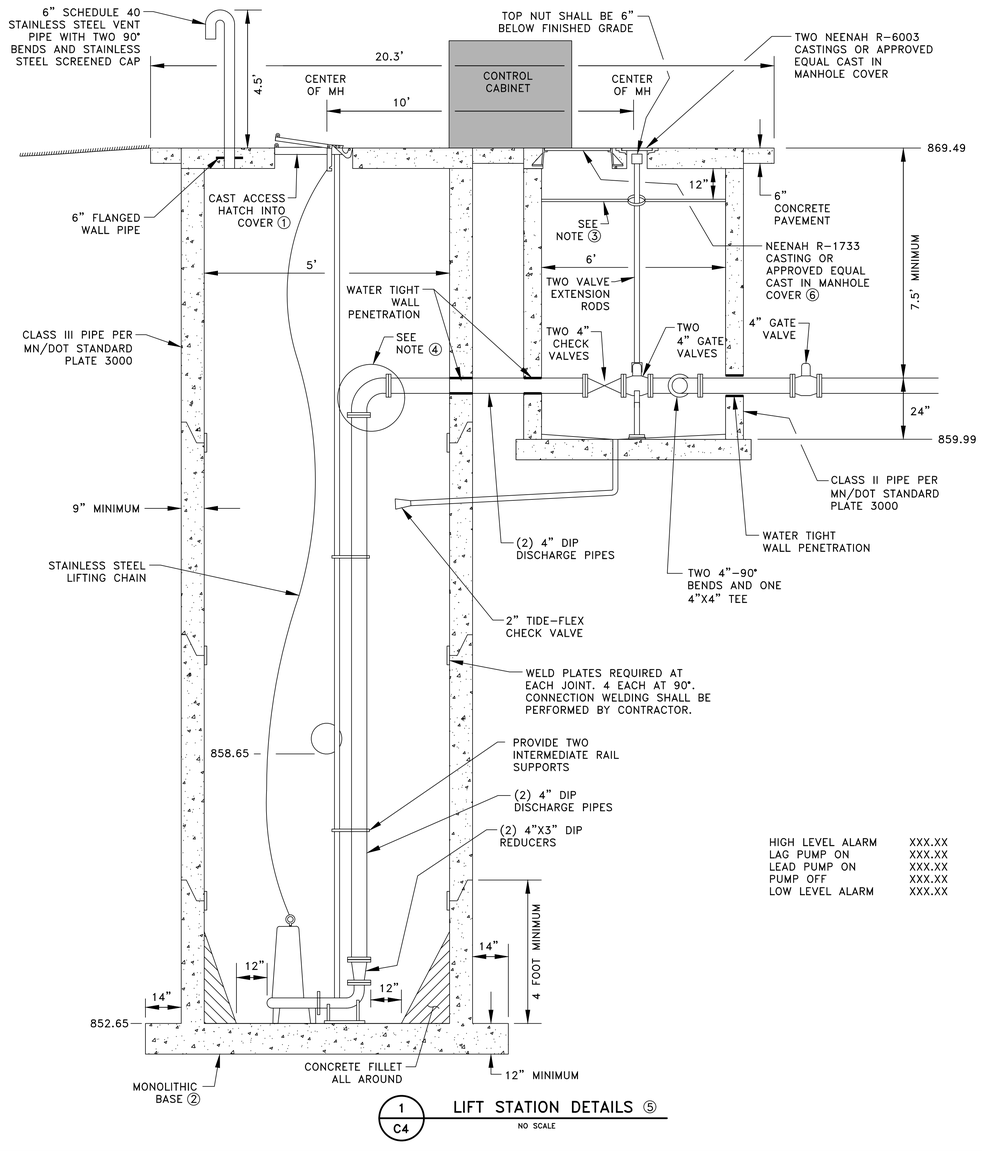
CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C15 SHEETS

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HIGH LEVEL ALARM	XXX.XX
LAG PUMP ON	XXX.XX
LEAD PUMP ON	XXX.XX
PUMP OFF	XXX.XX
LOW LEVEL ALARM	XXX.XX

1 / C4 LIFT STATION DETAILS ⑤

NO SCALE

GENERAL NOTES

1. CONTRACTOR TO VERIFY PUMP GUIDE RAIL SPACING WITH PUMP SUPPLIER.
2. LOCATION AND MOUNTING ARRANGEMENT OF PUMP BASES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL MANHOLES SHALL HAVE GASKETED JOINTS PER MN/DOT STANDARD PLATE 3006.
4. ALL BENDS SHALL BE LONG RADIUS.

REFERENCE NOTES:

① ACCESS HATCH SHALL BE APPROVED BY THE CITY PRIOR TO FABRICATING THE MANHOLE COVER.

② BASE MANUFACTURER SHALL PROVIDE REBAR DESIGN AND SUBMIT FOR ENGINEER APPROVAL. DESIGN SHALL ASSUME A GROUNDWATER DEPTH TO THE TOP OF THE LIFT STATION.

③ CONTRACTOR SHALL BRACE THE VALVE EXTENSION ROD TO THE SIDES OF THE MANHOLE. BRACE SHALL BE CONSTRUCTED OF 1/2" BY 2" WIDE STEEL PLATE.

④ CONTRACTOR SHALL PROVIDE REQUIRED FITTINGS IN VERTICAL RUN TO ALIGN THE PIPING IN LIFT STATION WITH THE PIPING IN THE VALVE MANHOLE.

⑤ LIFT STATION DESIGN WILL BE FINALIZED ONCE THE FUTURE LAND USES ARE DETERMINED.

⑥ CASTING DETAILS ARE SHOWN ON CITY PLATE NO. SEW-2.

Kinghorn CONSTRUCTION

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3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ANOKA RAMSEY ATHLETIC ASSOCIATION

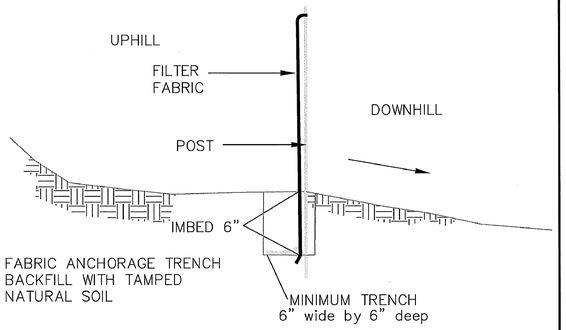
DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C15 SHEETS

3395.24

Aug 07, 2024 - 9:10am
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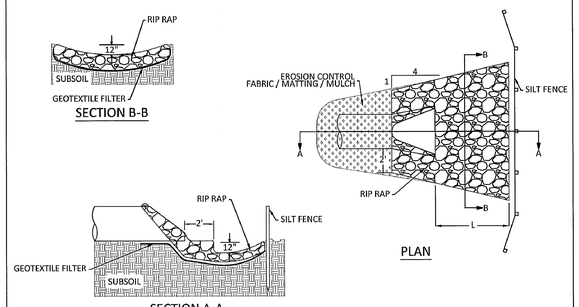


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SILT FENCE
		CITY PLATE No. ERO–1



NOTE: NOT TO SCALE

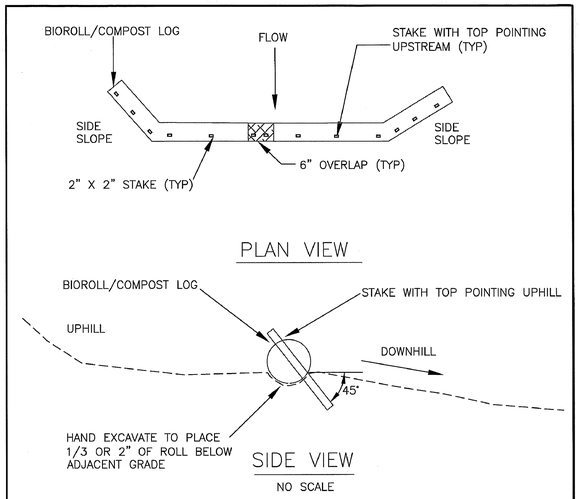
NOTES:

1. ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, GABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.
2. A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE.
3. RIP RAP IS CLASS III PLACED 18" THICK.
4. FOR PIPE GREATER THAN 48" DIAMETER OR 58" SPAN, QUANTITY OF GEOTEXTILE FABRIC AND RIP RAP WILL BE HANDLED IN A CASE BY CASE MANNER.
5. GEOTEXTILE FABRIC SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIP RAP MATERIAL.

RIP RAP AT RCP OUTLETS			
DIA. OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
12	8	19.6	4.4
15	8	20.8	4.8
18	10	25.6	6.4
21	10	27.4	7.1
24	12	33.4	9.2
27	12	35.2	9.9
30	14	41.6	12.3
36	16	50.5	15.8
42	18	57.8	18.7
48	20	66.5	22.2

RIP RAP AT RCP-A OUTLETS			
SPAN OF PIPE (IN.)	L (FT.)	GEOTEXTILE FABRIC (SY)	18" DEPTH RIP RAP (CU. YD)
22	10	25.6	6.1
28	12	33.2	8.5
36	14	41.5	11.2
43	16	50.5	14.3
51	18	57.5	16.9
58	20	65.2	19.8

APPROVED:		STANDARD DETAILS:
9 – 2016	City of RAMSEY	RIP–RAP
		CITY PLATE No. ERO–3



NO SCALE

NOTE:

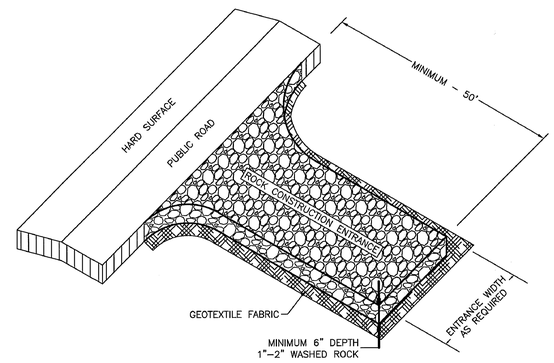
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:		STANDARD DETAILS:
3 – 2016	City of RAMSEY	BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4

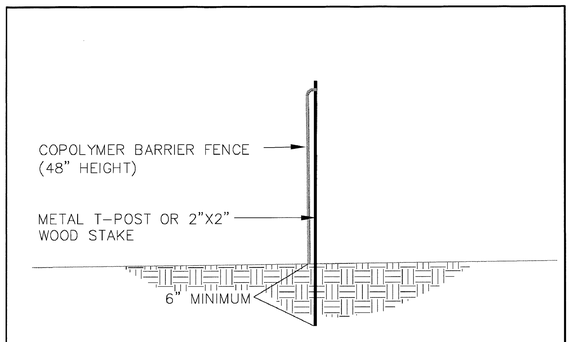


NOTE:

1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



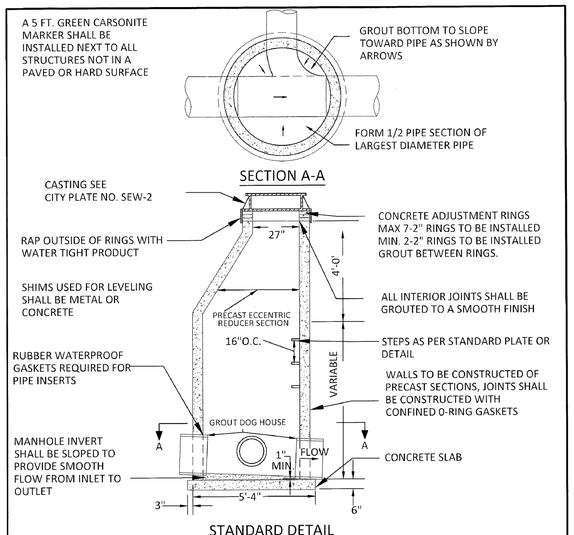
NOTES:

1. TREE FENCE TO BE PLACED MIN. 1 FOOT PER CALIPER IN. OF TREE DIAMETER FROM TREE
2. ANCHOR POST MAX. 10' SEPARATION
3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MIN. TWO ATTACHMENTS PER POST

TREE FENCE DETAIL

NO SCALE

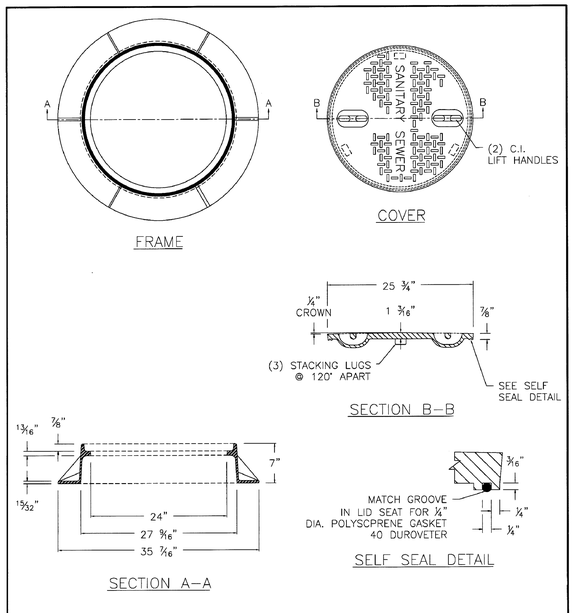
APPROVED:		STANDARD DETAILS:
2 – 2023	City of RAMSEY	TREE FENCE
		CITY PLATE No. ERO–8



NOTES:

1. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL SEWER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)
2. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT
3. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP
4. ALL INVERTS TO BE 0.10' ABOVE OUTLET

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW-1



NOTE: NOT TO SCALE

APPROVED:		STANDARD DETAILS:
11 – 2015	City of RAMSEY	WATER TIGHT CASTING
		CITY PLATE No. SEW–2

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

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

TIMOTHY A. EDGERRIN, P.E.

Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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ANOKA RAMSEY ATHLETIC ASSOCIATION

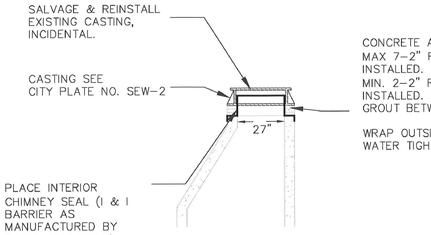
CITY STANDARD PLATES

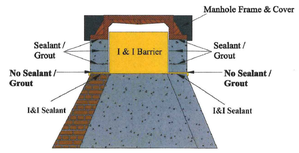
CITY OF RAMSEY, MINNESOTA

SHEET C5 OF C15 SHEETS

3395.24

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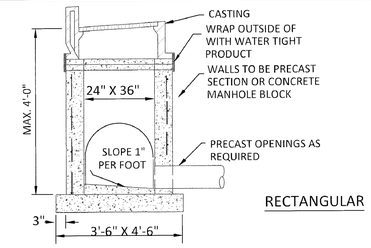




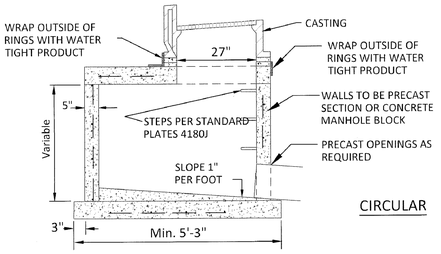
NOT TO SCALE

APPROVED: 1 - 2022	City of RAMSEY	STANDARD DETAILS: SANITARY MANHOLE ADJUSTING RINGS & CHIMNEY SEAL
		CITY PLATE No. SEW-7

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



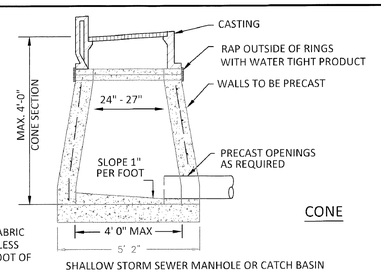
RECTANGULAR



CIRCULAR

NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

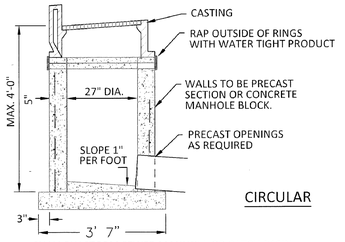
APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



CONE

PRECAST REINFORCING:
SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



CIRCULAR

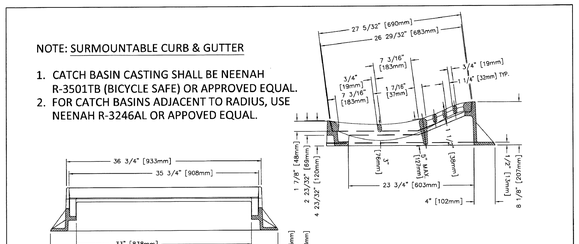
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 1 - 2024	City of RAMSEY	STANDARD DETAILS: STORM AREA INLET
		CITY PLATE No. STO-2

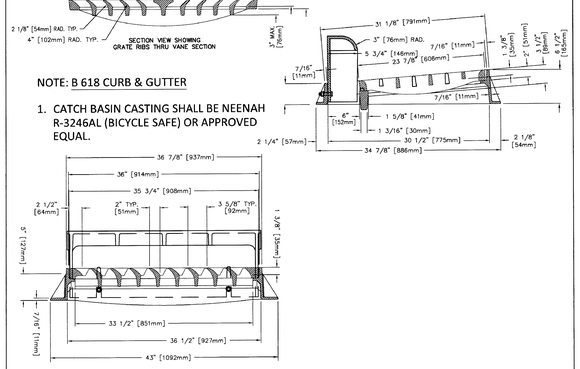
NOTE: SURMOUNTABLE CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3501TB (BICYCLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246AL OR APPOVED EQUAL.



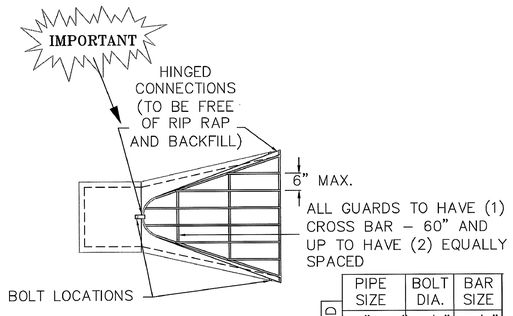
NOTE: B 618 CURB & GUTTER

1. CATCH BASIN CASTING SHALL BE NEENAH R-3246AL (BICYCLE SAFE) OR APPROVED EQUAL.



APPROVED: 4 - 2024	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO-4

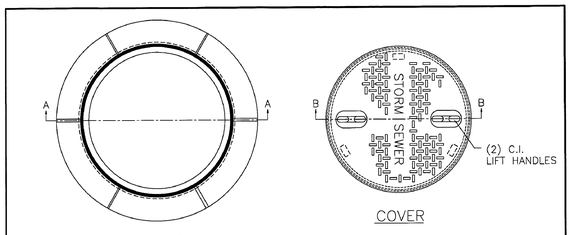
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



ARCH ROUND PIPE SIZE	BOLT DIA.	BAR SIZE
12"-24"	5/8"	5/8"
27"-48"	3/4"	3/4"
54"-90"	1"	1"
22"-29"	5/8"	5/8"
36"-59"	3/4"	3/4"
65"-88"	1"	1"

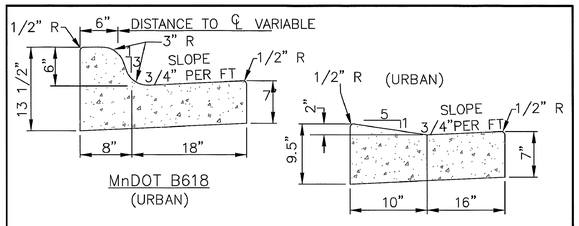
NOTE: COATINGS ARE AS SPECIFED ELSEWHERE

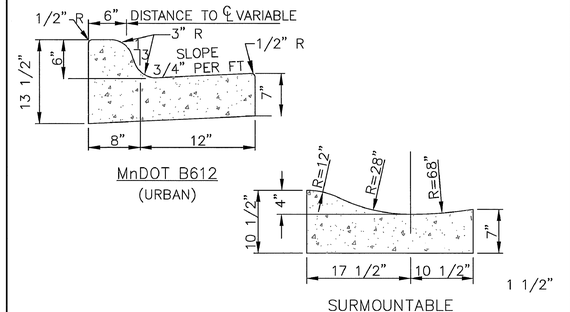
APPROVED: 2 - 2006	City of RAMSEY	STANDARD DETAILS: TRASH GUARD
		CITY PLATE No. STO-8



NOTE: NOT TO SCALE

APPROVED: 2 - 2019	City of RAMSEY	STANDARD DETAILS: WATER TIGHT CASTING
		CITY PLATE No. STO-14





NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EDGERRIN, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
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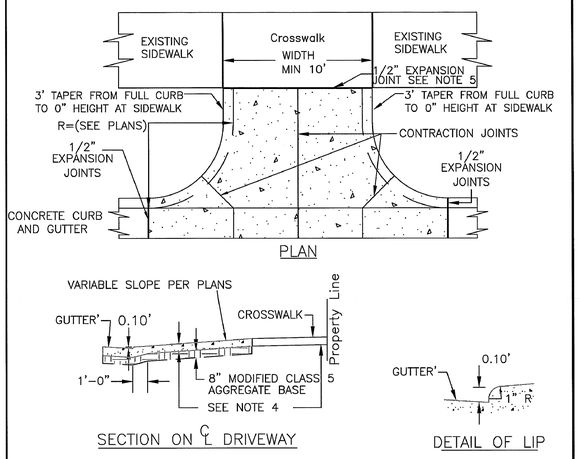
ANOKA RAMSEY ATHLETIC ASSOCIATION

CITY STANDARD PLATES
CITY OF RAMSEY, MINNESOTA

SHEET C6 OF C15 SHEETS

3395.24

Aug 07, 2024 — 8:19am
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NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. GUTTER TO BE PAVED INTEGRAL WITH DRIVEWAY.
4. 8" THICK FOR COMMERCIAL DRIVEWAYS.
5. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)

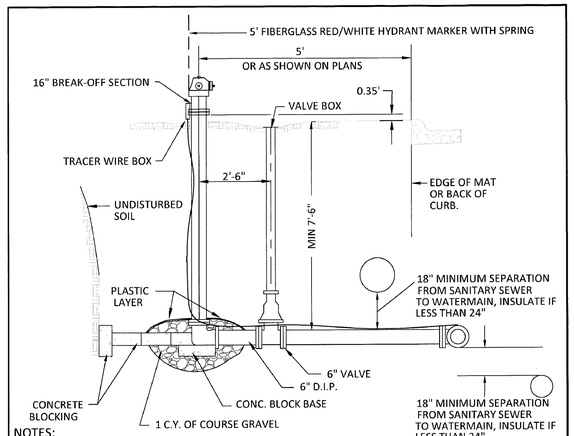
APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	COMMERCIAL DRIVEWAY CURBCUT
		CITY PLATE No. STR–14

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

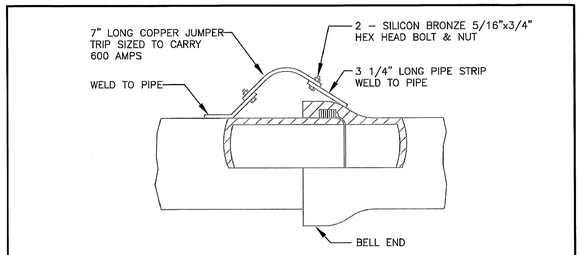
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:		STANDARD DETAILS:
2 - 2003	City of RAMSEY	MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR–26



NOTES:
1. HYDRANT SHALL BE 5-1/4" WB67 WATEROUS PACER OR APPROVED EQUAL.
2. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
3. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
4. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
5. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
6. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.
7. PUMPER NOZZLE .5.75" O.D. X 4 T.P.I, HOSE NOZZLE 3.06" O.D. X 7 T.P.I.
8. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

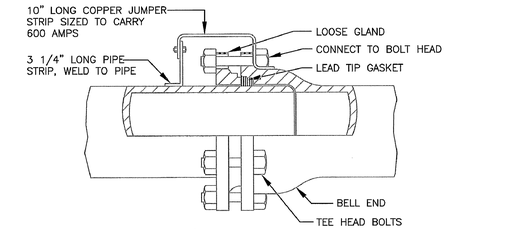
APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT-1



PUSH ON JOINT

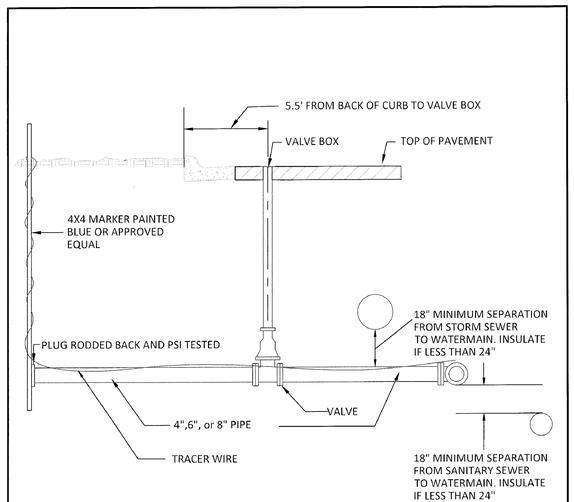
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST –IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



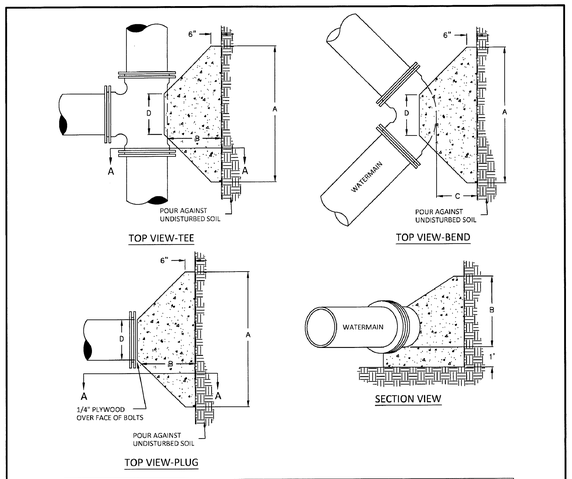
MECHANICAL JOINT

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	JOINT CONNECTION
		CITY PLATE No. WAT–4



NOTES:
1. SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
2. 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL WATER LINES (FOR DETAILED INFO. REFER TO MINNESOTA RURAL WATER ASSOCIATION TRACER WIRE SPECIFICATION AT WWW.MRWA.COM)

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	COMMERCIAL SERVICE
		CITY PLATE No. WAT-5



PIPE SIZE	22 ½% BEND			45% BEND			90% BEND		
	A	B	C	A	B	C	A	B	C
12"	1'-10"	1'-10"	2'-0"	3'-4"	2'-0"	2'-0"	4'-9"	2'-6"	2'-0"
16"	3'-0"	2'-0"	2'-0"	3'-10"	3'-0"	2'-0"	6'-2"	3'-6"	2'-6"
20"	3'-6"	2'-8"	3'-0"	5'-6"	3'-4"	3'-0"	8'-4"	4'-0"	
24"	4'-4"	3'-0"	3'-0"	6'-10"	3'-10"	3'-0"	9'-8"	5'-0"	
30"	--	--	3'-6"	9'-3"	6'-0"	3'-6"	17'-0"	6'-0"	3'-6"

DIMENSION D SHALL BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS.

NOTES:
1. BLOCKING TO BE POURED CONCRETE, MNDOT MIX DESIGN 3A32.
2. FITTINGS MUST BE COVERED W/POLY (8 MIL) PRIOR TO POURING CONCRETE
3. KEEP CONCRETE CLEAR OF BOLTS, JOINT AND ACCESSORIES.

APPROVED:		STANDARD DETAILS:
1 - 2024	City of RAMSEY	THRUST BLOCKS
		CITY PLATE No. WAT-8

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. EDGERTON, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ANOKA RAMSEY ATHLETIC ASSOCIATION

CITY STANDARD PLATES
CITY OF RAMSEY, MINNESOTA

SHEET C7 OF C15 SHEETS

3395.24

Aug 07, 2024 – 8:19am
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GENERAL NOTES:

1. SILT FENCE/TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE THE GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
2. CLEARING OF ANY OAK TREES SHALL NOT OCCUR PRIOR TO JULY 15TH. IF OAK TREE CLEARING IS NECESSARY PRIOR TO JULY 15TH, AN OAK WILT MANAGEMENT PLAN MUST BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW TO ENSURE ADEQUATE MEASURES ARE IMPLEMENTED TO PROTECT FROM THE INTRODUCTION OF OAK WILT.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS (NOT SHOWN).

REFERENCE NOTES:

① FENCE MATERIAL SHALL MEET THE REQUIREMENTS OF CITY PLATE NO. ERO-8. FENCE SHALL BE INSTALLED PER MN/DOT SPEC. 2572.3.A.1.

② ONLY THE SIGNIFICANT TREES, AS DEFINED BY THE CITY OF RAMSEY, ARE NUMBERED. SEE SHEET C2 FOR THE SIGNIFICANT TREE INVENTORY TABULATION.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- XXX EXISTING CONTOUR
- EXISTING CONCRETE CURB AND GUTTER
- P-BUR BURIED ELECTRIC LINE
- P-OH OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER APRON
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING CONIFEROUS AND DECIDUOUS TREES
- SB-X SOIL BORING LOCATION
- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING GRAVEL SURFACE
- REMOVE BITUMINOUS PAVEMENT
- CLEAR AND GRUB CONIFEROUS AND DECIDUOUS TREES
- SAWCUT PAVEMENT
- REMOVE CURB OR FENCE
- TREE PROTECTION FENCE ①
- XXX TREE NUMBER ②

DATE	REVISION	DATE	REVISION

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TIMOTHY A. EDBERG, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
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ANOKA RAMSEY ATHLETIC ASSOCIATION

EXISTING TOPOGRAPHY AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C8 OF C15 SHEETS

3395.24

Kinghorn CONSTRUCTION

Aug 07, 2024 - 9:58am
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GENERAL NOTES:

1. SEE SHEETS C10 AND C11 FOR DETAILED GRADING PLANS.

Kinghorn CONSTRUCTION

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TIMOTHY A. EGGERICHS, P.E.

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ANOKA RAMSEY ATHLETIC ASSOCIATION

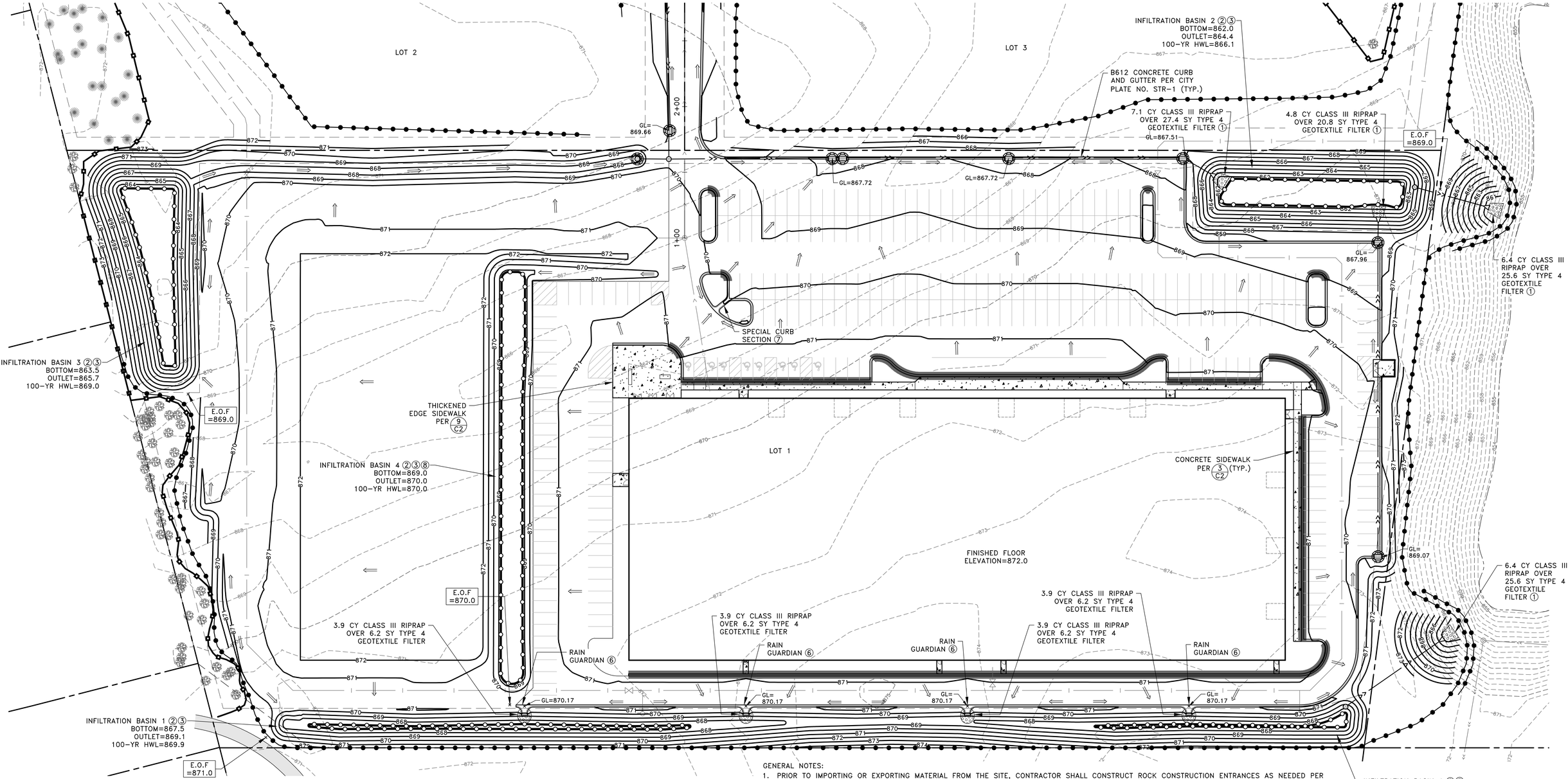
OVERALL GRADING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C9 OF C15 SHEETS

3395.24

Aug 07, 2024 - 9:10am
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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CONCRETE CURB AND GUTTER
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER APRON
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING CONIFEROUS AND DECIDUOUS TREES

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIPRAP
- TREE PROTECTION FENCE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FORCEMAIN
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN/POND OUTLET STRUCTURE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- PROPOSED TIPOUT CURB PER 5 C2
- SILT FENCE PER CITY PLATE NO. ERO-1 ⑤
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 ④

- DETAIL NUMBER / SHEET NUMBER
- STORM DRAIN INLET PROTECTION DEVICE PER 2 C3, 3 C3 AND 7 C3
- DRAINAGE ARROW
- E.O.F =XXX.X EMERGENCY OVERFLOW ELEVATION
- SB-X SOIL BORING LOCATION

GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT ROCK CONSTRUCTION ENTRANCES AS NEEDED PER CITY PLATE NO. ERO-5. ROCK CONSTRUCTION ENTRANCES SHALL HAVE A MINIMUM HEIGHT OF TWO FEET.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C12 FOR THE ENTRANCE ROAD STREET AND UTILITY CONSTRUCTION PLAN.
4. SEE SHEET C13 FOR THE STAKING PLAN.
5. SEE SHEET C14 FOR THE UTILITY PLAN.
6. SEE SHEET C15 FOR THE RESTORATION AND PAVING PLAN.
7. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
8. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
9. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
10. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SAND AND DICKMAN SANDY LOAM. SEE THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL INFORMATION.
11. MAXIMUM FINISHED GRADES SLOPES SHALL BE 3:1.
12. ANY EXCESS SUITABLE GRADING MATERIAL SHALL BE PLACED ON THE PROPERTY NORTH OF THE ARAA SITE AS DIRECTED BY THE OWNER.

REFERENCE NOTES:

① PLACE RIPRAP PER CITY PLATE NO. ERO-3.
② CONTRACTOR SHALL NOT EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE, OR WITHIN THREE FEET OF FINAL GRADE, UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED UNLESS RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION BASIN ARE PROVIDED.
③ CONSTRUCT INFILTRATION BASIN PER 4 C2.
④ PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
⑤ PLACE SILT FENCE AT, OR OUTSIDE, THE DRIPLINE OF TREES.
⑥ CONSTRUCT RAIN GUARDIAN PER 4 C3. PLACE SEDIMENT CONTROL LOG UPSTREAM OF THE RAIN GUARDIAN UNTIL FINAL STABILIZATION IS ACHIEVED.
⑦ CONSTRUCT SPECIAL CURB SECTION PER 6 C2.
⑧ THIS INFILTRATION BASIN WILL BE ELIMINATED WHEN FUTURE PHASES OF THE SITE ARE DEVELOPED.

N

SCALE 30 0 30 60 IN FEET

PROJECT SUMMARY

DISTURBED AREA	= 12.11 ACRES
EXISTING IMPERVIOUS AREA	= 0.01 ACRES
PROPOSED IMPERVIOUS AREA (PHASE 1)	= 5.88 ACRES

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

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TIMOTHY A. EGGERTHS, P.E.
Date 8/12/24 Lic. No. 43362

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CHECKED BY: CJJ

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ANOKA RAMSEY ATHLETIC ASSOCIATION

GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C10 OF C15 SHEETS

3395.24

Aug 07, 2024 - 9:59am
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OUTLOT A

RIVERDALE DRIVE

PLACE SILT FENCE ALONG THE WEST PROPERTY LINE FROM THE TREE PROTECTION FENCE TO RIVERDALE DRIVE (NOT SHOWN)

LOT 2

LOT 3

7+00

5+00

3+00

ENTRANCE ROAD

7 / C2

GL= 868.59

GL= 868.59

SEE SHEET C10

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CONCRETE CURB AND GUTTER
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER APRON
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATERMAIN VALVE
- EXISTING HYDRANT
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING CONIFEROUS AND DECIDUOUS TREES

- EXISTING BITUMINOUS PAVEMENT
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIPRAP
- TREE PROTECTION FENCE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FORCEMAIN
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN/POND OUTLET STRUCTURE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER APRON
- PROPOSED HYDRANT
- PROPOSED WATERMAIN VALVE
- PROPOSED TIPOUT CURB PER (5 / C2)
- SILT FENCE PER CITY PLATE NO. ERO-1 (2)
- SEDIMENT CONTROL LOG PER CITY PLATE NO. ERO-4 (1)

- DETAIL NUMBER / SHEET NUMBER (X / X)
- STORM DRAIN INLET PROTECTION DEVICE PER (2 / C3), (3 / C3) AND (7 / C3)
- DRAINAGE ARROW
- E.O.F =XXX.X — EMERGENCY OVERFLOW ELEVATION
- SB-X — SOIL BORING LOCATION

GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT ROCK CONSTRUCTION ENTRANCES AS NEEDED PER CITY PLATE NO. ERO-5. ROCK CONSTRUCTION ENTRANCES SHALL HAVE A MINIMUM HEIGHT OF TWO FEET.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C12 FOR THE ENTRANCE ROAD STREET AND UTILITY CONSTRUCTION PLAN.
4. SEE SHEET C13 FOR THE STAKING PLAN.
5. SEE SHEET C14 FOR THE UTILITY PLAN.
6. SEE SHEET C15 FOR THE RESTORATION AND PAVING PLAN.
7. CONTRACTOR SHALL IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE STABILIZATION WITHIN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
8. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.
9. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
10. PER THE ANOKA COUNTY SOIL SURVEY, THE SITE CONSISTS OF HUBBARD LOAMY SAND AND DICKMAN SANDY LOAM. SEE THE GEOTECHNICAL EXPLORATION REPORT FOR ADDITIONAL INFORMATION.
11. MAXIMUM FINISHED GRADES SLOPES SHALL BE 3:1.
12. ANY EXCESS SUITABLE GRADING MATERIAL SHALL BE PLACED ON THE PROPERTIES EAST AND WEST OF THE ENTRANCE ROAD AS DIRECTED BY THE OWNER.

REFERENCE NOTES:

(1) PLACE SEDIMENT CONTROL LOG AFTER COMPLETION OF GRADING.
(2) PLACE SILT FENCE AT, OR OUTSIDE, THE DRIPLINE OF TREES.

N

30 0 30 60
SCALE IN FEET

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

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TIMOTHY A. EGGERICHS, P.E.
Date 8/12/24 Lic. No. 43362

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ANOKA RAMSEY ATHLETIC ASSOCIATION

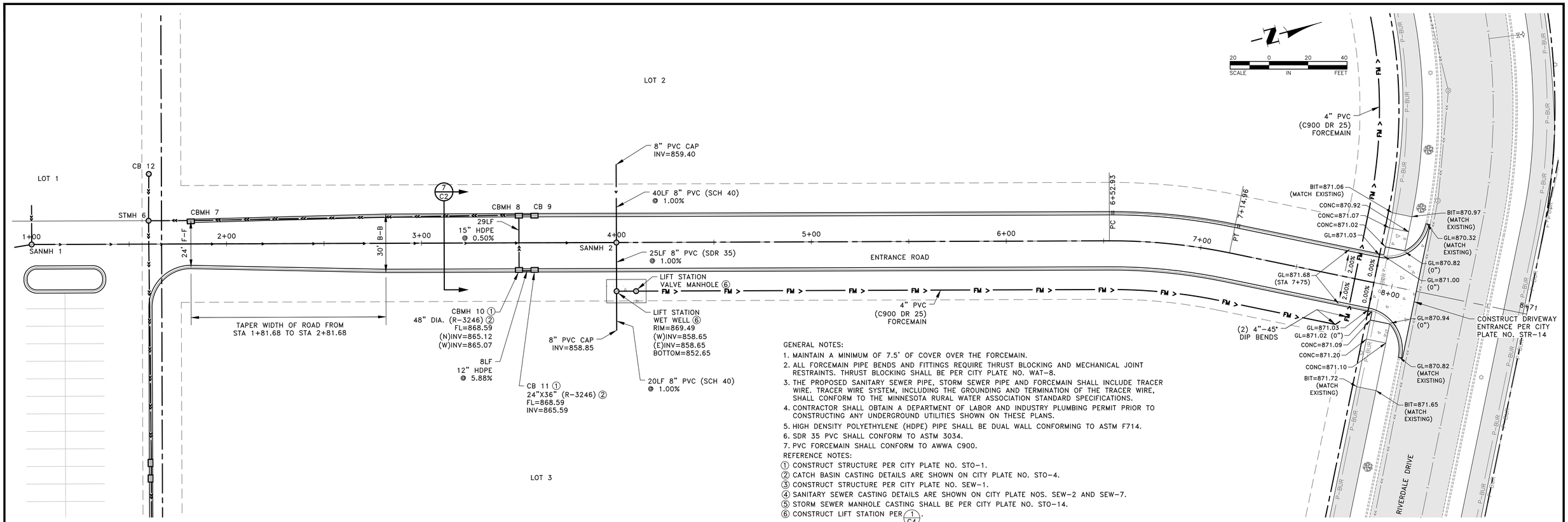
GRADING, DRAINAGE AND SEDIMENT CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C11 OF C15 SHEETS

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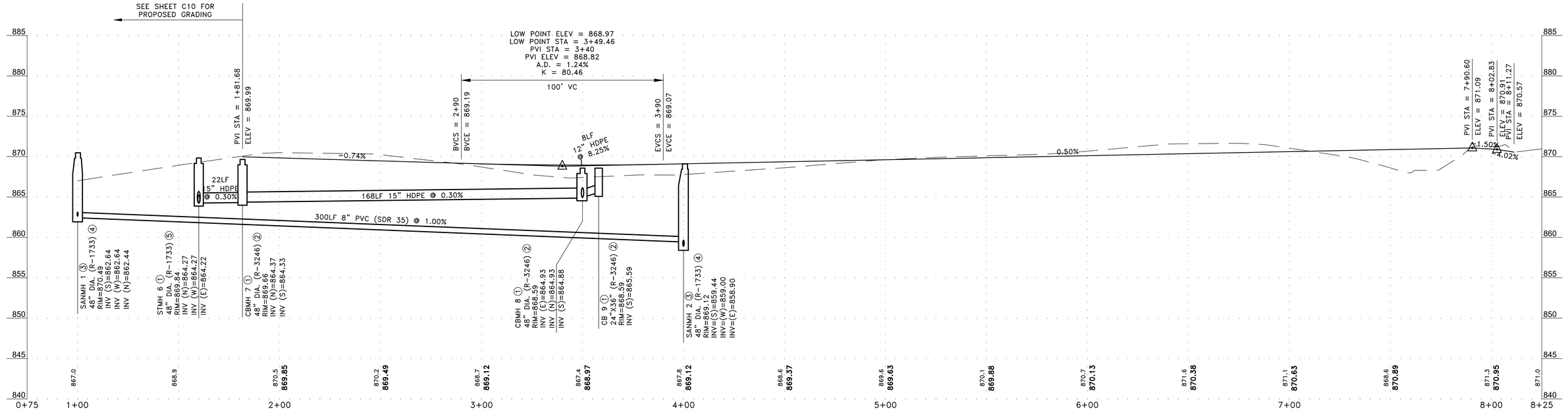


GENERAL NOTES:

1. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER THE FORCEMAIN.
2. ALL FORCEMAIN PIPE BENDS AND FITTINGS REQUIRE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS. THRUST BLOCKING SHALL BE PER CITY PLATE NO. WAT-8.
3. THE PROPOSED SANITARY SEWER PIPE, STORM SEWER PIPE AND FORCEMAIN SHALL INCLUDE TRACER WIRE. TRACER WIRE SYSTEM, INCLUDING THE GROUNDING AND TERMINATION OF THE TRACER WIRE, SHALL CONFORM TO THE MINNESOTA RURAL WATER ASSOCIATION STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL OBTAIN A DEPARTMENT OF LABOR AND INDUSTRY PLUMBING PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
5. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE DUAL WALL CONFORMING TO ASTM F714.
6. SDR 35 PVC SHALL CONFORM TO ASTM 3034.
7. PVC FORCEMAIN SHALL CONFORM TO AWWA C900.

REFERENCE NOTES:

① CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
② CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
③ CONSTRUCT STRUCTURE PER CITY PLATE NO. SEW-1.
④ SANITARY SEWER CASTING DETAILS ARE SHOWN ON CITY PLATE NOS. SEW-2 AND SEW-7.
⑤ STORM SEWER MANHOLE CASTING SHALL BE PER CITY PLATE NO. STO-14.
⑥ CONSTRUCT LIFT STATION PER (1/C4).



Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

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TIMOTHY A. EDGERRIN, P.E.
Date 8/12/24 Lic. No. 43362

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ANOKA RAMSEY ATHLETIC ASSOCIATION

STREET AND UTILITY CONSTRUCTION PLAN

ENTRANCE ROAD
CITY OF RAMSEY, MINNESOTA

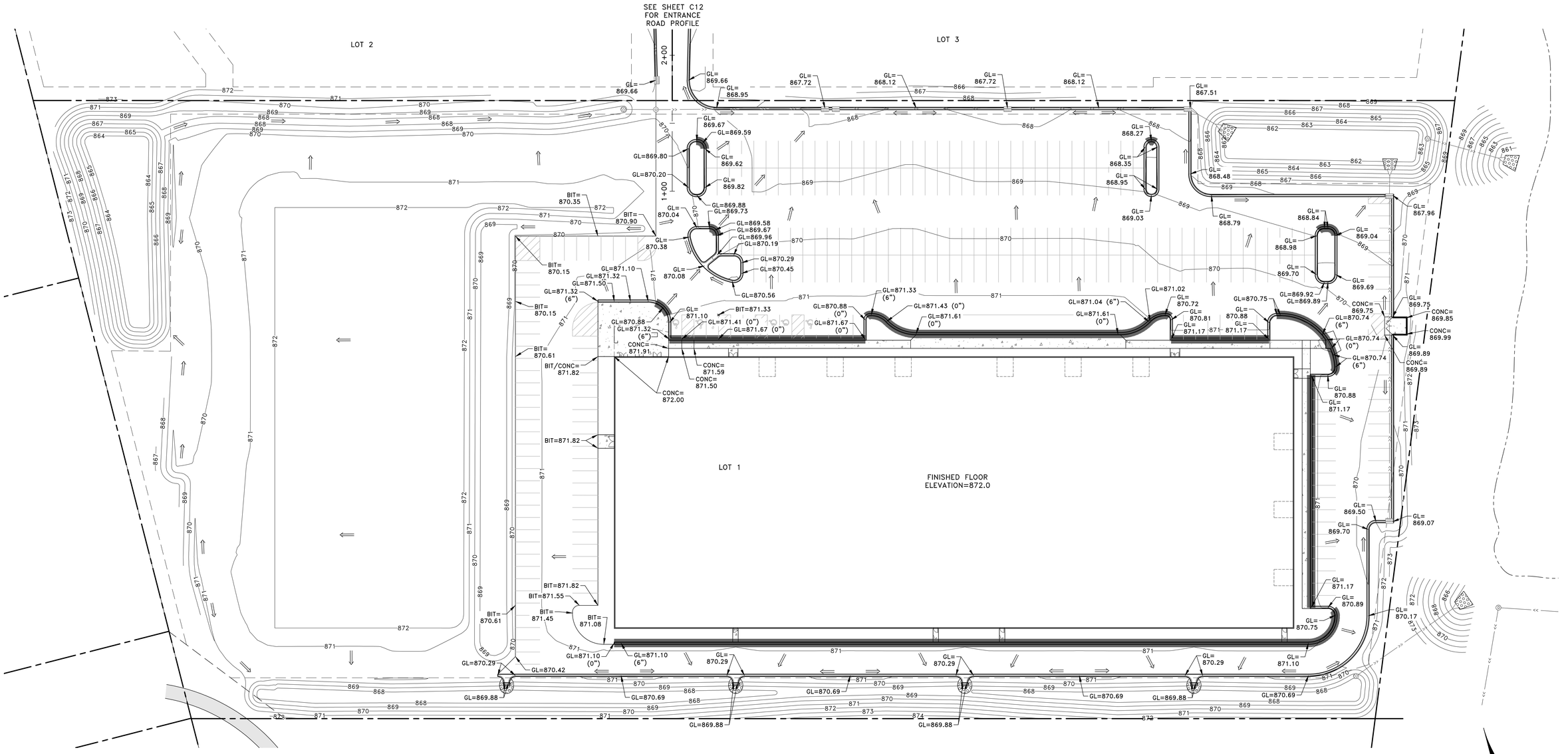
SHEET C12 OF C15 SHEETS

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Aug 07, 2024 – 10:50am
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LEGEND

- PROPOSED TIPOUT CURB PER (5/C2)
- DRAINAGE ARROW
- GL= XXX.XX — PROPOSED GUTTER LINE ELEVATION
- FG= XXX.XX — PROPOSED SPOT ELEVATION (FINISHED GRADE)
- BIT= XXX.XX — PROPOSED SPOT ELEVATION (BITUMINOUS)
- CONC= XXX.XX — PROPOSED SPOT ELEVATION (CONCRETE)
- BLDG= XXX.XX — PROPOSED GROUND ELEVATION AT BUILDING



Kinghorn CONSTRUCTION

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ANOKA RAMSEY ATHLETIC ASSOCIATION

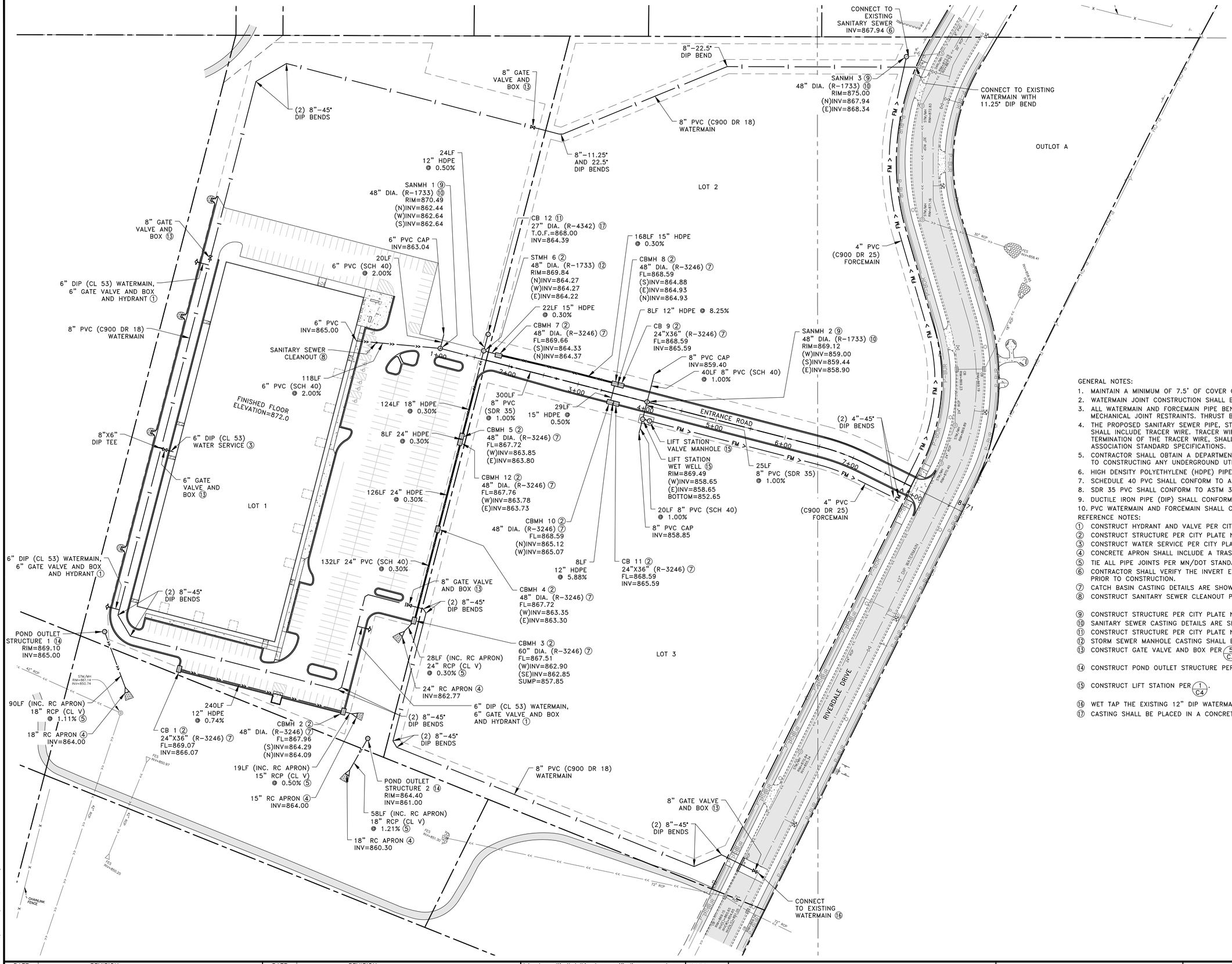
STAKING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C13 OF C15 SHEETS

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GENERAL NOTES:

1. MAINTAIN A MINIMUM OF 7.5' OF COVER OVER THE WATERMAIN AND FORCEMAIN.
2. WATERMAIN JOINT CONSTRUCTION SHALL BE PER CITY PLATE NO. WAT-4.
3. ALL WATERMAIN AND FORCEMAIN PIPE BENDS AND FITTINGS REQUIRE THRUST BLOCKING AND MECHANICAL JOINT RESTRAINTS. THRUST BLOCKING SHALL BE PER CITY PLATE NO. WAT-8.
4. THE PROPOSED SANITARY SEWER PIPE, STORM SEWER PIPE, FORCEMAIN AND WATERMAIN SHALL INCLUDE TRACER WIRE. TRACER WIRE SYSTEM, INCLUDING THE GROUNDING AND TERMINATION OF THE TRACER WIRE, SHALL CONFORM TO THE MINNESOTA RURAL WATER ASSOCIATION STANDARD SPECIFICATIONS.
5. CONTRACTOR SHALL OBTAIN A DEPARTMENT OF LABOR AND INDUSTRY PLUMBING PERMIT PRIOR TO CONSTRUCTING ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
6. HIGH DENSITY POLYETHYLENE (HDPE) PIPE SHALL BE DUAL WALL CONFORMING TO ASTM F714.
7. SCHEDULE 40 PVC SHALL CONFORM TO ASTM D1785 OR ASTM D2665.
8. SDR 35 PVC SHALL CONFORM TO ASTM 3034.
9. DUCTILE IRON PIPE (DIP) SHALL CONFORM TO AWWA C151.
10. PVC WATERMAIN AND FORCEMAIN SHALL CONFORM TO AWWA C900.

REFERENCE NOTES:

① CONSTRUCT HYDRANT AND VALVE PER CITY PLATE NO. WAT-1.
② CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-1.
③ CONSTRUCT WATER SERVICE PER CITY PLATE NO. WAT-5.
④ CONCRETE APRON SHALL INCLUDE A TRASH GUARD PER CITY PLATE NO. STO-8.
⑤ TIE ALL PIPE JOINTS PER MN/DOT STANDARD PLATE 3145.
⑥ CONTRACTOR SHALL VERIFY THE INVERT ELEVATION OF THE EXISTING SANITARY SEWER SERVICE PRIOR TO CONSTRUCTION.
⑦ CATCH BASIN CASTING DETAILS ARE SHOWN ON CITY PLATE NO. STO-4.
⑧ CONSTRUCT SANITARY SEWER CLEANOUT PER (1/C3).
⑨ CONSTRUCT STRUCTURE PER CITY PLATE NO. SEW-1.
⑩ SANITARY SEWER CASTING DETAILS ARE SHOWN ON CITY PLATE NOS. SEW-2 AND SEW-7.
⑪ CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-2.
⑫ STORM SEWER MANHOLE CASTING SHALL BE PER CITY PLATE NO. STO-14.
⑬ CONSTRUCT GATE VALVE AND BOX PER (5/C3).
⑭ CONSTRUCT POND OUTLET STRUCTURE PER (6/C3).
⑮ CONSTRUCT LIFT STATION PER (1/C4).
⑯ WET TAP THE EXISTING 12" DIP WATERMAIN FOR THE PROPOSED 8" DIP WATERMAIN.
⑰ CASTING SHALL BE PLACED IN A CONCRETE FRAME PER MN/DOT STANDARD PLATE 4143.

SCALE: 50 0 50 100 IN FEET

Kinghorn CONSTRUCTION

DATE	REVISION	DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
TIMOTHY A. ERICKSON, P.E.
Date 8/12/24 Lic. No. 43362

DESIGNED BY: TAE
DRAWN BY: TAE
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

ANOKA RAMSEY ATHLETIC ASSOCIATION

UTILITY PLAN
CITY OF RAMSEY, MINNESOTA

SHEET C14 OF C15 SHEETS

3395.24

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LEGEND

- PROPOSED BITUMINOUS PAVEMENT PER (1/C2)
- PATCH BITUMINOUS TRAIL PER (8/C2)
- SEED MIX 25-131 (220 POUNDS/ACRE)
  ROLLED EROSION PREVENTION CATEGORY 20
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 25-131 (220 POUNDS/ACRE)
  HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE)
  ROLLED EROSION PREVENTION CATEGORY 20
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SEED MIX 33-261 (35 POUNDS/ACRE)
  HYDRAULIC MULCH MATRIX (2500 POUNDS/ACRE)
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)
- SOD
  TYPE 1 FERTILIZER (300 POUNDS/ACRE)

GENERAL NOTES:

1. PLACE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND INFILTRATION AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND CONTENT. SEE (4/C2) FOR INFILTRATION BASIN TOPSOIL REQUIREMENTS.
2. UNLESS NOTED ELSEWHERE IN THESE PLANS, CONCRETE WALK AND PAVEMENT SECTIONS SHALL BE PER (4/C2).

REFERENCE NOTES:

(1) BITUMINOUS PATCHING SECTION SHALL MATCH THE EXISTING SECTION IN RIVERDALE DRIVE.

N

SCALE 50 0 50 100 IN FEET

Kinghorn CONSTRUCTION

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Date 8/12/24 TIMOTHY A. EDGERRIN, P.E. Lic. No. 43362

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ANOKA RAMSEY ATHLETIC ASSOCIATION

RESTORATION AND PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET C15 OF C15 SHEETS

3395.24

Aug 07, 2024 - 10:01am
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PLANTING SCHEDULE					
OVERSTORY TREES	Common/ Botanical	Cont	Sqft	Quantity	Total Sqft
HB	Hackberry/ Celtis occidentalis	2.5" BB	922	4	3688
WO	White Oak / Quercus alba	2.5" BB	3,910	4	15640
HK	Butternut Hickory/ Carya cordiformis	2.5" BB	3,008	3	9024
BM	Black Maple / Acer nigrum	2.5" BB	1,535	4	6140
EVERGREEN TREES	Common/ Botanical	Cont	Sqft	Quantity	Total Sqft
BH	Black Hills Spruce / Picea glauca densata	6' BB	386	4	1544
WP	White Pine / Pinus strobus	6' BB	1,995	4	7980
DF	Douglas Fir / Pseudotsuga menzesii	6' BB	354	4	1416
LR	American Larch / Larix laricina	6' BB	718	4	2872
UNDERSTORY TREES	Common/ Botanical	Cont	Sqft	Quantity	Total Sqft
SA	Showy Mountain Ash / Sorbus decora	1.5" BB	386	4	1544
RD	Redbud / Cercis canadensis	1.5" BB	297	2	594
SHRUBS	Common/ Botanical	Cont	Sqft	Quantity	Total Sqft
	Dwarf Bush-Honeysuckle/ Diervilla lonicera	5 Gal	2	145	290
				Total SF	50732
PERENNIALS	Common/ Botanical	Cont	Quantity		
Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster'	1Gal	37		
Little Bluestem	Schizachyrium scoparium 'Standing Ovation'	1Gal	32		

PLANTING NOTES:

1) TREES AND SHRUBS SHALL BE FRESHLY DUG AT TIME OF DELIVERY UNLESS CONTAINER GROWN, IF CONTAINER GROWN, PLANTS SHALL BE WATERED EVERYDAY AND KEPT IN A PARTIALLY SHADED AREA UNTIL PLANTED.

2) TREES TO BE PLANTED EXCEPT MULTI-STEM TREES SHALL HAVE A SINGLE STRAIGHT LEADER AND TAPERED TRUNK. ALL TREES SHALL BE FREE OF GIRDING ROOTS THAT HAVE ENCIRCLED THE TREE.TREES MUST BE IN GOOD HEALTH AND FREE OF DISEASE.

3) ALL TREES SHALL HAVE A MINIMUM DEPTH OF 2-4" HARDWOOD BARK MULCH 6' DIAMETER RING AROUND THE BASE OF THE TREE. KEEP MULCH OFF TREE TRUNK.

4) THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED TO BE UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION

5) PLANTING HOLES SHALL BE FREE OF WEEDS, ROCKS, SOD, CLAY CLUMPS, CLASS V AND OTHER CONSTRUCTION MATERIALS.

6) TOPSOIL FOR BACKFILLING PLANTING HOLES SHALL BE A MIXTURE OF NATIVE AND TOPSOIL AT A RATIO OF 1:1.

7) NO PLANTS SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

LANDSCAPE REQUIREMENTS

SITE TOTAL: 435,683 SF

IMPERVIOUS SURFACE: 377,828 SF

PLANTING CALCULATION:
377,828/ 435,683 = .86
435,683 - 377,828 = 57,855

57,855 x .86= 49,756 SF TOTAL

LEGEND

- Sodded Lawn (See Restoration Plan for Spec.)
- Seeded Lawn MNDot 25-131 (See Restoration Plan for Spec.)
- Seeded MNDot 33-261 (See Restoration Plan for Spec.)
- Double Shredded Bark Mulch (3")
- 1.5" Gray Trap Rock (3")
- 4-6" Gray Trap Rock
- Phase 2 Boundary

GENERAL LANDSCAPE NOTES:

1) THE CONTRACTOR SHALL INSPECT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.

2) THE CONTRACTOR SHALL VERIFY PLAN LAYOUT AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN OR INTENT OF THE LAYOUT.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

4) THE CONTRACTOR SHALL PROTECT EXISTING ROADS,CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION.DAMAGE TO SAME SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.

5) VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND GOPHER STATE ONE CALL 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

6) THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

7) THE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.

8) THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTORS CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

9) THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND GENERAL NOTES.

10) EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETYFENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING

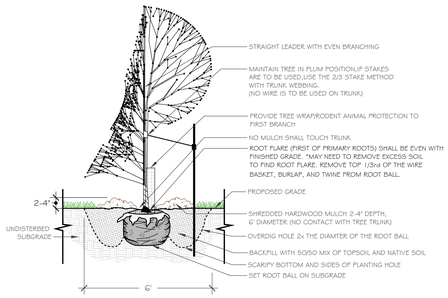
11) LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

12) CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

13) ALL AREAS DISTURBED THROUGH THE CONSTRUCTION PROCESS NOT OTHERWISE IMPROVED WITH IMPERVIOUS SURFACING SHALL RECEIVE 4 INCHES OF TOPSOIL MEETING THE CITIES SPECIFICATIONS (NO MORE THAN 35% SAND CONTENT)

14) IRRIGATION SYSTEM(S) MUST BE EQUIPED WITH A RAIN SENSOR AND SOME FORM OF WATER EFFICIENT TECHNOLOGY, SUCH AS A WEATHER COMPENSATING SMART CONTROLLER

15) SPECIES SUBSTITUTIONS REQUIRE APPROVAL OF CITYPRIOR TO INSTALLATION, CHANGING OF SPECIES MAY REQUIRE THAT MORE TREE NEED BE PLANTED DUE CHOOSEN SPECIES NOT MATCH PROPOSED SQUARE FOOTAGE OF PROPOSED TREE



1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

Kinghorn CONSTRUCTION

0 50' 100'
Scale: 1"=50'

DRAWN BY MK
CHECKED BY
DATE 07/29/2024

REVISIONS

BY	NO.	DATE	COMMENTS

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www.norbylandscape.com

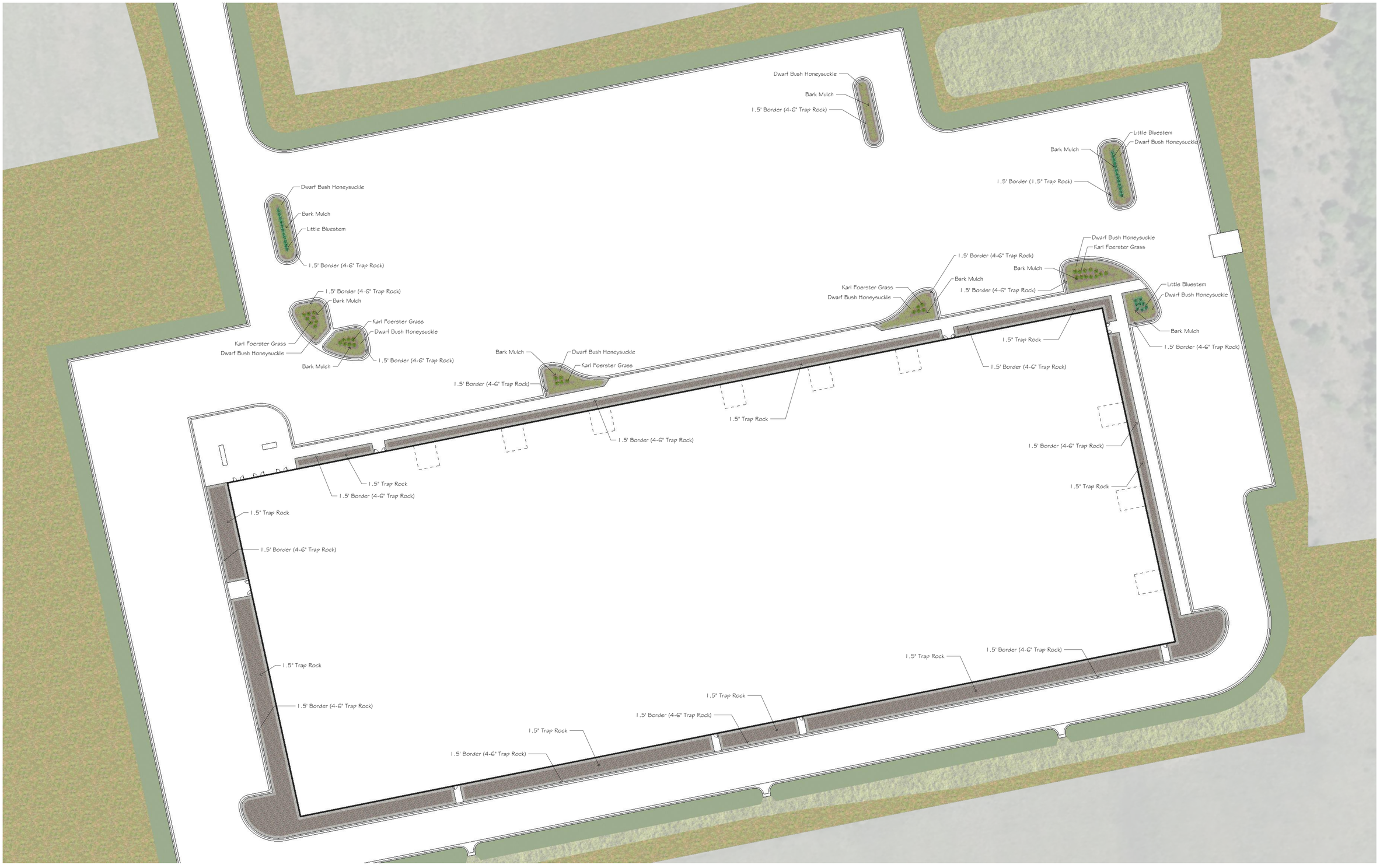
PROJECT # RAMSEY MN

ARAA

ATHLETIC FACILITY

PRELIMINARY LANDSCAPE PLAN

FILE # L1 2



0 20' 40'
Scale: 1"=20'

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MK
CHECKED BY

DATE
07/29/2024

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BY	NO.	DATE	COMMENTS

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PROJECT #

RAMSEY
MN

ARAA

ATHLETIC FACILITY

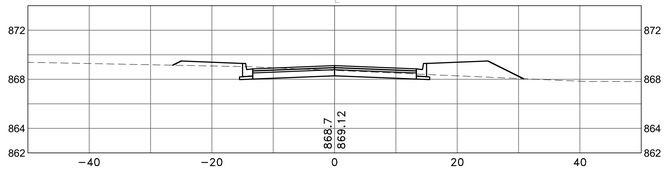
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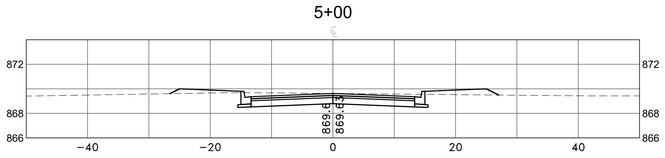
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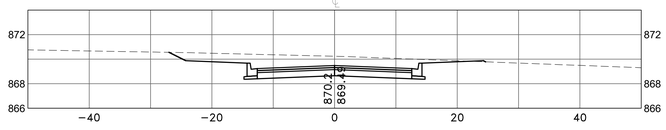
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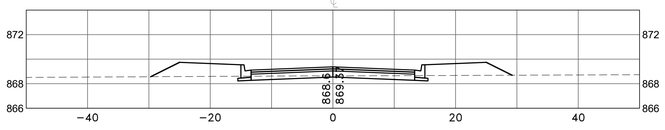
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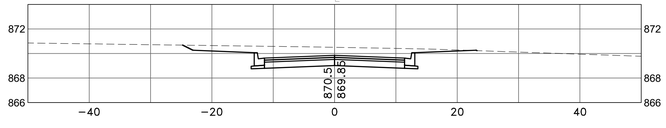
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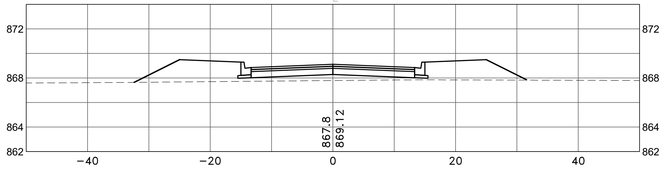
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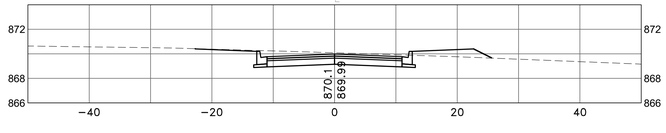
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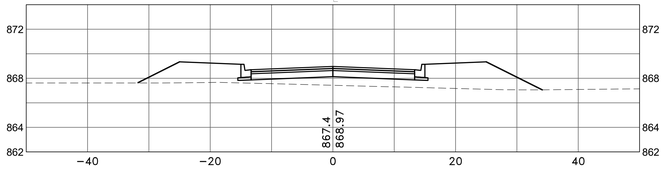
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Kinghorn CONSTRUCTION

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CROSS SECTIONS

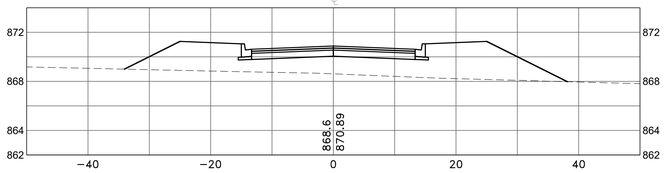
ENTRANCE ROAD
CITY OF RAMSEY, MINNESOTA

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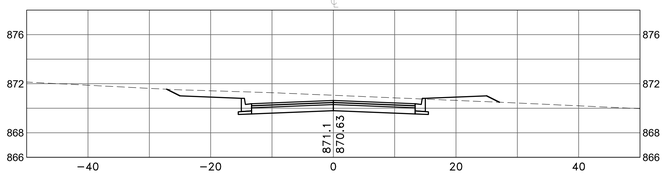
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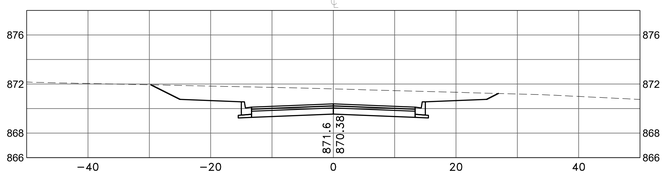
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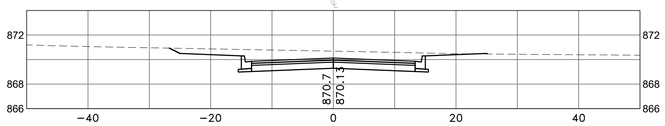
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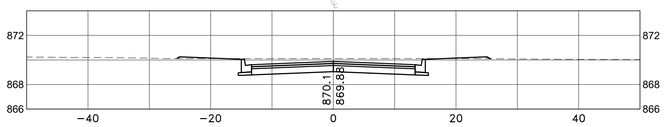
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CROSS SECTIONS

ENTRANCE ROAD
CITY OF RAMSEY, MINNESOTA

SHEET X2 OF X2 SHEETS

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Butler Manufacturing
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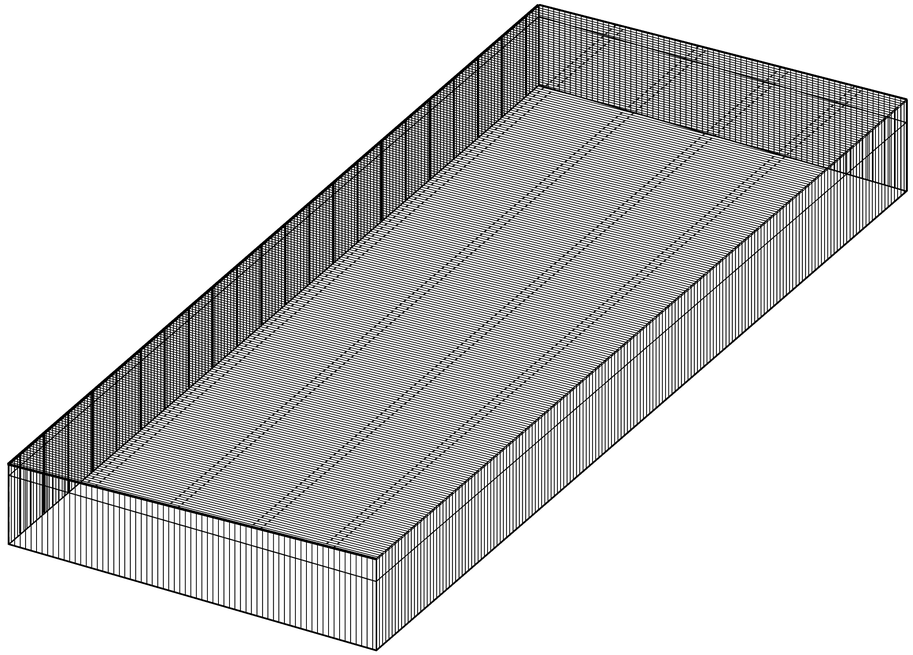
DRAWING INDEX

DRAWING TITLE	PAGES
COVER SHEET	
CODES AND LOADS	
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ANCHOR ROD PLAN	
PRIMARY STRUCTURAL	
SECONDARY STRUCTURAL	
COVERING	
SPECIAL DRAWINGS	
STANDARD ERECTION DETAILS	
PLANOGRAPH DETAILS	

DRAWING RELEASE HISTORY

TYPE	DATE	DESCRIPTION

BASIC BUILDING INSTALLATION GUIDE 3586
MR-24 ROOF INSTALLATION GUIDE 4797
SHADOWALL INSTALLATION GUIDE 5176
ROOF OWNERS MAINTENANCE 5038



GENERAL NOTES

MATERIALS

	ASTM DESIGNATION	
3 PLATE WELDED SECTIONS	A529, A572, A1011, A1018	GRADE 55
COLD FORMED LIGHT GAGE SHAPES	A653, A1011	GRADE 60
BRACE RODS	A572, A510	GRADE 50
HOT ROLLED MILL SHAPES	A36, A529, A572, A588, A992	GRADE 36 OR 50
HOT ROLLED ANGLES	A529, A572, A588, A992	GRADE 50
HOLLOW STRUCTURAL SECTION (HSS)	A500	GRADE B
CLADDING	A653, A792	GRADE 50 OR GRADE 80

HIGH STRENGTH BOLT TIGHTENING REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS FOR MORE INFORMATION. SEE ERECTION GUIDE FOR BOLT TIGHTENING INSTRUCTIONS. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E.-SNUG TIGHT OR PRE-TENSION) UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT.

ALL A490 BOLTS SHALL BE "PRE-TENSIONED". A325 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE "SNUG-TIGHT" EXCEPT AS FOLLOWS;

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 5 TON CAPACITY.

PRE-TENSION A325 BOLTS IF BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS REVERSALS ON CONNECTIONS.

PRE-TENSION A325 BOLTS IF LOCATED IN HIGH SEISMIC AREAS. FOR IBC BASED CODES; HIGH SEISMIC IS DESIGN CATEGORY D, E OR F. SEE CODES AND LOADS SECTION BELOW FOR DETAILS.

PRE-TENSION ANY CONNECTION WITH DESIGNATION A325-SC. SLIP CRITICAL (SC) CONNECTIONS MUST BE FREE OF PAINT, OIL OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.

IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS AND FLANGE BRACES.

SECONDARY MEMBERS AND FLANGE BRACE CONNECTIONS ARE ALWAYS "SNUG TIGHT", UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS.

INSPECTION AND TESTING

SPECIAL INSPECTIONS AND TESTING REQUIRED BY AUTHORITY HAVING JURISDICTION (AHJ) DURING CONSTRUCTION AND/OR STEEL FABRICATION IS THE RESPONSIBILITY OF THE OWNER OR OWNERS AUTHORIZED AGENT. WHEN REQUIRED, THE OWNER SHALL EMPLOY A QUALITY ASSURANCE AGENCY (QAA) APPROVED BY THE AHJ. THE BUILDER IS RESPONSIBLE TO COORDINATE BETWEEN THE QAA FIRM AND BBNA FABRICATION FACILITIES. THE TYPE AND EXTENT OF SPECIAL INSPECTIONS AND NDT WELD TESTING MUST BE SPECIFICALLY STIPULATED IN CONTRACT DOCUMENTS OR BBNA WILL ASSUME SPECIAL INSPECTIONS AND/OR NDT TESTING ARE WAIVED AS PERMITTED BY THE BUILDING CODE BASED ON BBNA FACILITIES IAS AC472 ACCREDITATION.

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF BUTLER MFG. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND MAY BE REPRODUCED ONLY FOR THAT PURPOSE. IT SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF BUTLER MFG.

THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

COVER SHEET

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:

Codes and Loads
WHEN MULTIPLE BUILDINGS ARE INVOLVED, SPECIFIC LOAD FACTORS FOR DIFFERING OCCUPANCIES, BUILDING DIMENSIONS, HEIGHTS, FRAMING SYSTEMS, ROOF SLOPES, ETC., MAY RESULT IN DIFFERENT LOAD APPLICATION FACTORS THAN INDICATED BELOW. SEE CALCULATIONS FOR FURTHER DETAILS. WIND LOADS ARE APPLIED TO OVERALL BUILDING ENVELOPE. COMMON WALLS BETWEEN CONNECTED SHAPES ARE NOT SUBJECT TO EXTERNAL WIND LOADS.

City: Ramsey | County: Anoka | State: Minnesota | Country: United States

Building Code
Building Code: Minnesota State Building Code - 2020 Edition
Based on Building Code: 2020 Minnesota State Building Code
Building Risk/Occupancy Category: III (Hazardous / Special Occupancy)

Structural: 16AISC - ASD
Cold Form: 16AISI - ASD

Rainfall: I: 6.00 inches per hour
f'c: 3000.00 psi Concrete

Dead and Collateral Loads
Collateral Gravity: 12.00 psf
Collateral Uplift: 0.00 psf

Material Dead Weight
Roof Covering + Second. Dead Load: 3.41 psf
Frame Weight (assumed for seismic):0.00 psf - USR

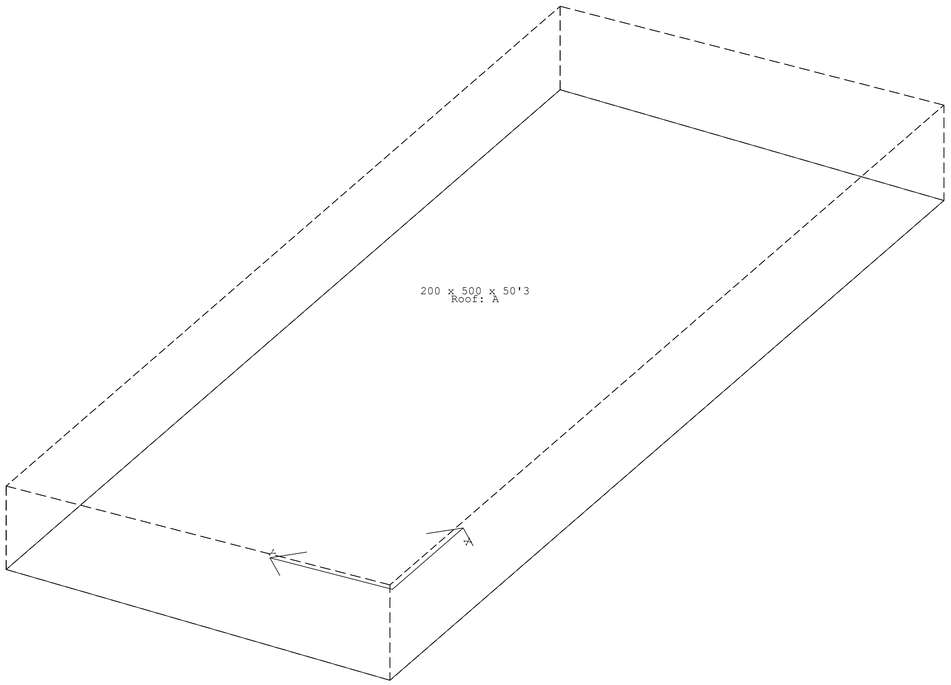
Roof Live Load
Roof Live Load: 20.00 psf Reducible

Wind Load
Wind Speed: Vult: 117.00 (Vasd: 90.63) mph
The 'Envelope Procedure' is Used
Primaries Wind Exposure: C - Kz: 1.062
Parts Wind Exposure Factor: 1.062
Wind Enclosure: Enclosed
Topographic Factor: Kzt: 1.0000
Ground Elevation Factor: Ke: 0.9679

NOT Windborne Debris Region
Base Elevation: 0/0/0
Site Elevation: 900.0 ft
Primary Zone Strip Width: 2a: 34/9/6
Parts / Portions Zone Strip Width:
Walls, a: 17/4/11
Roof(s), 0.6h: 26/1/1
Velocity Pressure: qz: 30.62, (C&C) 30.62 psf

Snow Load
Ground Snow Load: pg: 50.00 psf
Flat Roof Snow: pf: 38.50 psf
Design Snow (Sloped): ps: 38.50 psf
Rain Surcharge: 0.00 psf
Specified Minimum Roof Snow: 22.00 psf (Code)
Exposure Factor: 2 Partially Exposed - Ce: 1.00
Snow Importance: Is: 1.100
Thermal Factor: Heated - Ct: 1.00
Ground / Roof Conversion: 0.70
Obstructed or Not Slippery

Seismic Load
N/A



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D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

CODES AND LOADS

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:

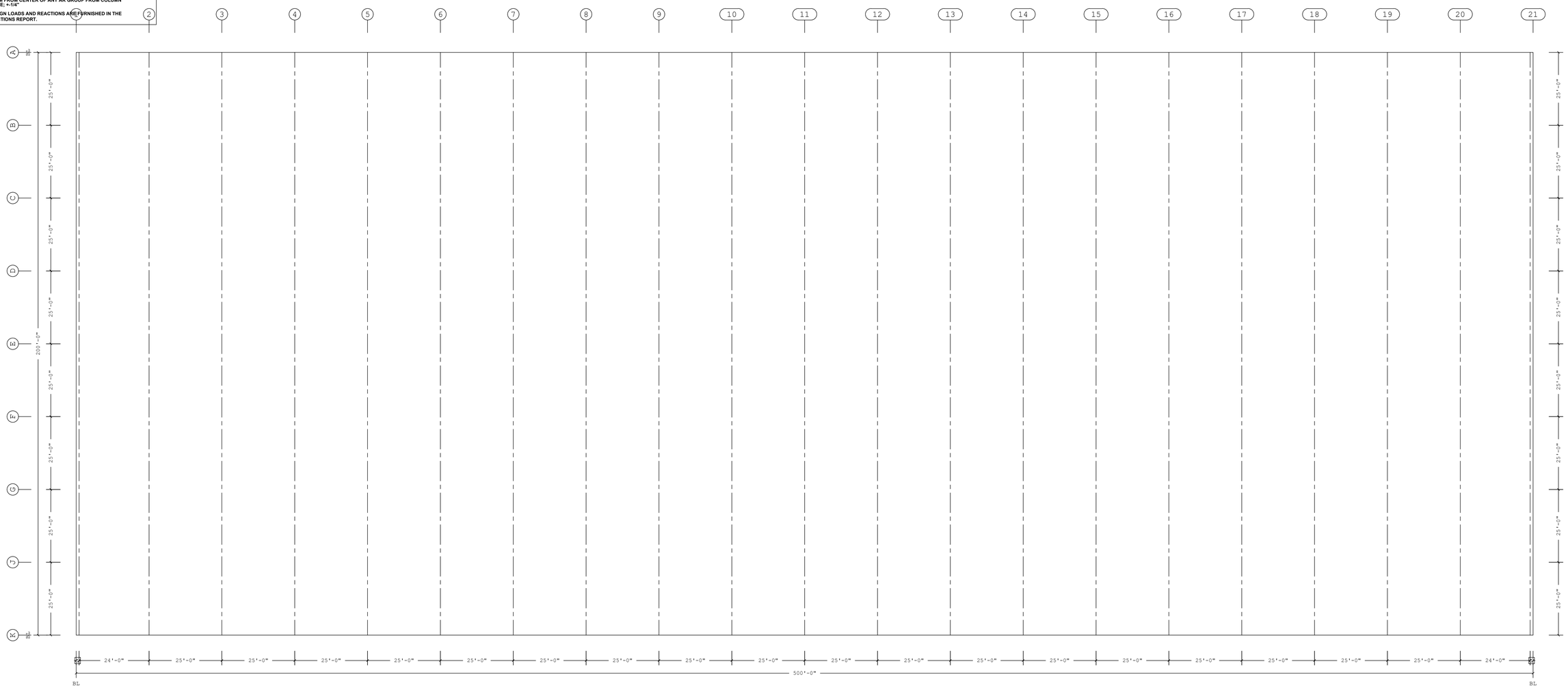
1. ANCHOR RODS, NUTS, HARDENED WASHERS AND ANY OTHER EMBEDDED ITEMS ARE TO BE FURNISHED BY CONTRACTOR.

2. ANCHOR ROD DIAMETERS WERE DETERMINED BY ALLOWABLE SHEAR AND TENSION PER AISC SPECIFICATIONS (FY=36KSI). (ASTM F1554 GRADE 36) ANCHOR ROD LENGTH, EFFECTS OF EMBEDDED ANCHOR ROD EDGE DIMENSIONS AND METHOD OF TRANSFERRING FORCES FROM ANCHOR RODS TO FOOTINGS ARE TO BE DETERMINED BY OTHERS.

3. UNLESS OTHERWISE SPECIFIED, ANCHOR RODS ARE DESIGNED AND DETAILED AS "CAST-IN-PLACE" ANCHOR RODS WITH "SNUG TIGHT" CONNECTIONS.

4. FOUNDATION MUST BE LEVEL, SQUARE AND SMOOTH. ANCHOR RODS MUST BE ACCURATELY PLACED AS SHOWN ON THIS DRAWING OR STEEL WILL NOT FIT. THE BUILDER IS RESPONSIBLE FOR ACCURATE SETTING OF ANCHOR RODS PER AISC CODE OF STANDARD PRACTICE, SEC 7.5 VARIATIONS ARE SUMMARIZED BELOW;
   a. CENTERS OF ANY TWO AR'S WITHIN A COLUMN BASE GROUP; +-1/8"
   b. CENTERS OF ADJACENT AR GROUPS; +-1/4"
   c. TOPS OF AR'S; +-1/2"
   d. ACCUMULATED DIM BETWEEN CENTERS OF AR GROUPS ALONG COLUMN LINE; +-1/4" PER 100FT., NOT TO EXCEED 1" TOTAL.
   e. DIM FROM CENTER OF ANY AR GROUP FROM COLUMN LINE; +-1/4"

5. DESIGN LOADS AND REACTIONS ARE FURNISHED IN THE REACTIONS REPORT.



ANCHOR ROD PLAN

Edge of Slab needs to be adjusted to accommodate the 2 1/2" eWall Stanchion ledge
See Detail : TYPICAL COLUMN BASE PLATE DETAIL AT 2 1/2" LEDGE

1 1'-0"
Dimension Key

Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

<*> THE BUILDING IS DESIGNED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REACTIONS, BASE PLATES AND ANCHOR RODS ARE AFFECTED BY THIS BRACING AND DIAGONALS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIERS ENGINEER.

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ANCHOR ROD PLAN

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BUILDER/CONTRACTOR RESPONSIBILITIES

Butler Mfg. follows the guidelines as outlined in the AISC and MBMA Codes of Standard Practice. Butler Mfg. standard product specifications, design, fabrication, quality criteria shall govern all work unless stipulated otherwise in the contract documents. In case of discrepancies between Butler Mfg. structural plans and plans for other trades, Butler Mfg. structural plans shall govern.

It is the responsibility of the Builder to obtain approvals and permits from all governing agencies and jurisdictions as required. Approval of Butler Mfg drawings constitutes the builders acceptance of Butler interpretation of the contract purchase order. Unless specific design criteria concerning interface design and details are furnished as part of the contract, Butler Mfg. design assumptions shall govern.

Butler engineers are not Project Engineers or Engineer of Record for the overall project. Butler engineering supply sealed engineering design data and drawings for Butler supplied material as part of the overall project for use by others to obtain permits, approvals, and coordinate with other trades. All interface and/or compatibility of any materials not furnished by Butler are to be considered and coordinated by the builder or A/E firm.

CONSTRUCTION & ERECTION RESPONSIBILITY

The Builder is responsible for construction in strict accordance with Butler Mfg. "FOR CONSTRUCTION" drawings and all applicable product installation guides. Butler is not responsible for work done from any other Butler drawings that are not marked "FOR CONSTRUCTION", nor any drawings prepared by others.

As erected field assemblies of members shall be as specified in MBMA Code of Standard Practice (in Canada – CSA S16), which require L/500 tolerance of installed members. Occasional field work including shimming, cutting, coping, and drilling for final fit–up are considered part of erection. Specified field work and field welding conditions indicated on these drawings shall also be included in the erectors scope of work. See Erection Guide for shimming procedure. For building with top riding bridge cranes see Crane Data drawing for column plumb tolerance.

The building erector shall be properly licensed and experienced in erecting metal building systems. The Builder is responsible for having knowledge of, and shall comply with, all OSHA requirements and all other governing site safety criteria. The builder is responsible for designing, supplying, locating and installing temporary supports and bracing during erection of the building. Butler bracing is designed for code required loads after building completion and shall not be considered as adequate erection bracing. See Erection Guide.

Shimming of steel buildings during erection may be required to accomodate allowable tolerances during fabrication and erection. Special care should be taken by the building erector to shim connections where key dimensions must be maintained for building performance as even small tolerances can have a significant impact on critical dimensions such as height, clearances and plumbness, especially as the size of the member or building increases. Conditions where shimming should be expected can include but are not limited to large door openings, critical clear height requirements, cranes, buildings greater than 45 feet in height, clear spans greater than 125 feet and adjacent frames with different characteristics (like clear span frames adjacent to an endwall or modular frame). Shims are normally provided by the erector, but may be ordered upon request by contacting your Project Manager.

EXISTING STRUCTURES

Butler must be advised of any structure that is within 20 ft. of Butler's building. Load effects from snow drifting, wind effects, and seismic separation must be considered for both the new and existing structures. Butler has designed the new Butler building for these effects. The owner/builder are responsible for employing a Professional Engineer to review and verify the existing structure for all load effects from the adjacent Butler building.

BRACING

Tension brace rods work in pairs to balance forces caused by initial tensioning. Care must be taken while tightening brace rods so as not to cause accidental or misalignment of components. All rods must be installed loose and then tightened. Rods should not exhibit excessive sag. For long or heavy rods, or angles it may be necessary to support the rods at mid–bay by suspending them from secondary members.

Bracing for seismic or wind loading of objects or equipment that are not a part of the Butler structure must be designed by a qualified professional to deliver lateral loads to primary frames and rod bracing struts. Equipment bracing and suspension connections must not impose torsion or minor axis loads, or cause local distortion in any Butler components. Butler accepts no responsibility for design or installation of bracing systems not furnished by Butler.

FIELD WELDING

All field welding shall be done at the direction of a design professional, and done in accordance with governing requirements (AWS in USA, CWB in Canada) by welders qualified to perform the welding as directed by the applicable welding procedure specification (WPS). A WPS shall be prepared by the contractor for each welding variation specified. The contractor is responsible for any special welding inspection as required by local jurisdiction. Filler metal shall be 70 ksi (480 MPa) tensile strength. For welds in high seismic force resisting system (Seismic Cat D, E or F), minimum Charpy V–Notch toughness shall meet AISC–341 criteria (20 ft–lbs min @ 0Deg F). Interpass temperatures shall not exceed 450Deg F (230Deg C).

SIGNAGE

The Builder is responsible for furnishing signs as required by Code and the Building Department, including but not limited to, exits, occupancy limits, floor loading limits, and bulk storage limits. Floor loading signs shall clearly indicate maximum floor live load permitted.
Bulk storage facilities shall have signs clearly posted on all loaded walls indicating the type of commodity stored and the maximum storage height. Signs shall be clearly visible when building is fully loaded to design level. Overloading of floors or walls may result in failure.

DELIVERIES

It is the responsibility of the builder to have adequate equipment available at the job site to unload trucks in a safe and timely manner. The Builder will be responsible for all retention charges from carriers as a result of job site unloading delays.

Claims for damage or shorts MUST be noted on the Bill–of–Lading or delivery receipt and filed against the carrier by the consignee as per Butler's Terms of Sales (F.O.B. Plant) under the Uniform Commercial Code. It is critical that damages or shorts be noted on the Bill–of–Lading or you have little recourse with the carrier. Immediately upon delivery of material, material quantities are verified by the Builder against quantities billed on the shipping document. Neither the Manufacturer nor the carrier is responsible for material shortages against quantities billed on the shipping document if such shortages are not noted on the shipping documents upon delivery of material and acknowledged by the carriers agent. For materials concealed in bundles, boxes, or crates, shortages must be reported immediately upon unpacking. Should products get wet, bundled and crated materials must be unpacked and unbundled immediately to provide drainage of trapped moisture. See Erection Guide for proper job site storage procedure.

SEALANTS

Sealants shall be applied in strict accordance with Butler details or weather tightness will be compromised. Sealant must be applied in temperatures and weather conditions consistent with labeling.

INDEPENDENT MEZZANINES

Independent mezzanines must be designed by a professional engineer. The engineer must ensure that proper isolation from the Butler building has been provided to avoid structural damage due to differential movements, or inadvertently apply loads to the Butler structure. Butler accepts no responsibility for the design of the independent mezzanine.

FIRE CODE COMPLIANCE

It is the responsibility of the project design professional and builder to comply with local fire code regulations including consideration of, but not limited to, building use and occupancy, all building construction materials, separation requirements, egress requirements, fire protection systems, etc. Builder shall advise Butler of any special requirements to be furnished by Butler.

FIELD MODIFICATIONS

Modifications to this building from details and instructions contained on these drawings must be approved in writing by Butler Mfg. engineers, or other licensed structural engineer. This includes, but is not limited to, removal of roof or wall cladding, removing or moving any flange braces or rod braces, cutting of openings for doors, windows or RTU's, correction of fabrication errors, etc. The owner shall not impose loads to this structure beyond what is specified for this building in the contract documents. Butler Mfg. accepts no responsibility for the consequences of any unauthorized additions, alterations, or added loads to this structure.

If the builder intends to invoice Butler Mfg. for modifications in excess of $1000, The builder must notify Butler Mfg. immediately, and obtain a Work Authorization from Butler Mfg prior to proceeding. All final claims must be submitted to Butler Mfg with all supporting documentation within 30 days of the building completion. Claims submitted without work authorizations, or after 30 days will not be accepted. Correction of minor misfits, shimming and plumbing, moderate amount of reaming, drilling, chipping / cutting and minor welding are considered by Code of Standard Practice to be part of erection are not subject to claim reimbursement.

CONCRETE/MASONRY/CONVENTIONAL STUD WALLS

The engineer responsible for the design of the wall system is responsible for coordinating with, or specifying to Butler Mfg, any wall to steel compatibility issues such as drift and deflection compatibility, special base details, and wall to Butler steel connections. All fasteners, sealant and counter flashing of wall systems are to be provided by contractor. The engineer responsible for the wall shall design the anchorage to Butler supporting elements consistent with Code required forces.

PANELS

Oil canning is an inherent characteristic of cold formed steel panels. It is the result of several factors that include induced stresses in the raw material delivered to Butler, fabrication methods, installation procedures, and post installation thermal forces. Thru fastened panels will exhibit some dimpling when installed, especially when insulation is installed between panels and secondary supports. Dimpling can be minimized by careful installation, taking care not to over drive fasteners.

Roof rumble is a phenomenon that is caused by wind gusts lifting up on the roof panels and then springing back into place. All panels experience this action to some degree, especially with concealed clip Standing Seam panels. Roof rumble noise may be minimized by providing a layer of blanket insulation between the panels and any hard support surface such as steel secondary members, substrates such as plywood, steel decking, or rigid board insulation. A minimum of 3 inch thick blanket is recommended over steel secondary members, or 2 inch over substrates.

Oil canning, dimpling, and roof rumble do not affect the structural integrity or weather tightness of the panels and is not grounds for rejection of panels.

The Standing Seam joint detail is designed with an interlocking feature for ease of installation. However, it is imperative that installed Standing Seam panels be secured to the secondary structural members and properly seamed prior to departure from the job site each day.

SKYLIGHTS

Local building departments may require added fall restraint due to conditions that may affect the skylight structural integrity. It is the responsibility of the builder to determine and provide any added fall restraint under the skylight as may be required by your building department.

RAIN WATER RUNOFF

Drainage systems must be designed by the project professional to comply with code requirements. Butler is not responsible for drainage designs, overflow scuppers, down piping, etc. The project professional and contractor are responsible to ensure that primary drains and overflow devices such as scuppers and auxiliary drains are provided as required for the required rain intensity at the building perimeter and at valley conditions to prevent ponding.

STEEL SHOP COAT

The purpose of Butler's shop coat is to provide protection for the steel members during transportation, during temporary job site storage and during erection. Standard shop formulation is not designed to perform as a finish coat when exposed to environmental conditions. Members shall be kept free of the ground and properly drained during job site storage. It is the Builder's responsibility to ensure that if a finish coat is being applied over Butler shop coat that the painting contractor verifies compatibility between his finish coat and Butler's shop coat.

BUTLER MFG. ACCREDITATIONS AND APPROVALS

Fabricator Approvals

IAS AC472 Approvals: (www.iasonline.org/services/metal–building–inspection)
Listed under BlueScope Buildings North America, Inc.
City of Los Angeles, CA #FB00031; City of Houston, TX 767;
City of Phoenix, AZ C19–02008; Clark County, NV 43 & 833, San Bernardino County, CA 289, State of Utah, City of Richmond, Ca.

Design Approvals

IAS AC472 Approvals: (www.iasonline.org/services/metal–building–inspection)
Listed under Butler Manufacturing, a Division of BlueScope Buildings North America, Inc.

Canadian CSA A660 Certifications

(www.cwbgroup.org)
Listed under BlueScope Buildings North America, Inc.

Engineering Certifications of Authorization

USA––AL#CA–5589–E; AZ#22225–0; AR#576; FL#30427; GA#PEF007551; ID#C–2470; IL#184–002649; KS#E–29; KY#4490; LA#EF6722; MS#E–0592; MO#E–2010007736; NC#F–0998; ND#1579PE; NJ#24GA28318800; NV#20437; OH#05898; OK#CA4170PE; RI#8838; SC#6206; SD#C–1787; TX#F4828; VA#0411001520; VA#0411001518; WA#4119; WV#CO3059–00
CAN––AB#P08900; NB#F0951; NL#D0044; NS#30123; NT#P062; ON#100148796; and YT#PP134

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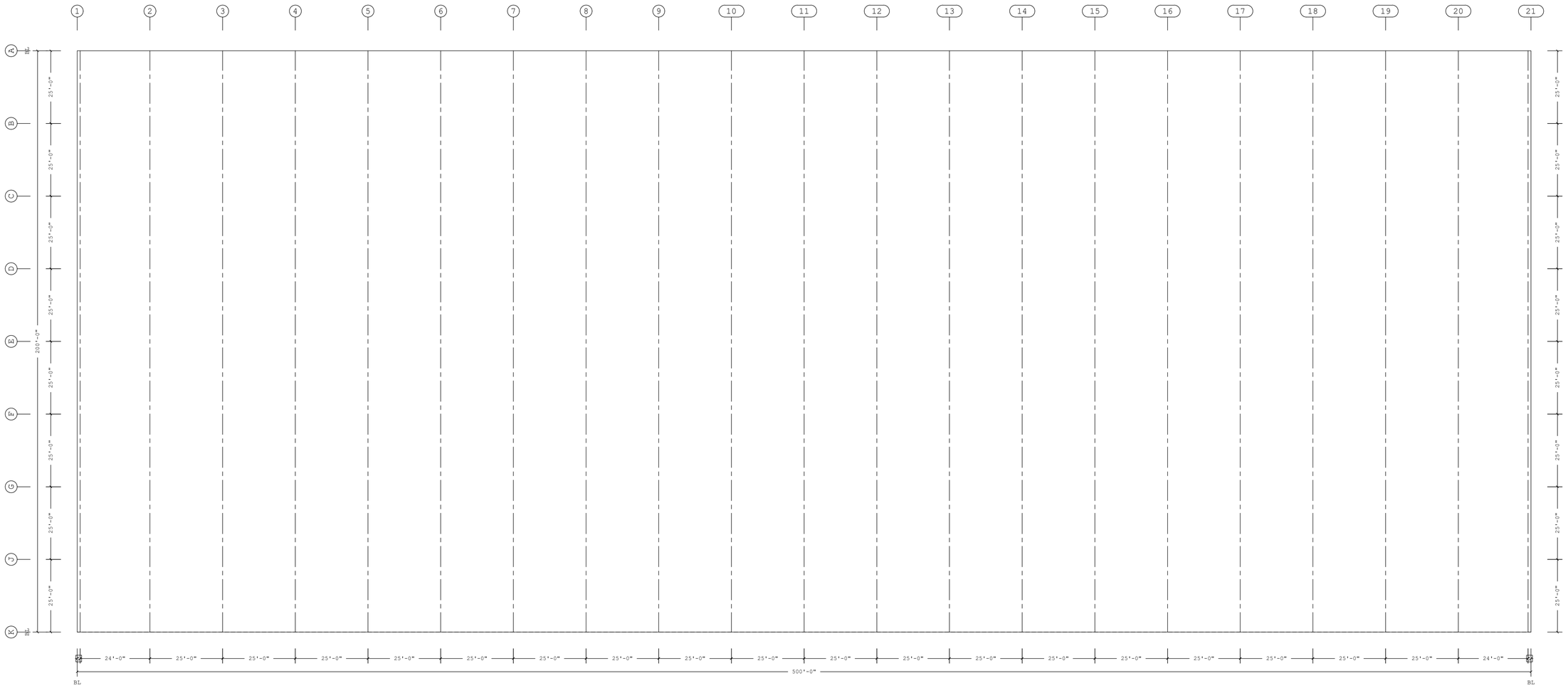
DRAWING SCALE: NTS

ERECTION NOTES

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

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PRIMARY AND ROOF BRACING PLAN

1 1'-0"

Dimension Key

Shape Name = 200 x 500 x 50'3

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.
2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

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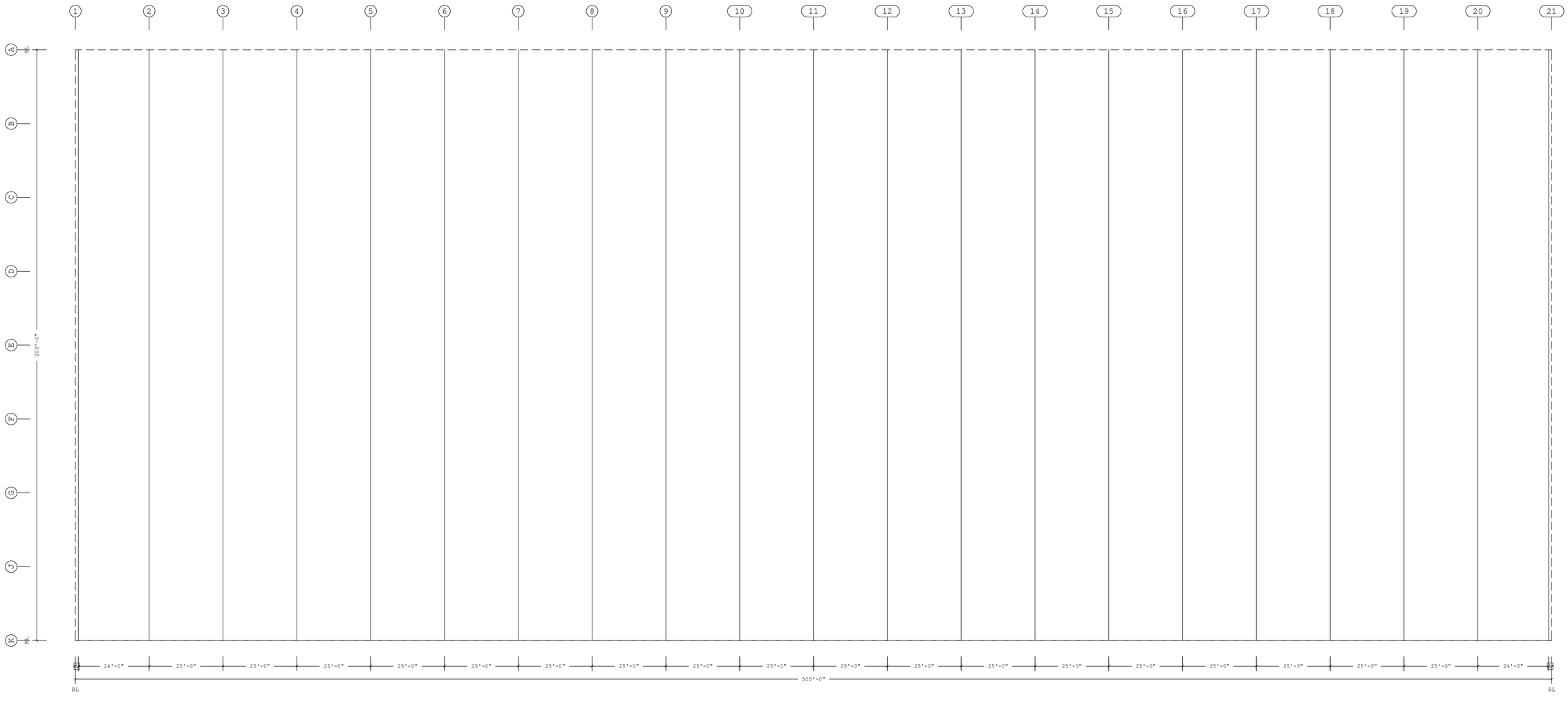
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PRIMARY AND ROOF BRACING PLAN

BUILDER: ARAA Athletic Facility
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LOCATION: Ramsey, Minnesota
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ROOF SECONDARY PLAN

1 1'-0"
Dimension Key

Shape Name = 200 x 500 x 50'3

1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.
2. FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS.
3. REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.

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DRAWN/CHECK: /
PAGE:

Covering Schedule

Id	Qty	Start Length	Qty	Stagger Length	Type	Gage	OP	Fin.	Color	Direction
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#10	250	45'-6"	250	45'-6"	MR24	24	10	Z	AZ	Right to Left
#11	125	40'-6"	125	40'-3"	MR24	24	10	Z	AZ	Right to Left
#12	125	29'-2 1/4"	125	24'-5 1/4"	MR24	24	11	Z	AZ	Right to Left

Oper. Code:13=SQ, NT
Oper. Code:10=SQ, NT
Oper. Code:11=SQ, SQ
Finish:Z=AlZn
Color:AZ=Plain AlZn

Trim Schedule

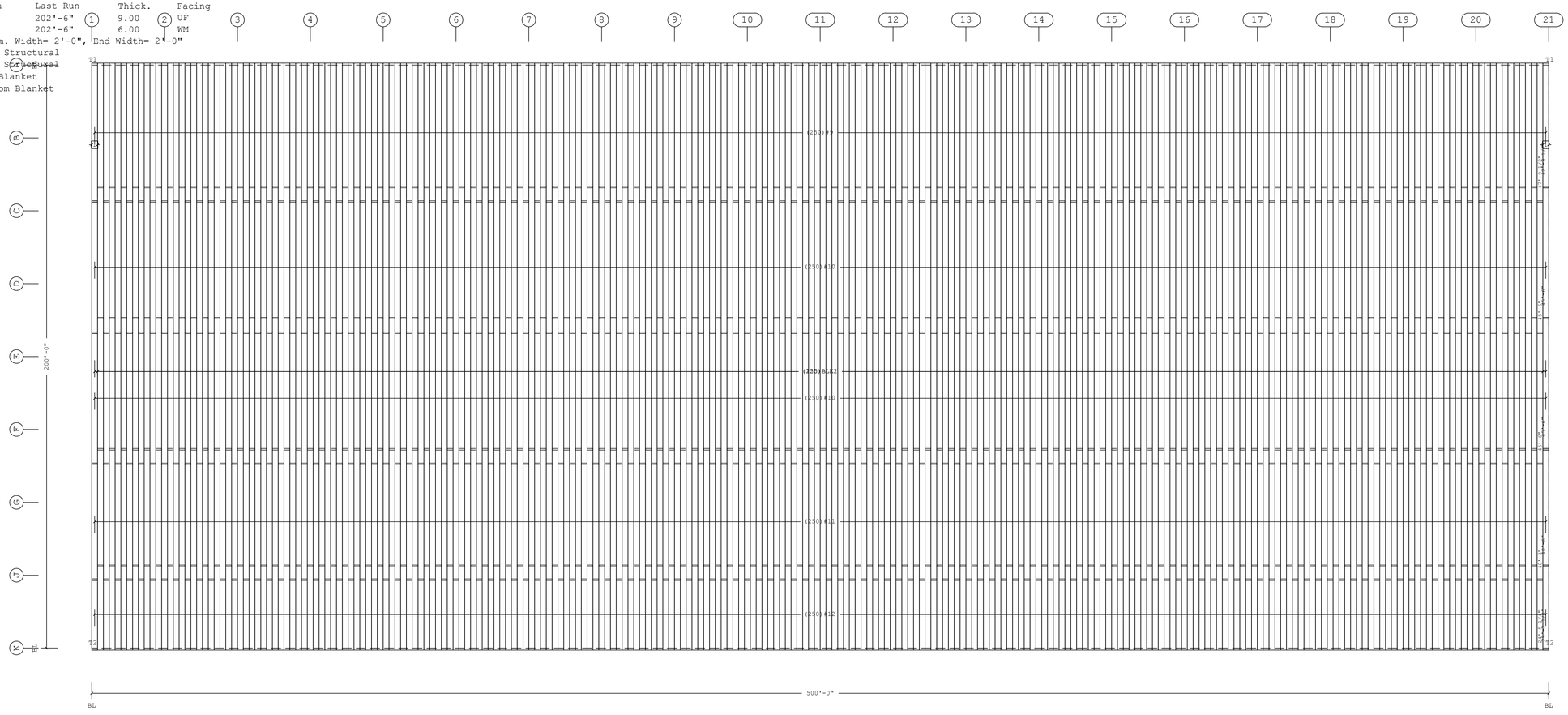
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T1	0630043
T2	0630043

Color	Details
Standard Color	
Standard Color	

Insulation Schedule (Install in same direction as Covering)

Id	Qty	Type	Start Run	Last Run	Thick.	Facing
BLK1	250	IU	202'-6"	202'-6"	9.00	UF
BLK2	125	IB	202'-6"	202'-6"	6.00	WM

Starter Width= 2'-0", Interm. Width= 2'-0", End Width= 2'-0"
Location =Outside Secondary Structural
Direction =Across Secondary Structural
Type:IU=TBS Fiberglass Top Blanket
Type:IB=TBS Fiberglass Bottom Blanket
Facing:UF=Unfaced
Facing:WM=WMP-50



ROOF COVERING PLAN

Planograph Schedule

Id	Details
T1	P-080572, P-081236, P-103223, P-104542, P-104714
T2	P-080572, P-104549

Shape Name = 200 x 500 x 50'3

1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.
4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.

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D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

ROOF COVERING PLAN

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:

Covering Schedule

Id	Qty	Type	Start Length	Gage	OP	Fin.	Color	Increment	Direction
#1	67	SHU	6'-7 7/8"	26	3	K	SY	1 1/8"	Left to Right
#2	67	SHU	37'-7 5/8"	26	3	K	SY		Left to Right

Oper. Code:3=SQ, SQ
Finish:K=Butler-Cote
Color:SY=Cool Shell Gray

Trim Schedule

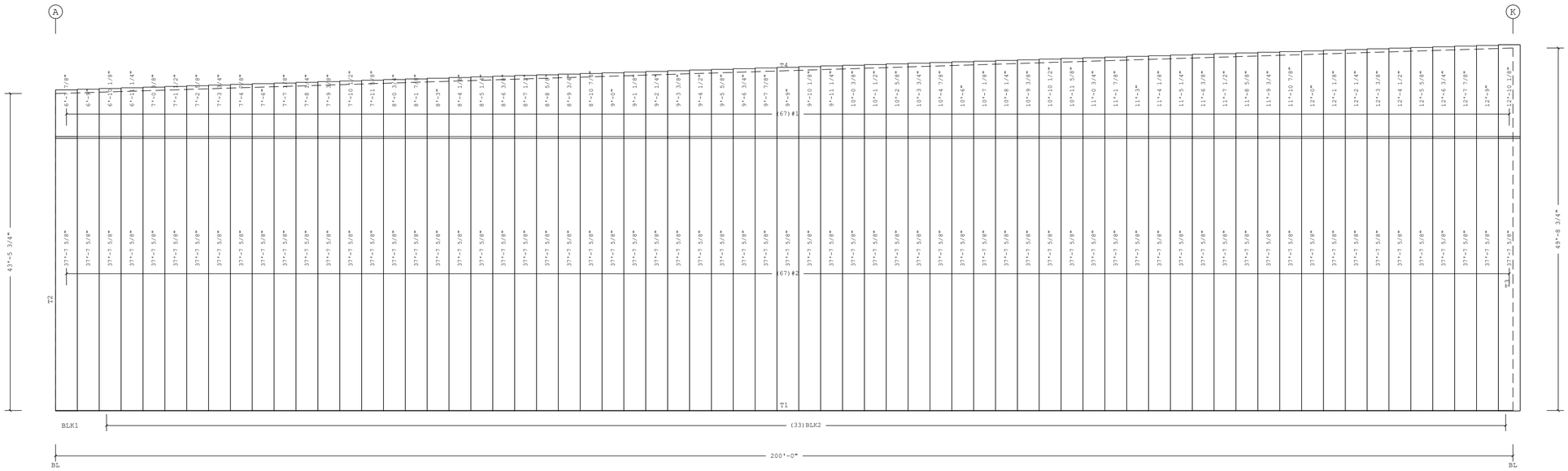
Id	Parts
T1	(8)BA225, (17)BT12A, (8)SBA225
T2	(4)ICT12, (4)SHCTB12
T3	(4.5)ICT12, (5)SHCTB12
T4	(10)MRGT20L, (17)SHCL12, (20)WA10C

Color	Details
Match Wall Color	ENB006, NV664, WCB082, WCB086, WCB602, WCB625, WCB626, WCB628, WCB790, WCB799, WCB800, WCR607, WSR066
Match Wall Color	WCB709, WCB711
Match Wall Color	WCB709, WCB711
Standard Color	MV822, PV167, RCB858, RCB859, RCB861, WCB718, WCB725

Insulation Schedule (Install in same direction as Covering)

Id	Qty	Type	Start Run	Last Run	Thick.	Facing	Increment
BLK1	1	IB	45'-0"		8.00	WM	
BLK2	33	IB	45'-0"	51'-0"	8.00	WM	2 1/4"

Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"
Location =Outside Secondary Structural
Direction =Across Secondary Structural
Type:IB=Fiberglass Blanket
Facing:WM=WMP-50
Shape Name = 200 x 500 x 50'3, Wall = 1



COVERING ELEVATION AT 1

Fastener Schedule

Part	Description
0097365-112	(T-3) #12-14 x 1 1/4", T-30 Torx Hd w/Washer
0096932	Scrubolt 3/8 x 1 1/4", Hex Hd w/Washer
0097364-112	(T-1) 1/4-14 x 3/4", T-30 Torx Hd w/Washer

Planograph Schedule

Id	Details
T1	P-081191, P-090151, P-090152, P-090157, P-090202, P-090203
T2	P-090145, P-090157
T3	P-090145, P-090157
T4	P-090151, P-090152, P-090156, P-GAI

Shape Name = 200 x 500 x 50'3, Wall = 1

1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.
4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.

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D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

200 x 500 x 50'3-Covering at 1

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:

Covering Schedule

Id	Qty	Type	Start Length	Gage	OP	Fin.	Color	Increment	Direction
#5	67	SHU	12'-9 3/4"	26	3	K	SY	-1 1/8"	Left to Right
#6	67	SHU	37'-7 5/8"	26	3	K	SY		Left to Right

Oper. Code:3=SQ, SQ
Finish:K=Butler-Cote
Color:SY=Cool Shell Gray

Trim Schedule

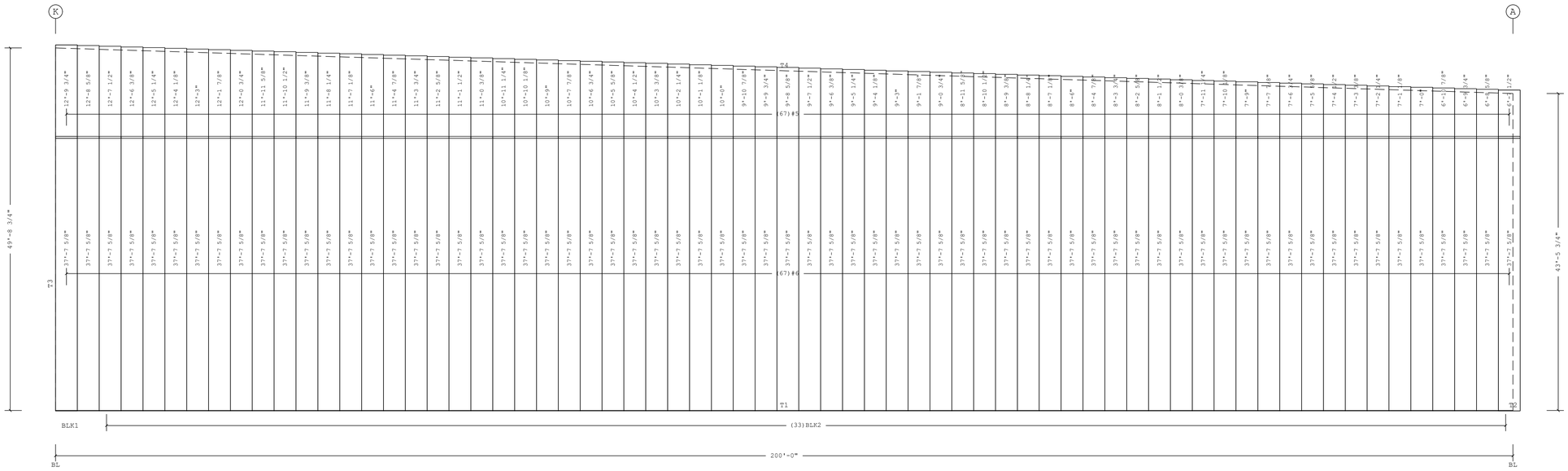
Id	Parts
T1	(8)BA225, (17)BT12A, (8)SBA225
T2	CTBEX2L, CTBEX2R
T3	(4.5)ICT12, (5)SHCTB12
T4	(10)MRGT20R, (17)SHCL12, (20)WA10C

Color	Details
Match Wall Color	ENB006, NV664, WCB082, WCB086, WCB602, WCB625, WCB626, WCB628, WCB790, WCB799, WCB800, WCR607, WSR066
Standard Color	WCB602, WCB790, WSR067
Match Wall Color	WCB709, WCB711
Standard Color	MV822, PV167, RCB858, RCB859, RCB861, WCB718, WCB725

Insulation Schedule (Install in same direction as Covering)

Id	Qty	Type	Start Run	Last Run	Thick.	Facing	Increment
BLK1	1	IB	51'-0"		8.00	WM	
BLK2	33	IB	51'-0"	45'-0"	8.00	WM	2 1/4"

Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"
Location =Outside Secondary Structural
Direction =Across Secondary Structural
Type:IB=Fiberglass Blanket
Facing:WM=WMP-50
Shape Name = 200 x 500 x 50'3, Wall = 3



COVERING ELEVATION AT 21

Fastener Schedule

Part	Description
0097365-112	(T-3) #12-14 x 1 1/4", T-30 Torx Hd w/Washer
0096932	Scrubolt 3/8 x 1 1/4", Hex Hd w/Washer
0097364-112	(T-1) 1/4-14 x 3/4", T-30 Torx Hd w/Washer

Planograph Schedule

Id	Details
T1	P-081191, P-090151, P-090152, P-090157, P-090202, P-090203
T2	
T3	P-090145, P-090157
T4	P-090151, P-090152, P-090156, P-GAI

Shape Name = 200 x 500 x 50'3, Wall = 3

1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.
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D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

200 x 500 x 50'3-Covering at 21

BUILDER: araa Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:

Covering Schedule

Id	Qty	Type	Start Length	Gage	OP	Fin.	Color	Direction
#3	167	SHU	6'-0 1/8"	26	3	K	SY	Left to Right
#4	167	SHU	37'-7 5/8"	26	3	K	SY	Left to Right

Oper. Code:3=SQ, SQ
Finish:K=Butler-Cote
Color:SY=Cool Shell Gray

Trim Schedule

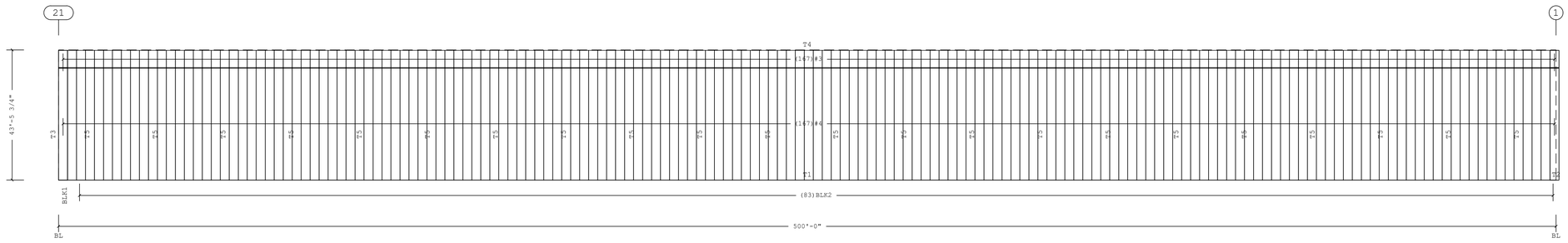
Id	Parts
T1	(20)BA225, (42)BT12A, (20)SBA225
T2	CTBEX2L, CTBEX2R
T3	(4)ICT12, (4)SHCTB12
T4	(42)CLE12D, (42)SHCL12, (20)WGTR25, (50)EVZ11
T5	(2)5CE45, 5CE75, CB, (4.5)CP510

Color	Details
Match Wall Color	ENB006, NV664, WCB082, WCB086, WCB602, WCB625, WCB626, WCB628, WCB790, WCB799, WCB800, WCR607, WSR066
Standard Color	WCB602, WCB790, WSR067
Match Wall Color	WCB709, WCB711
Standard Color	EN60G1, MV822, RCB857, WCB714
Standard Color	KV861

Insulation Schedule (Install in same direction as Covering)

Id	Qty	Type	Start Run	Last Run	Thick.	Facing	Increment
BLK1	1	IB	44'-6"		8.00	WM	
BLK2	83	IB	44'-6"	44'-6"	8.00	WM	

Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"
Location =Outside Secondary Structural
Direction =Across Secondary Structural
Type:IB=Fiberglass Blanket
Facing:WM=WMP-50
Shape Name = 200 x 500 x 50'3, Wall = 2



COVERING ELEVATION AT A

Fastener Schedule

Part	Description
0097365-112	(T-3) #12-14 x 1 1/4", T-30 Torx Hd w/Washer
0096932	Scrubolt 3/8 x 1 1/4", Hex Hd w/Washer
0097364-112	(T-1) 1/4-14 x 3/4", T-30 Torx Hd w/Washer

Planograph Schedule

Id	Details
T1	P-081191, P-090151, P-090152, P-090157, P-090202, P-090203
T2	
T3	P-090145, P-090157
T4	P-080082, P-080089, P-081241
T5	P-080091, P-081240, P-105228

Shape Name = 200 x 500 x 50'3, Wall = 2

1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.
4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.

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D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

200 x 500 x 50'3-Covering at A

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:

Covering Schedule

Id	Qty	Type	Start Length	Gage	OP	Fin.	Color	Direction
#7	167	SHU	12'-8 1/8"	26	3	K	SY	Left to Right
#8	167	SHU	37'-7 5/8"	26	3	K	SY	Left to Right

Oper. Code:3=SQ, SQ
Finish:K=Butler-Cote
Color:SY=Cool Shell Gray

Trim Schedule

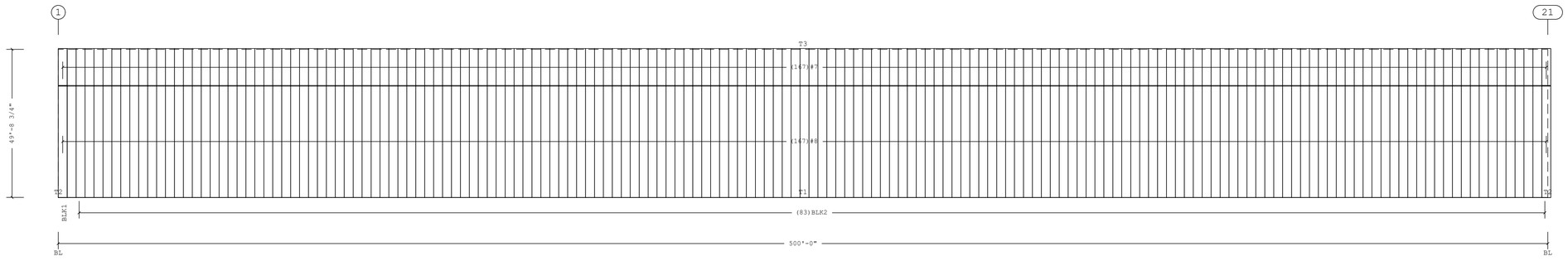
Id	Parts
T1	(20)BA225, (42)BT12A, (20)SBA225
T2	CTBEX2L, CTBEX2R
T3	(40)630598, (42)SHCL12, (2)0630393

Color	Details
Match Wall Color	ENB006, NV664, WCB082, WCB086, WCB602, WCB625, WCB626, WCB628, WCB790, WCB799, WCB800, WCR607, WSR066
Standard Color	WCB602, WCB790, WSR067
Standard Color	ENB004, MV822, NV667, RCB853, WCB715

Insulation Schedule (Install in same direction as Covering)

Id	Qty	Type	Start Run	Last Run	Thick.	Facing	Increment
BLK1	1	IB	50'-0"		8.00	WM	
BLK2	83	IB	50'-0"	50'-0"	8.00	WM	

Starter Width= 4'-0", Interm. Width= 6'-0", End Width= 6'-0"
Location =Outside Secondary Structural
Direction =Across Secondary Structural
Type:IB=Fiberglass Blanket
Facing:WM=WMP-50
Shape Name = 200 x 500 x 50'3, Wall = 4



COVERING ELEVATION AT K

Fastener Schedule

Part	Description
0097365-112	(T-3) #12-14 x 1 1/4", T-30 Torx Hd w/Washer
0096932	Scrubolt 3/8 x 1 1/4", Hex Hd w/Washer
0097364-112	(T-1) 1/4-14 x 3/4", T-30 Torx Hd w/Washer

Planograph Schedule

Id	Details
T1	P-081191, P-090151, P-090152, P-090157, P-090202, P-090203
T2	
T3	P-080575, P-080789, P-080949, P-081239

Shape Name = 200 x 500 x 50'3, Wall = 4

1. PRE-DRILLING 1/8 DIAMETER HOLES FOR STRUCTURAL FASTENERS MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE's AND/OR FASTENERS TO STRUCTURAL BEAMS
2. STEEL PANELS ARE AN INTEGRAL PART OF THE STRUCTURAL SYSTEM. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE FIELD CUTTING, SEE THE COVERING SCHEDULE FOR CUT LENGTHS.
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BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

200 x 500 x 50'3-Covering at K

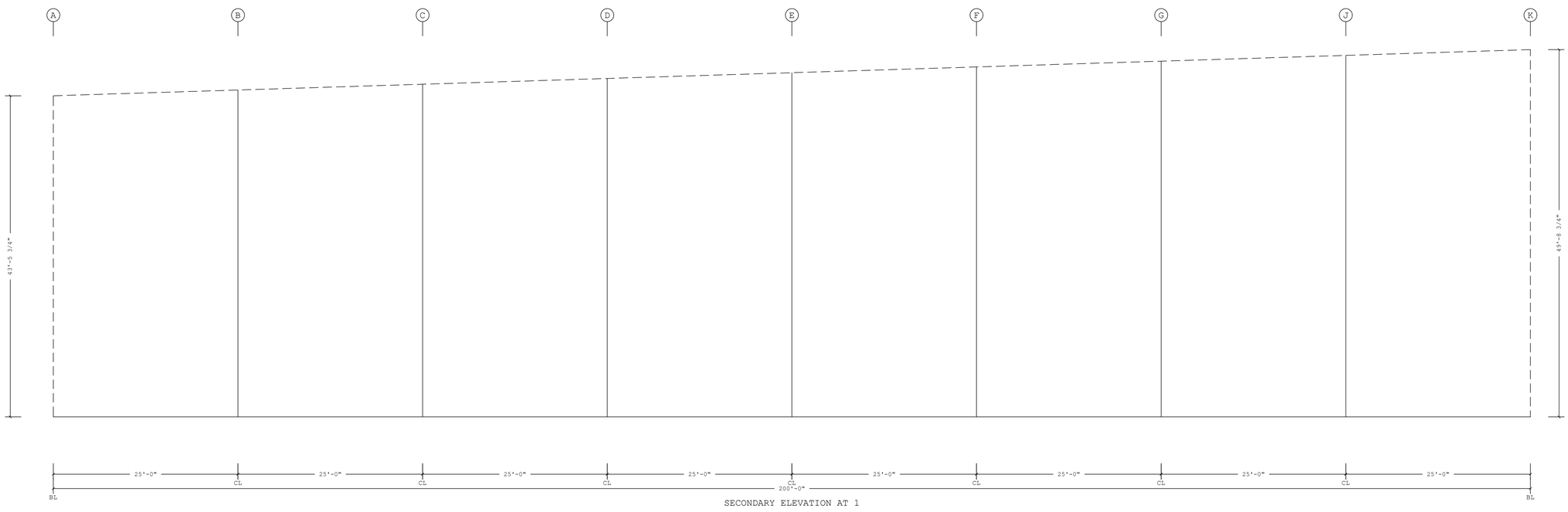
REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:



SECONDARY ELEVATION AT 1

Shape Name = 200 x 500 x 50'3, Wall = 1

1. **UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.**
2. **FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS.**
3. **REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.**

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BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

REV:	DATE:	BY:	DESCRIPTION:

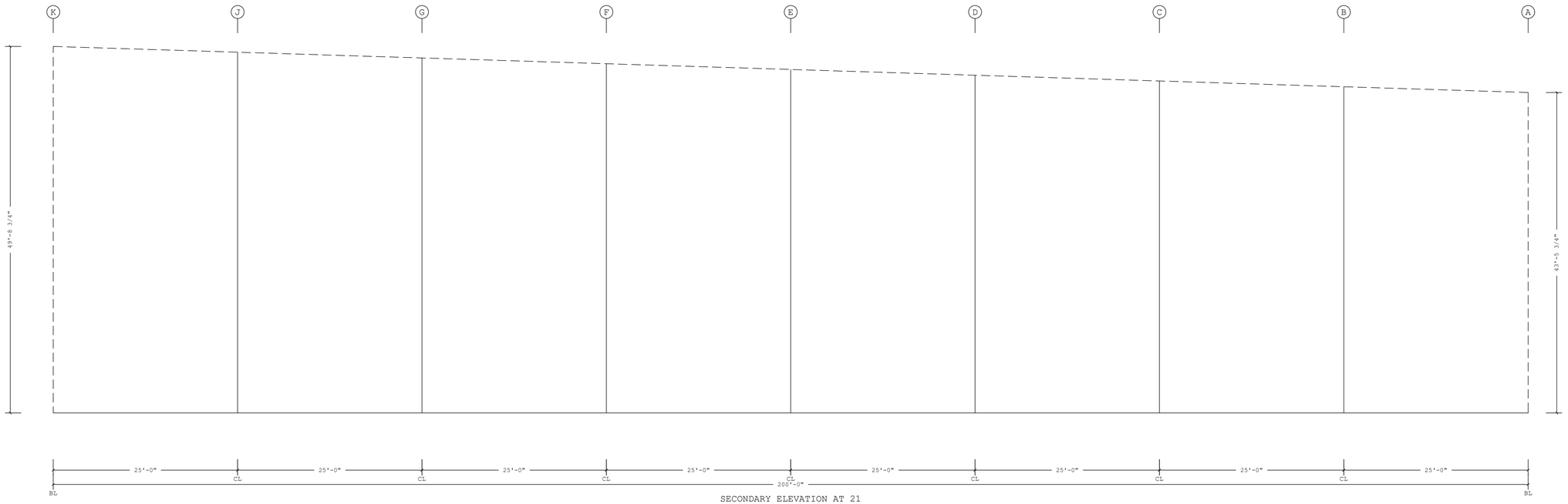
DRAWING SCALE: NTS

200 x 500 x 50'3-Secondary at 1

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:



SECONDARY ELEVATION AT 21

Shape Name = 200 x 500 x 50'3, Wall = 3

1. **UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.**
2. **FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS.**
3. **REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.**

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

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THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

200 x 500 x 50'3-Secondary at 21

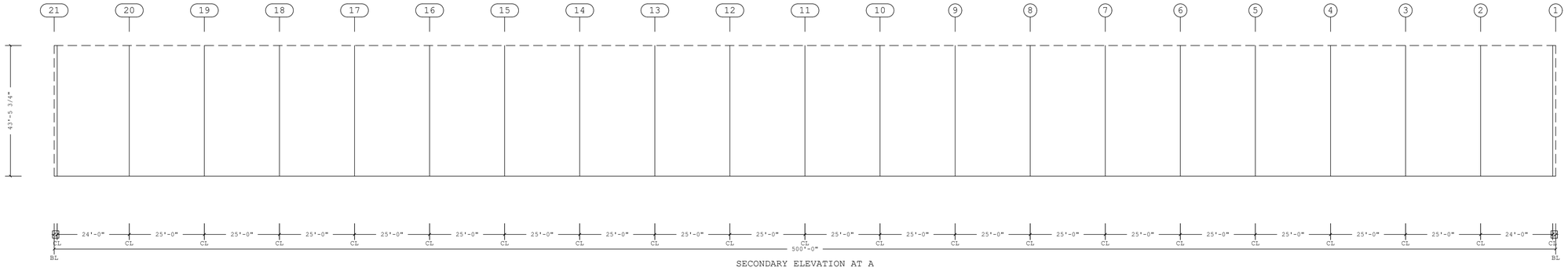
REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:



SECONDARY ELEVATION AT A

1 1'-0"
Dimension Key

Shape Name = 200 x 500 x 50'3, Wall = 2

1. **UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.**
2. **FLANGE BRACES ARE AN INTEGRAL PART OF THE STABILITY OF THE STRUCTURAL SYSTEM AND MUST BE PROPERLY INSTALLED PRIOR TO ERECTION OF WALL AND ROOF SHEETS.**
3. **REMOVAL OR ALTERATION OF ANY COMPONENT IS PROHIBITED.**

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D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

200 x 500 x 50'3-Secondary at A

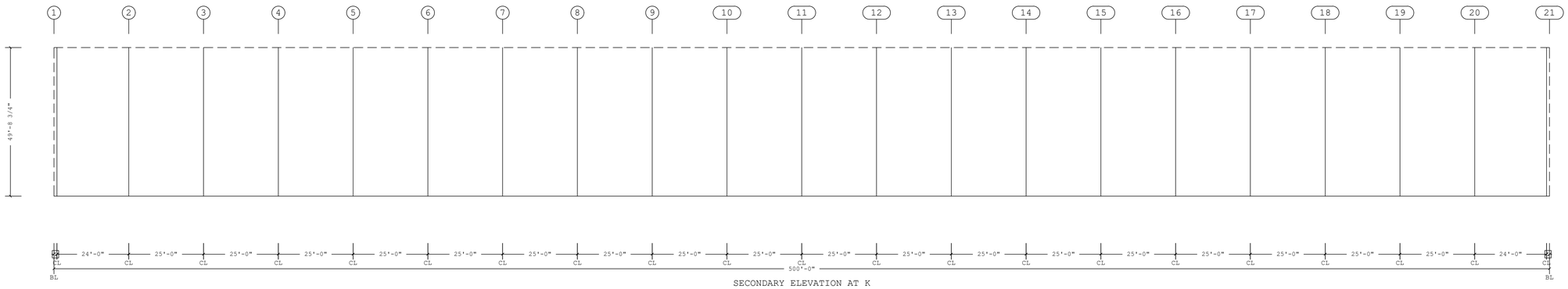
REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:



SECONDARY ELEVATION AT K

1 1'-0"

☐ Dimension Key

Shape Name = 200 x 500 x 50'3, Wall = 4

1. UNLESS NOTED, USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS.
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D

BUTLER MANUFACTURING
1540 GENESSEE ST. KANSAS CITY, MO 64102

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS

200 x 500 x 50'3-Secondary at K

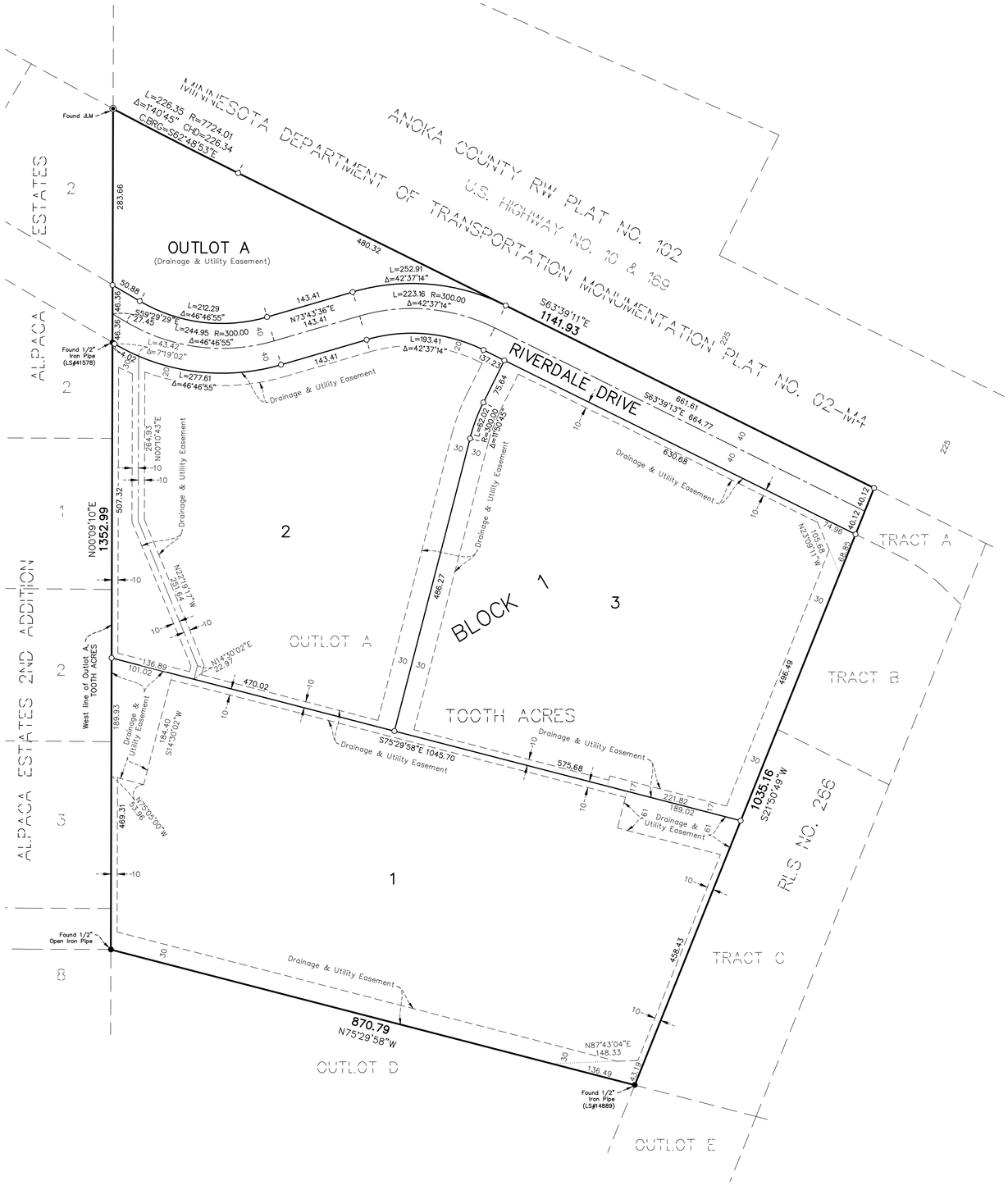
BUILDER: ARAA Athletic Facility
CUSTOMER:
LOCATION: Ramsey, Minnesota
PROJECT: Athletic Training Facility
BUILDER'S PO#:

Butler Manufacturing
VPC VERSION: ADVNXT 6.8

JOB #:
DATE: 12/6/2024
DRAWN/CHECK: /
PAGE:

TOOTH ACRES SECOND ADDITION

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



KNOW ALL PERSONS BY THESE PRESENTS: That PSD, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, TOOTH ACRES, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as TOOTH ACRES SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this __ day of _____ , 20____ .

SIGNED: PSD, LLC

By _____ , Chief Manager
Pamela S. Deal

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____ , 20___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 20___ by Brian Person.

_____ _____
Notary Public, Minnesota. Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of TOOTH ACRES SECOND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 20____ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor

By : _____ , Clerk

ANOKA COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of TOOTH ACRES SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy

N

100 0 100 200
SCALE IN FEET

1 INCH = 100 FEET

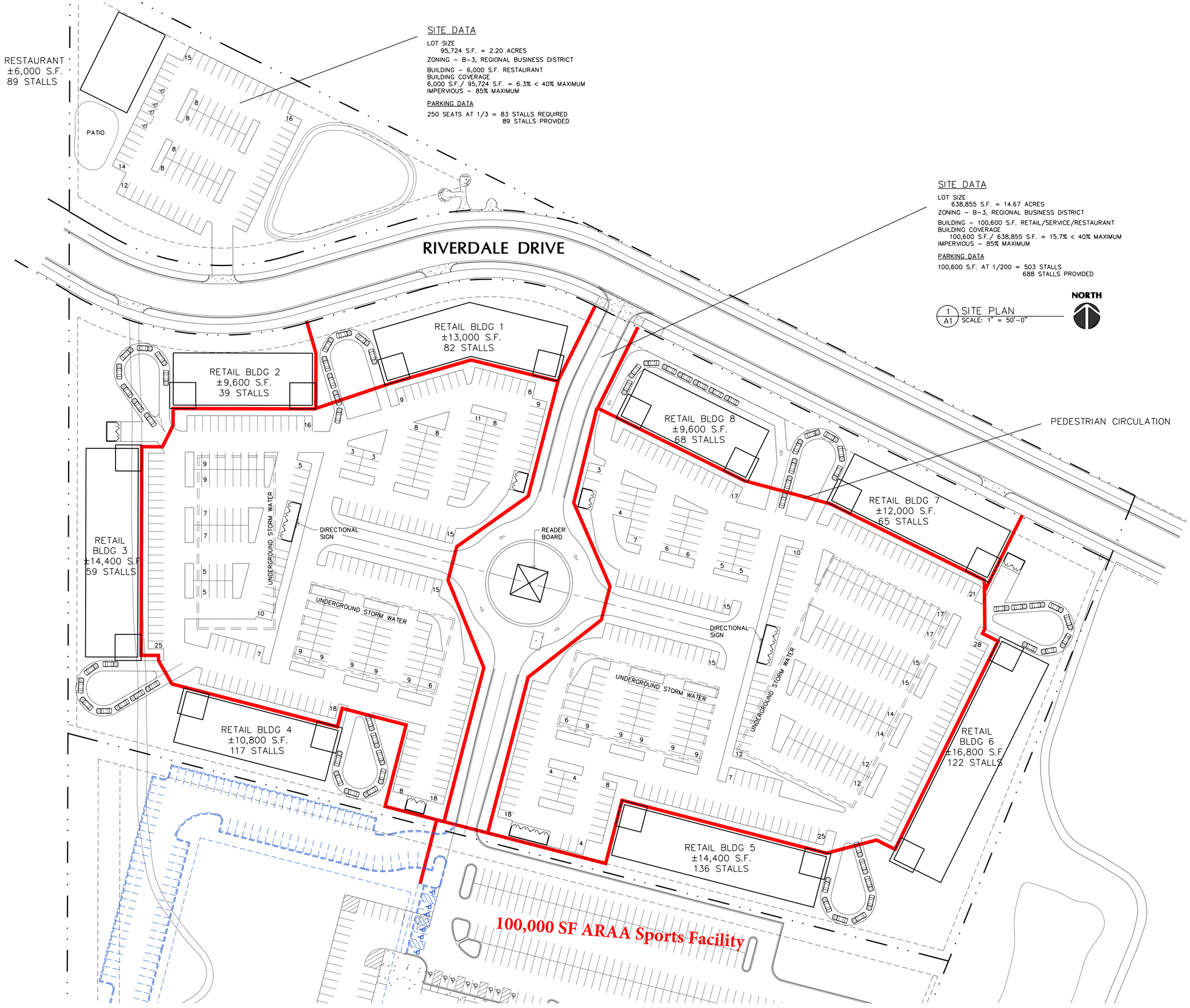
For the purposes of this plat the West line of OUTLOT A, TOOTH ACRES is assumed to bear N00°09'10"E.

○ Denotes a 1/2 inch by 14 inch iron pipe set with a plastic cap marked R.L.S. No. 49138

● Denotes a found capped 1/2 inch iron pipe

◉ Denotes a found JLM

Hakanson Anderson



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.

PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINTED NAME
13669
LICENSE NO.
DATE

RIVER WALK COMMERCIAL DEVELOPMENT

Ramsey, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B
Drawn By: JRB
Checked By: LL
Revisions

1/20/25	PRELIMINARY

SITE PLAN

Sheet Number

A1

Project No. 250114-1

Filename: RIVER WALK COMMERCIAL\RIVER WALK COMMERCIAL-A1

ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF RAMSEY, MINNESOTA

PROPOSED ESTABLISHMENT OF A REDEVELOPMENT PROJECT AREA AND THE REDEVELOPMENT PLAN THEREFOR

(Anoka Ramsey Athletic Association)

Schedule as of April 24, 2026

The pertinent dates in connection with the above referenced matter are listed below:

May 14, 2026	EDA adopts Resolution Initiating Process for Establishment of a Redevelopment Plan.
May 26, 2026	City adopts Resolution Initiating Process for Approval of Redevelopment Project Area and Calling a Public Hearing ('Call' for public hearing is optional, but Redevelopment Plan must be on file 10 days prior to public hearing).
May 26, 2026	City adopts Resolution Initiating Request for ACHRA funds from the Anoka County HRA
May 28, 2026	Planning Commission adopts Resolution Concerning Redevelopment Project Area and recommends approval to City.
No later than June 13, 2026 (not less than 10 nor more than 30 days before hearing date)	Publish Notice of Public Hearing on Redevelopment Plan (City responsibility).
June 23, 2026	City holds a public hearing on Redevelopment Plan.
June 23, 2026	City adopts Resolution Approving Redevelopment Project Area and Plan.
July 9, 2026	EDA adopts Resolution Approving Redevelopment Project Area and Plan.
July 9, 2026	EDA adopts Resolution approving Loan Agreement and Financing Documents

***Please note, the dates for Anoka County/ Anoka County HRA actions and process are not included.

Financing Structure - EDA 5-14-26 (Subject to Change)

	4/24/2026 Proposed Financing Amount	Notes/Change
Uses of Funds		
Use		
Construction, Soft Costs & Fees	$ 12,849,609	
Payoff of Existing Land Loan	$ 576,000	
Total Project Cost	**$ 13,425,609**	
Sources of Funds		
Source		
Senior Construction Loan 5 yr. term 25 year amortization (70% of Total Project Cost)	$ 9,397,926	No Financial Guaranty 70/30
Initial Funding Gap $653,507 (Before Land Equity)	$ -	Solved below
Developer Land Equity	$ 1,370,000	Bank Approved Appraisal
Land Payment (Ferret Street)	$ 20,000	By ARAA
City of Ramsey Loan % Int. Indexed to 10 year Treasury Bill, 5 Year Term, 25 yr. amort	$ 1,877,683	HRA Loan / Redevelop Area
Cash/Loans by Others	$ 750,000	Verbal Agreement by others
Total Sources / Uses	**$ 13,425,609**	

Contingencies / Notes

Formal Bank Approval Required by CorTrust Bank

Need Anoka County Approval of HRA Fund Allocation (Resolution)

Redevelopment Area Plan Required (Resolutions)

ARAA to deposit 10K into Escrow to start Redevelopment Plan/Area Process

Kinghorn CONSTRUCTION

Project Estimate

K2401 AARA- Anoka Ramsey Athletic Association

Date: January 9, 2026

Estimate: Preliminary Budget

Divisions	Sum of Budget Amount	Notes
01 - General Conditions	$ 361,838.00	Project mgmt., Site supervision, Temp toilets, Dumpsters, Special Inspections, Testing, SWPPP Reporting, Temp const & Enclosures, Etc.
03 - Concrete	$ 1,134,000.00	Cast in place, Footings, frost walls , SOG, Stoops
05 - Metals	$ 4,817,375.00	Mezzanine, PEMB, Misch Metals
06 - Wood, Plastic & Composites	$ 44,000.00	Rough Carpentry, Wood framing, Lumber package, Millwork
07 - Thermal & Moisture Protection	$ 268,000.00	PEMB Insulation, Caulking
08 - Doors, Frames & Hardware	$ 326,194.00	H.M. Frames & Doors, Glass & Glazing, Door operators, Mirrors.
09 - Finishes	$ 232,173.00	Drywall, Floor finishes, Painting Tiling, Acoustical Ceilings, Carpet.
10 - Specialties	$ 39,285.00	Toilet Accessories, Toilet Partitions, Fire extinguishers and cabs, Interior Signage
11 - Equipment	$ 170,000.00	Athletic Equipment Allowance
12 - Furnishings	$ -	By ARAA
13 - Special Construction	$ 535,000.00	Athletic Flooring Allowance
21 - Fires Suppression	$ 194,461.00	Fire Sprinkler System.
22 - Plumbing	$ 127,390.00	Plumbing
23 - (HVAC)	$ 518,000.00	HVAC System
26 - Electrical	$ 295,000.00	Electrical, Lighting, HVAC Wiring
27 - Communications	$ 25,000.00	Allowance- By ARAA
28 - Electronic Safety & Security	$ 9,120.00	Fire Alarm if Occ. Is under 1000 - See Alt for over 1000
31 - Earthwork	$ 410,736.00	Earthwork & Underground Utilities, Staking & Survey included.
32 - Exterior Improvement	$ 761,672.00	Asphalt Paving, Class 5 Base, Curb & Gutter, Landscaping & Irrigation.
33 - Utilities	$ 479,399.00	Sewer & Water Private Utilities
34 - Utility Fees	$ 30,000.00	Electrical / Gas Service Allowance
36 - Legal Fees	$ -	
39 - Building Permit & Plan Review	$ 233,704.00	Includes SAC/WAC 30 unit estimate
49 - Insurance	$ 78,187.66	Includes Builders Risk Policy
50 - Contingency	$ 776,337.43	Unused amount goes back to owner
51 - Profit & Overhead	$ 385,673.34	KCI O&P
Total Construction	**$ 12,252,545.43**	

Alternates		**Alt Notes**
Over 1000 Occupants:	$ 29,661.00	Fire Alarm upgrade if over 1000 occupants
Force Main:	$ 161,076.00	$64,4302 Total Cost shared with developer
Dewatering:	$ 12,501.00	$50,003 Total Cost shared with developer
Total Alternate Costs	**$ 203,238.00**	

Design & Engineering		
Architectural & Structural	$ 40,000.00	
Civil	$ 45,000.00	
Geotechnical	$ 13,000.00	
Total Design & Engineering	**$ 98,000.00**	

Ramsey Development Fees		
Park Dedication	$ 19,440.00	$54,000 Total - PSD Platting Cost for 10 Acre Site - 64% PSD 36% ARAA
Trail Fee	$ 5,040.00	$14,000 Total - PSD Platting Cost for 10 Acre Site - 64% PSD 36% ARAA
Water Trunk	$ 78,620.00	
Water Lateral	$ 3,099.00	
Sewer Trunk	$ 43,510.00	
Sewer Lateral	$ 2,312.00	
Storm Water Mgmt.	$ 56,980.00	
Landscape Guarantee	$ 10,000.00	Estimate: Too early to calculate
Inspection Fee	$ 76,825.00	
Total Development Fees	**$ 295,826.00**	

Total Project Budget	**$ 12,849,609.43**	

Financial Surety		
Letter of Credit	**$ 1,920,631.00**	Cost of Letter of Credit estimated to be 5% or $96,031

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Title:

Adopt Resolution #26-130 Approving Partial Payment No. 3 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement.

Purpose/Background:

Pay Application and Resolution attached.

Funding Source:

Park Trust Fund

Recommendation:

Damon Farber Landscape Architecture has reviewed the work to date for conformity with the plans and specifications, and the city's Parks & Asst. Public Works Director affirms the work was satisfactorily completed and recommends partial payment No. 3 to H+U Construction of Minneapolis, Minnesota, for said project, in the amount of $490,716.35.

Outcome/Action:

Adopt Resolution #26-130 Approving Partial Payment No. 3 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement.

Attachments

Resolution #26-130

Pay App No. 3

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 11:54 AM
Form Started By: Mariah Albrecht		Started On: 05/15/2026 09:53 AM
Final Approval Date: 05/21/2026		

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

RESOLUTION #26-130

RESOLUTION APPROVING PARTIAL PAYMENT NO. 3 TO H+U CONSTRUCTION IMPROVEMENT PROJECT #25-58; THE WATERFRONT WATERPLAY PARK IMPROVEMENT

WHEREAS, pursuant to Ramsey City Council Resolution #26-042, adopted February 10, 2026, the proposal from H+U Construction to perform competitive bidding, and organized the project costs and schedule as a guaranteed maximum price and contract amendment submittal of 3,624,184 for Improvement Project #25-58; The Waterfront Waterplay Park Improvement; and

WHEREAS, as of May 26, 2026 $415,716.39 has been paid to date; and

WHEREAS, the Damon Farber Landscape Architecture has reviewed the work to date for conformity with the plans and specifications, and the city's Parks & Asst. Public Works Director affirms the work was satisfactorily completed and recommends partial payment No. 3 to H+U Construction of Minneapolis, Minnesota, for said project, in the amount of $490,470.35.

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

1) The City Council hereby authorizes partial payment No. 3 to H+U Construction of Minneapolis, Minnesota for Improvement Project #25-58, The Waterfront Waterplay Park Improvement in the amount of $490,470.35.

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

3) The total amount of this payment is not included in resolutions approving payments of bills for the date of May 26, 2026.

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

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	25-58
Engineer:	Damon Farber	**Engineer's Project No.:**	25-121
Contractor:	H+U Construction	**Contractor's Project No.:**	J25027
Project:	Waterfront Park		
Contract:	Construction Manager at Risk		
Application No.:	3	**Application Date:**	5/4/2026
Application Period:	**From** 4/1/2026	**to**	4/30/2026

1. Original Contract Price		$ 3,624,184.00
2. Net change by Change Orders		$ -
3. Current Contract Price (Line 1 + Line 2)		$ 3,624,184.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 953,880.78
5. Retainage		
a. 5% X $ 953,880.78 Work Completed		$ 47,694.04
b. 5% X $ - Stored Materials		$ -
c. Total Retainage (Line 5.a + Line 5.b)		$ 47,694.04
6. Amount eligible to date (Line 4 - Line 5.c)		$ 906,186.74
7. Less previous payments (Line 6 from prior application)		$ 415,716.39
8. Amount due this application		$ 490,470.35
9. Balance to finish, including retainage (Line 3 - Line 4)		$ 2,670,303.22

Contractor's Certification

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

Contractor: Luke Nelson

Signature: Luke D. Nelson **Date:** 5/4/2026

Recommended by Engineer		**Approved by Owner**	
By:	Digitally signed by Charles O. Evens Date: 2026.05.12 09:19:07-05'00'	**By:**	
Title:		**Title:**	Parks Director
Date:		**Date:**	5/12/2026
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	25-58
Engineer:	Damon Farber	**Engineer's Project No.:**	25-121
Contractor:	H+U Construction	**Contractor's Project No.:**	J25027
Project:	Waterfront Park		
Contract:	Construction Manager at Risk		

Application No.: 3 **Application Period:** From 04/01/26 to 04/30/26 **Application Date:** 05/04/26

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
	Original Contract							
0610	General Construction	445,232.00	127,700.00	70,270.00		197,970.00	44%	247,262.00
1315	Splash Pad Piping, Equipment, and Electrical	624,375.00	-	153,170.11		153,170.11	25%	471,204.89
2200/2300	Plumbing and HVAC	89,745.00	13,940.00	17,500.00		31,440.00	35%	58,305.00
2600	Electrical	254,900.00	15,700.00	46,300.00		62,000.00	24%	192,900.00
3100	Earthwork and Stone Placement	240,300.00	13,750.00	31,550.00		45,300.00	19%	195,000.00
3210	Concrete Paving	523,000.00	-			-	0%	523,000.00
3290	Landscaping and Irrigation	400,080.00	14,569.00	-		14,569.00	4%	385,511.00
3290	Landscaping and Irrigation - Alternate 2	30,739.00	-			-	0%	30,739.00
00	ALLOWANCES	231,000.00	69,775.53	90,404.20		160,179.73	69%	70,820.27
00	General Conditions	178,204.00	63,157.85	31,935.04		95,092.89	53%	83,111.11
00	Project Reimbursables	338,100.00	84,240.50	65,032.00		149,272.50	44%	188,827.50
00	Bonds	28,250.00	26,183.00	-		26,183.00	93%	2,067.00
00	Construction Contingency	169,196.00	-			-	0%	169,196.00
00	CM Fees	71,063.00	8,580.32	10,123.23		18,703.55	26%	52,359.45
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
	Original Contract Totals	**$ 3,624,184.00**	**$ 437,596.20**	**$ 516,284.58**	**$ -**	**$ 953,880.78**	**26%**	**$ 2,670,303.22**

EJCDC C-620 (Rev. 1) Contractor's Application for Payment
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Ramsey	**Owner's Project No.:**	25-58
Engineer:	Damon Farber	**Engineer's Project No.:**	25-121
Contractor:	H+U Construction	**Contractor's Project No.:**	J25027
Project:	Waterfront Park		
Contract:	Construction Manager at Risk		

Application No.: 3 **Application Period:** From 04/01/26 to 04/30/26 **Application Date:** 05/04/26

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
	Change Orders							
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
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						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
	Change Order Totals	$ -	$ -	$ -	$ -	$ -		$ -
	Original Contract and Change Orders							
	Project Totals	$ 3,624,184.00	$ 437,596.20	$ 516,284.58	$ -	$ 953,880.78	26%	$ 2,670,303.22

EJCDC C-620 (Rev. 1) Contractor's Application for Payment
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CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-131 Calling for a Public Hearing by the City Council on the Proposed Adoption of a Modification to the Development Program for Development District No. 1 and Establishment of Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor

Purpose/Background:

The purpose of this case is to have the City Council review the Tax Increment Financing Request by Trident Development and Call for a Public Hearing to create TIF District No. 20 and related documents and actions.

Background

At the March 10th City Council Work Session, Council consensus generally supported the proposed project at the new location next to the VA. In addition to general project support, council consensus was for Staff to negotiate a lesser TIF amount and potentially a shorter duration to a proposed new TIF Housing District. Staff has negotiated a deal with Trident Development which reduces both the amount of TIF and the duration of the TIF district. The proposal presented to the Council at the March 24, 2026 work session was for a 95/5% split in TIF for 18 years of increment. This proposal is approximately $1.3M dollars less in gross tax increment and 7 years less in TIF District duration previously discussed with the City Council. The TIF request by the Developer was 4.182M (previously 5.54M) with a present value of approximately 2.48M. (previously $2.63M). Staff and Ehlers have drilled down more on the numbers and the Raw TIF will be closer to 4.15M with a present value of 2.35M. At the March 24, 2026 the Council reached consensus in support of the TIF Amount, percentages and duration of TIF district. The next step in the TIF approval process is to call for a public hearing reaffirming support for the project and to begin drafting documents for the TIF District/plan creation process.

Project Description and Valuation

Trident Development is proposing to build a 2-story 78-unit Senior Assisted Living (AL) building, a 1-story 24-unit Memory Care (MC) building and a 4-story 84-unit Independent Living (IL) building adjacent to the VA Clinic on 6.05 acres in the COR. The proposed project is being built on all of Outlot B (28-32-25-42-0023) and part of Outlot A (28-32-25-42-0022), Ramsey Town Center 12th Addition. The property is owned by Deal Family Holdings LLC. The proposed project is different, and broader than the project proposed by Trident two years ago which included only 14 MC units and 60 AL units and did not include a non-TIF IL building along Sunwood Drive. City Staff provided the Anoka County Assessor project information and the Assessor has provided an estimated assessed valuation and tax information for the proposed project that includes 2 buildings. The County Assessor project a Low, Middle and High valuation estimates for each building based on varying costs based on the quality of materials used to construct the structure and on the level of facade finish illustrated below:

Parcel A – 84-unit independent living apartment building sitting on 83,168 sf of land
Low - $17,220,000 or $205,000/unit
Mid - $19,320,000 or $230,000/unit
High - $21,420,000 or $255,000/unit

Parcel B – 78-unit assisted living apartment building with a 24-unit dementia care building sitting on 180,540 sf of land
Low - $19,890,000 or $195,000/unit
Mid - $22,440,000 or $220,000/unit

High - $24,990,000 or $245,000/unit

For the purposes of this case and TIF projections, Staff is using the Middle estimated assessed valuations for the preliminary TIF and future property tax analysis. All new data will be reviewed by Ehlers during the TIF District creation process as the project moves forward.

Taxes and TIF
The parcel is not in TIF 14 district. Trident has requested the creation of a new 18(20) year Housing Tax Increment District and to retain 95% of the available increment. The estimated annual property taxes for the completed projects are $306,617 for the AL/MC building (TIF) and $263,986 for the IL building (not included in TIF). Currently, the land proposed for the MC/AL project is generating $23,211 in property taxes annually and the IL Land is generating $10,708 in annual property taxes. The Developer is seeking tax increment financing for the MC/AL project only. Under the $22.44M tax assessed valuation scenario for the MC/AL project, it would generate approximately 250K annually and 4.38M in Raw TIF over the 18-year TIF Housing District. Under the 95% (developer) / 5% (City) scenario, this would equate to 237K (Trident) and 12.5K (City) annually. Please note that the City does not anticipate any costs to be incurred by the city as a result of this project other than administrative costs to create and maintain the district for upping the percentage for the developer does not financially hurt the city. Based on recent negotiations, Staff has put together an updated TIF Estimate showing the current 18-year proposal. Staff and Ehlers have also put together an attached summary TIF document that provides, estimated valuation, taxes and estimated TIF for the AL/MC project for reference. Ehlers has put together a memo analyzing the project and the need for assistance which is highlighted in the Observation section of this memo.

Zoning
The proposed development property is currently zoned COR-1 (mixed use core sub-district) which is zoned appropriately for the proposed project. Staff has communicated the design standard for the COR 1 district, which requires the highest level of materials and connectivity to the street. The proposed memory care and assisted living use traditionally does not typically see a lot of mobility outside the building to adjacent businesses by its residents, although visitors will be coming and going to the site on a regular basis which could visit businesses in the COR. However, the 84-unit independent living project proposed along Sunwood Drive NW will include active seniors that will provide many customers for businesses in the COR.

Notification:
None required at this time. A Public Hearing will need to be scheduled for the Creation of TIF District 20 (Trident) on July 14, 2026 which is being considered at this Council Meeting. A full schedule of upcoming steps to create the TIF district is attached to this memo as well.

Time Frame/Observations/Alternatives:

Time Frame/Observations/Alternatives:
The Developer is planning to submit a site plan this year and to commence construction shortly after the approval of TIF requested herein. Trident has provided a Demand Assessment for Senior Housing in Ramsey Study which has identified the following demand for 130 Independent Living units, 62 Assisted Living units and 47 Memory Care units by 2030. This addition to the COR will help fill a need and provide housing options that are not already provided within the COR. The revised raw TIF ask is for 4.147M in raw TIF with a present value of 2.35M. The City Council, through consensus at the March 24, 2026 Work Session, was supportive of the project as presented. The EDA reviewed the TIF Request at the May 14, 2026 Meeting and unanimously adopted a recommendation to the City Council in support of the level of assistance being proposed for this multi-faceted housing project. This Council action calling for a public hearing and to move forward to draft documents for creation of the District, TIF Plan and TIF Agreement with Trident does not formally approve the assistance package. This action would take place following the public hearing on July 14.

TIF Application
Staff has reviewed and scored the attached TIF application. Staff has received the $4000 TIF Application Fee and

will also be receiving a $10,000 escrow to help finance the legal and financial work by Ehlers and TAFT Law. The TIF application is geared more toward industrial users, but this project does score a 31 which is considered a moderate to high score. It is anticipated that the combined project (AL,IL and MC) will bring over 40 new jobs to Ramsey with wages ranging from $40,000 to $80,000 a year. The two projects AL/MC/IL are estimated to generate a combined $570.603 in annual property taxes.

Ehlers Analysis Memo Summary for MC/AL

- 102 residential units - 20% at 50% Area Median Income (AMI)
- 32M in Development Costs - $316,667 / unit (AL/MC only) (300-350K - Market)
- Developer providing 30% equity 70% financed (traditional/TIF)
- Rent verification will need to be provided by Trident annually
- Land cost $1,715,130 (16,815/unit) (12-20K - Market)
- Developer Fee 3.1% (3-5% - Market)
- IRR in year 10 is 13.48% (13-16% - market-risk)

In summary, the Ehlers memo, and its third-party analysis, concludes that all the metrics are within industry market standards and that the assistance is not unduly enriching the developer. This project will require the creation of a Housing District and is not subject to Business Subsidy law and a public hearing. This was discussed in great detail at the EDA meeting on May 14th

Although the IL portion of the project is not included in the TIF request it is worth noting that this phase of the project will generate approximately 4.75M in gross property taxes over a 20-year period, with 1.9M going directly to the City General Fund.

Alternatives :
1) Adopt Resolution #26-131 Calling for a Public Hearing by the City Council on the Proposed Adoption of a Modification to the Development Program for Development District No. 1 and Establishment of Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor (as presented); Subject to Bond Attorney review
2) Adopt Resolution #26-131 Calling for a Public Hearing by the City Council on the Proposed Adoption of a Modification to the Development Program for Development District No. 1 and Establishment of Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor (with changes); subject to Bond Attorney review
3) Something else

Funding Source:

Tax Increment Financing District 20 (Needs to be created)
$4,000 TIF application fee by Trident
$10,000 Legal Escrow by Trident

Recommendation:

Staff recommendation is to Adopt Resolution #26-131 Calling for a Public Hearing by the City Council on the Proposed Adoption of a Modification to the Development Program for Development District No. 1 and Establishment of Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor.

At the May 14, 2026 the EDA adopted a Motion by Member Hills, seconded by Member Lindahl, to recommend to City Council support for the project and provision of $4,147,000 raw TIF, $2,350,000 present value to Trident Development. A copy of the Draft EDA minutes are attached for review.

Outcome/Action:

Motion to Adopt Resolution #26-131 Calling for a Public Hearing by the City Council on the Proposed Adoption of a Modification to the Development Program for Development District No. 1 and Establishment of Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor (as presented); Subject to Bond Attorney review.

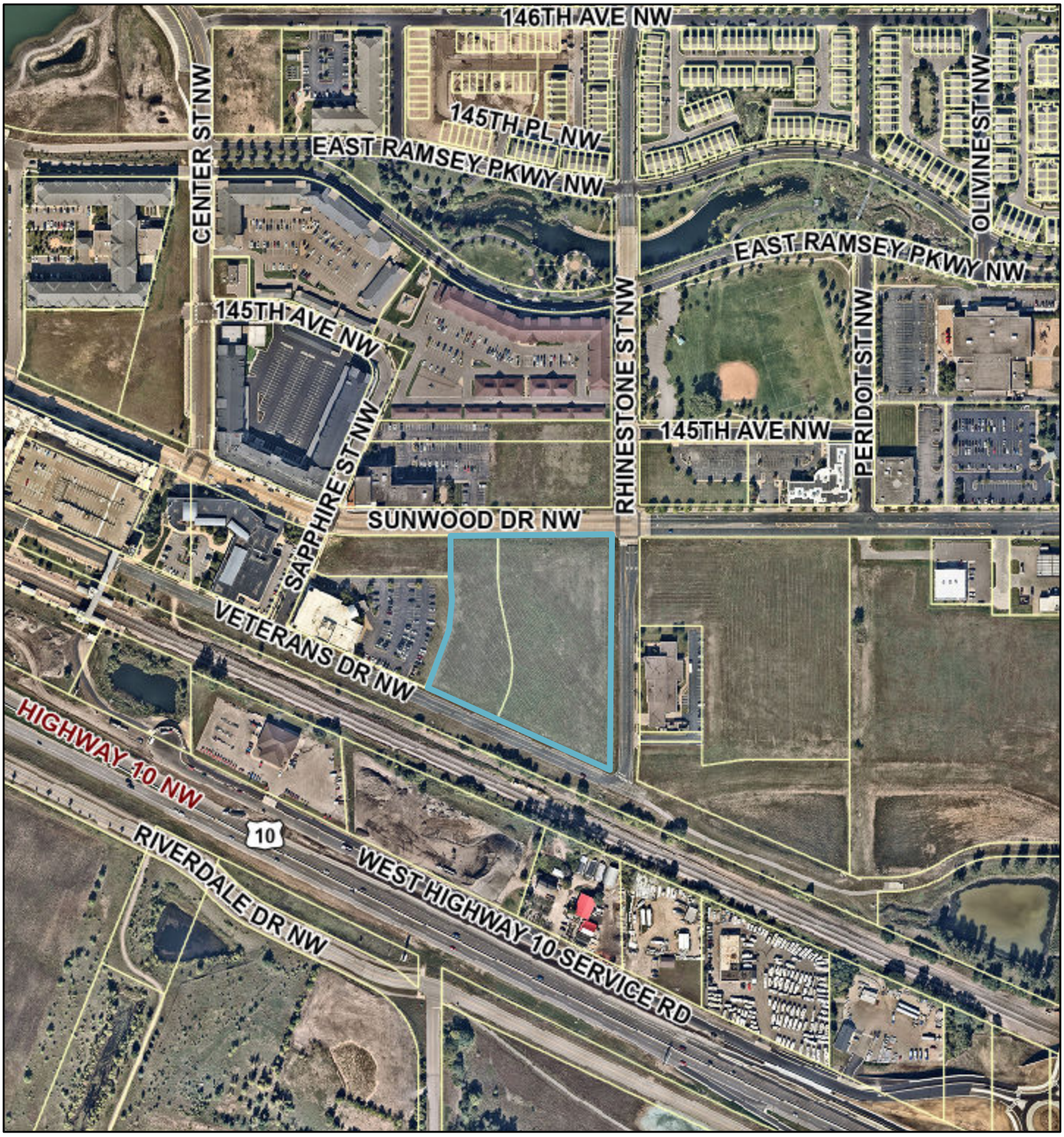
Attachments

Site Location Map
ACTION - Resolution #26-131
Ehlers's Memo - Trident
Scored TIF Application - Trident
TIF Run and Base Value Analysis
Draft TIF District Creation Schedule
Draft May 14, 2026 EDA minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 11:58 AM
Form Started By: Sean Sullivan		Started On: 05/14/2026 10:10 AM
Final Approval Date: 05/21/2026		

Trident Site Location Map



3/5/2026, 8:24:46 AM

1:4,800

0 225 450 900 ft

0 65 130 260 m

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

RESOLUTION #26-131

RESOLUTION CALLING FOR A PUBLIC HEARING BY THE CITY COUNCIL ON THE PROPOSED ADOPTION OF A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1 AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 20 (TRIDENT) WITHIN DEVELOPMENT DISTRICT NO. 1 AND APPROVING THE TAX INCREMENT FINANCING PLAN

BE IT RESOLVED by the City Council (the "Council") for the City of Ramsey, Minnesota (the "City"), as follows:

Section 1. Public Hearing. This Council shall meet on July 14, 2026, at approximately 7:00 P.M., to hold a public hearing on the proposed adoption of a Modification to the Development Program for Development District No. 1, the proposed establishment of Tax Increment Financing District No. 20 (a housing district), and the proposed adoption of a Tax Increment Financing Plan therefor, all pursuant to and in accordance with *Minnesota Statutes, Sections 469.174 through 469.1794*, inclusive, as amended, in an effort to encourage the development and redevelopment of certain designated areas within the City; and

Section 2. Notice of Public Hearing, Filing of Program Modification and Plan. City staff is authorized and directed to work with Ehlers and Associates, Inc., to prepare a Modification to the Development Program for Development District No. 1 and a Tax Increment Financing Plan for Tax Increment Financing District No. 20 and to forward documents to the appropriate taxing jurisdictions including Anoka County and Independent School District No. 11. The Economic Development Director is authorized and directed to cause notice of the hearing, together with an appropriate map as required by law, to be published at least once in the official newspaper of the City not later than 10, nor more than 30, days prior to July 14, 2026, and to place a copy of the Program Modification and Plan on file in the Economic Development Director's office at City Hall and to make such copy available for inspection by the public.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

MEMORANDUM

TO: Sean Sullivan, City of Ramsey

FROM: Jason Aarsvold, Ehlers

DATE: May 6, 2026

SUBJECT: Financial Review – Trident Development

As we understand, the City of Ramsey (the "City") is considering Tax Increment Financing ("TIF") assistance for Trident Development (the "Developer") to construct a 102-unit, mixed-income development with assisted-living and memory care components (the "Project"). The proposed amount of TIF assistance under consideration is approximately $4.15 million ($2.35 million present value). Based on current projections, this would take 18 years to repay. This memorandum summarizes our review of the proposed TIF assistance.

The proposed Project includes 102 residential units, 20% of which will be affordable at 50% of Area Median Income ("AMI"), consistent with the requirements for the Project to qualify for a Housing TIF District. The 102 units include studios, one-bedroom units, and two-bedroom units, as well as a mix of assisted living and memory care units. The Developer submitted financial information (the "Pro Forma") for the Project to Ehlers for review on behalf of the City. The proposed sources and uses of funds for the Project are shown in the table below.

SOURCES	Amount	Pct.	Per Unit
First Mortgage	22,610,000	70.0%	221,667
Equity	9,690,000	30.0%	95,000
TOTAL SOURCES	**32,300,000**	**100%**	**316,667**

USES	Amount	Pct.	Per Unit
Acquisition Costs	1,715,130	5.3%	16,815
Construction Costs	23,910,314	74.0%	234,415
Professional Services	2,314,822	7.2%	22,694
Financing Costs	959,734	3.0%	9,409
Developer Fee	1,000,000	3.1%	9,804
Cash Accounts/Escrows/Reserves	2,400,000	7.4%	23,529
TOTAL USES	**32,300,000**	**100%**	**316,667**

Financial Analysis

Total Development Cost - The total development cost for the project is $32.3 million, which is $316,667 per unit. For projects like this one, total development costs range between $300,000 and $350,000 per unit. The projected total development cost for this Project is within an acceptable range.

Debt and Equity – Equity is the consideration (usually cash) that a Developer or investor provides as a *down payment* on the total development cost. For this Project, the Developer is providing 30% equity and financing the remainder with a traditional permanent loan and TIF (TIF is imbedded within the First Mortgage amount). Equity contributions for similar projects range from 20-45%.

Rent, Revenue, and Operating Expenses – Project revenue for an assisted-living and memory care project such as this is comprised of rent and the services provided. The rental component is approximately one-third of the total amount paid by tenants, with services making up the remaining two-thirds. The proposed revenue and operating expenses are in line with other similar projects. To meet Housing TIF District requirements, 20% of the units will be income-verified at or below 50% of AMI.

Land Acquisition Cost – The proposed land cost is $1,715,130, which is $16,815 per unit. For a multifamily project, we would expect to see land prices between $12,000 and $20,000 per unit. The projected land acquisition cost is within an acceptable range.

Developer Fee – The developer fee is 3.1% of total development costs, which is within the typical range of 3%-5% for a project of this type.

Vacancy – The Developer is assuming 7% vacancy in the current Pro Forma. Ehlers adjusted this to 5% for this analysis which is standard for other projects like this one.

Financial Performance

Ehlers reviews multiple financial performance metrics, including Internal Rate of Return ("IRR") which is the most appropriate for this type of use. With the Ehlers adjustments to the Pro Forma, the IRR for the project is 11.06% in year 10 without any TIF assistance. If the project receives the proposed TIF assistance, the IRR for the project reaches 13.48%. Developers typically want to see an IRR of between 13%-16% for financial feasibility. The proposed TIF assistance will help the project reach, but not exceed, typical IRR thresholds.

Recommendation

Based on our review of the Developer's Pro Forma and under current market conditions, the proposed development may not reasonably be expected to occur solely through private investment within the near future. Due to the costs associated with developing the property as assisted-living and memory care housing, this project is only feasible, in part, through public assistance.

EXHIBIT A

BUSINESS ASSISTANCE APPLICATION

A. APPLICANT INFORMATION

Name of Corporation/Partnership: Trident Development, LLC and/or Assigns

Address: 1200 25th Avenue South, St. Cloud, MN 56301

Primary Contact: Roger Fink and/or Andy Brummer

Address: 1200 25th Avenue South, St. Cloud, MN 56301

Phone: 612-242-6097 Fax: 320-252-3603 E-mail: rogerf@tridentdevelopmentmn.com

Type of business assistance requested (select one):

☐ Tax Abatement ■ Tax Increment Financing ☐ Revolving Loan Fund ☐ Other

Have you been, or are you currently, involved in any bankruptcy proceedings or lawsuits related to other development projects with which you have been involved? If yes, please provide an explanation.

☐ Yes ■ No

On a separate sheet, please provide the following:

- Brief description of the corporation/partnership's business, including history, principal product or service, etc. **See Part 1 attached**
- List names of officers and shareholders/partners with more than five percent (5%) interest in the corporation/partnership. **See Part 2 attached**
- Brief description of the proposed project. **See Part 3 attached**
- A *but for* analysis and narrative. **See Part 4 attached**
- Completed Revolving Loan Fund Application. **Attach as Part 5 if required.**

Attorney Name: Siegel Brill PA- Anthony Gleekel

Address: 100 Washington Ave S Suite 1300, Minneapolis, MN

Phone: (612) 337-6127 Fax: (612) 339-6591 E-mail: tonygleekel@siegelbrill.com

Contractor Name: Lyon Contracting, Inc.- Abe Hofmeister

Address: 1200 25th Avenue South, St. Cloud, MN 56301

Phone: 320-252-2267 Fax: 320-252-3603 E-mail: abeh@lyonmn.com

Engineer Name: Carlson-Engineering, Inc.- Tom Baluff

Address: 3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449

Phone: 763-489-7916 Fax: 763-489-7959 E-mail: tballuff@carlson-engineering.com

Architect Name: Cole Group Architects, LLC- David Majchrzak

Address: 216 Park Avenue South Suite 102, St. Cloud, MN 56301

Phone: (320) 654-6570 Fax: _____ E-mail: david@colegrouparchitects.com

B. PROJECT INFORMATION

The project will be: (Check all that apply)

- ☐ Industrial: (☐ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ☐ Office/research facility: (☐ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ☐ Commercial: (☐ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ■ Housing: (■ New Construction ☐ Redevelopment/Rehab ☐ Expansion)
- ☐ Other _____

The project will be: ■ Owner Occupied ■ Leased Space

- If leased space, please attach a list of names and addresses of future tenants and indicate the status of commitments or lease agreements.

Project Address Parcel #s 28-32-25-42-0022 and 28-32-25-42-0023

- Include Legal Description and PID number(s). **See Part 6 attached**

Site Plan Attached: ■ Yes ☐ No

Current Real Estate Taxes on Project Site:$ 14,669

Estimated Real Estate Taxes Upon Completion: Phase I $_____
Phase II$_____
Phase III $_____
Total $ 306,000

Construction Start Date: Fall 2026

Construction Completion Date: December 2027

If Phased Project: 100 % Completed in 1.25 years
_____ % Completed in _____ years
_____ % Completed in _____ years

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **See Part 7 attached.**

- ☐ 1. To encourage redevelopment.
- ☒ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☒ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☒ 6. To create housing opportunities.
- ☒ 7. To provide a diversity of housing.
- ☐ 8. To provide a variety of family housing ownership alternatives and housing choices.
- ☐ 9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
- ☐ 10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
    - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
    - Mitigation of project impact on the natural environment.

CI. SOURCES & USES OF FUNDS

Sources & Uses

Ramsey Assisted Living
Ramsey, MN
4/8/2026

Sources of Funds

Equity	$4,799,705	16.48%
TIF NPV	$2,481,545	8.52%
Primary Loan	$21,843,750	75.00%
	$29,125,000	

Uses of Funds

Land	$1,715,130
Construction Contract/ General Contractor	$20,910,000
Furniture, Fixtures, & Equipment	$1,200,000
Design: Architect, Engineer, Surveyor	$273,100
Environmental: ESA, RAP, Soils, Wetlds., Trees, HazMat.	$9,500
Legal, Organizational, Accounting	$70,000
Market Analysis & Appraisal	$9,500
Pre-Open Marketing & Staffing	$150,000
Government Fees	$969,856
Recording & Title Insurance	$107,625
Real Estate Taxes & Insurance	$41,153
Other/ Miscellaneous	$3,500
Development Fee	$1,000,000
Construction Interest	$748,772
Lease Up Reserves	$1,275,000
Financing Fees	$238,438
Owner's Contingency	$403,427
	$29,125,000

Confidential and Subject to Change- Preliminary and for discussion purposes only.

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: 4,182,432 "raw" $2,481,545 PV

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation.
All personal financial information will be kept private and confidential.

- [x] 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- [ ] 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- [x] 3. Two year financial projections.
- [ ] 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- [ ] 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project. NOT APPLICABLE AT THIS TIME
- [x] 6. Administrative fee of up to $5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- [x] 7. Attach the following documentation:

attached	Part 1 – Corporation/Partnership Description
attached	Part 2 – List of Shareholders/Partners
attached	Part 3 – Description of Project
attached	Part 4 – *But For* Analysis
	Part 5 – List of Prospective Lessees (If requested)
attached	Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
attached	Part 7 – Public Purpose Narrative
attached	Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name Trident Development, LLC Date 4-9-2026

By _____

Its Sr. Vice President

EXHIBIT B

BUSINESS ASSISTANCE REVIEW WORKSHEET

FOR COMMERCIAL/INDUSTRIAL PROJECTS

TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- ☐ 1. To encourage redevelopment.
- ☐ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☐ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☐ 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
  - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
  - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

$ 26,643,455	Private Investment	
$ 2,481,545	Public Investment	
10.73:1	**Ratio Private : Public Financing**	

Points: 5

5:1	5
4:1	4
3:1	3
2:1	2
Less than 2:1	1

C. Job Creation:

30 Net *new* jobs (minimum 40 hours per week) or fulltime equivalents

Points: 4

50+	5
20+	4
10+	3
5+	2
Less than 2	1

D. Wage Level of jobs created:

Average hourly wage Of *new* jobs $28.84/hr.

Points: 5

Over $21/hour	5
$18-21/hour	4
$14-17/hour	3
$10-13/hour	2
Under $10/hour	1

E. Ratio Of Business Assistance To New Jobs Created:

$ 2,481,545 Business assistance requested
30 Number of net *new* jobs created
$ 82,718 **of business assist. per net *new* job created**

Points: 1

$5,000 or less	5
$15,000 or less	4
$25,000 or less	3
$50,000 or less	2
Over $75,000	1

F. Project size:

The project will result in the construction of 110,038 square feet

Points: 5

75,000+	5
50,000+	4
25,000+	3
10,000+	2
5,000 or less	1

G. Type of Project:

Points: 5

5	100% Owner Occupied	5
	Mix Owner Occupied & Investment	3
	Investment Property	1

H. Likelihood that the project will result in unsubsidized, spin-off development:

Points: 3

	High	5
X	Moderate	3
	Low	1

I.

Sub-Total Points 28 **of a possible 35 points.**

Bonus Points

Bonus Points: 3

The project will be 100% *pay-as-you-go* financing. 3
The project is a redevelopment project. 3

Total Points: 31

Overall project analysis:		
	High	35 points
	Moderate	25 points
	Low	15 points
	Not Eligible	5 points

Ramsey AL/MC Cash Flow Projections

Total Project Costs	**$ 32,300,000**	**100.00%**
Equity	$ 9,690,000	30.00%
Primary Loan	$ 22,610,000	70.00%

Type	ALF/MC
Mgmt. Fee	5.50%
Units	102
Interest Rate Yrs 1-2	6.25%
Interest Rate Yrs 3-7	6.25%
Term	30

Inflation Trend:	
Expenses	2.00%
Taxes	2.00%
Rent	2.00%
Other Income	1.00%

Economic Occupancy		/Vacancy
Op Yr 1	40.0%	60.0%
Op Yr 2	70.0%	30.0%
Op Yr 3	93.0%	7.0%

Construction: 12 months | lease-up | lease-up | fully stabilized

	Op Yr #1	Op Yr #2	Op Yr #3	Op Yr #4	Op Yr #5	Op Yr #6	Op Yr #7	Op Yr #8	Op Yr #9	Op Yr #10
Rental Income (base+services)	$7,198,103 $5,881	$7,342,065 $5,998	$7,488,906 $6,118	$7,638,685 $6,241	$7,791,458 $6,366	$7,947,287 $6,493	$8,106,233 $6,623	$8,268,358 $6,755	$8,433,725 $6,890	$8,602,399 $7,028
Vacancy/Loss	-$4,336,028 60.2%	-$2,202,620 30.0%	-$524,223 7.0%	-$534,708 7.0%	-$545,402 7.0%	-$556,310 7.0%	-$567,436 7.0%	-$578,785 7.0%	-$590,361 7.0%	-$602,168 7.0%
EFFECTIVE GROSS INCOME	$2,862,075 39.8%	$5,139,446 70.0%	$6,964,683 93.0%	$7,103,977 93.0%	$7,246,056 93.0%	$7,390,977 93.0%	$7,538,797 93.0%	$7,689,573 93.0%	$7,843,364 93.0%	$8,000,231 93.0%
Net Collected Rent	$2,338	$4,199	$5,690	$5,804	$5,920	$6,038	$6,159	$6,282	$6,408	$6,536
Other Income	$70,193 2.45%	$124,811 2.43%	$167,478 2.40%	$170,828 2.40%	$174,244 2.40%	$177,729 2.40%	$181,284 2.40%	$184,909 2.40%	$188,607 2.40%	$192,380 2.40%
Total Revenue	**$2,932,268**	**$5,264,256**	**$7,132,161**	**$7,274,804**	**$7,420,300**	**$7,568,706**	**$7,720,080**	**$7,874,482**	**$8,031,972**	**$8,192,611**
	$28,748	$51,610	$69,923	$71,322	$72,748	$74,203	$75,687	$77,201	$78,745	$80,320
EXPENSES										
x Administration	$400,000 13.6%	$400,000 7.6%	$408,000 5.7%	$416,160 5.7%	$424,483 5.7%	$432,973 5.7%	$441,632 5.7%	$450,465 5.8%	$459,474 6.0%	$468,664 6.1%
x Human Resources	$30,000 1.0%	$32,313 0.6%	$32,960 0.5%	$33,619 0.5%	$34,291 0.5%	$34,977 0.5%	$35,676 0.5%	$36,390 0.5%	$37,118 0.5%	$37,860 0.5%
x Sales & Marketing	$120,000 4.1%	$146,916 2.8%	$149,855 2.1%	$152,852 2.1%	$155,909 2.1%	$159,027 2.1%	$162,207 2.1%	$165,452 2.1%	$168,761 2.2%	$172,136 2.2%
x Activities & Entertainment	$157,500 5.4%	$167,088 3.2%	$170,430 2.4%	$173,838 2.4%	$177,315 2.4%	$180,861 2.4%	$184,478 2.4%	$188,168 2.4%	$191,931 2.5%	$195,770 2.5%
x Assisted Living	$920,000 31.4%	$1,425,000 27.1%	$1,850,000 25.9%	$1,887,000 25.9%	$1,924,740 25.9%	$1,963,235 25.9%	$2,002,499 25.9%	$2,042,549 26.5%	$2,083,400 27.0%	$2,125,068 27.5%
x Dietary	$349,932 11.9%	$725,000 13.8%	$851,539 11.9%	$868,569 11.9%	$885,941 11.9%	$903,660 11.9%	$921,733 11.9%	$940,168 12.2%	$958,971 12.4%	$978,150 12.7%
x Housekeeping	$100,000 3.4%	$130,696 2.5%	$177,112 2.5%	$180,654 2.5%	$184,267 2.5%	$187,952 2.5%	$191,711 2.5%	$195,545 2.5%	$199,456 2.6%	$203,446 2.6%
x Maintenance & Repairs-Facility	$150,000 5.1%	$288,172 5.5%	$390,514 5.5%	$398,324 5.5%	$406,290 5.5%	$414,416 5.5%	$422,704 5.5%	$431,159 5.6%	$439,782 5.7%	$448,577 5.8%
Insurance	$66,300 2.3%	$104,040 2.0%	$106,121 1.5%	$108,243 1.5%	$110,408 1.5%	$112,616 1.5%	$114,869 1.5%	$117,166 1.5%	$119,509 1.5%	$121,899 1.6%
Real Estate Taxes	$172,446 5.9%	$270,608 5.1%	$276,020 3.9%	$281,541 3.9%	$287,171 3.9%	$292,915 3.9%	$298,773 3.9%	$304,749 3.9%	$310,844 4.0%	$317,060 4.1%
x Laundry	$617 0.0%	$1,109 0.0%	$1,503 0.0%	$1,533 0.0%	$1,563 0.0%	$1,595 0.0%	$1,626 0.0%	$1,659 0.0%	$1,692 0.0%	$1,726 0.0%
x Management Fee/Asset Mgmt	$161,275 5.5%	$301,534 5.7%	$404,269 5.7%	$412,114 5.7%	$420,117 5.7%	$428,279 5.7%	$436,604 5.7%	$445,097 5.8%	$453,758 5.9%	$462,594 6.0%
Replacement Reserves	$0 0.0%	$0 0.0%	$30,600 0.4%	$30,600 0.4%	$30,600 0.4%	$30,600 0.4%	$30,600 0.4%	$31,212 0.4%	$31,836 0.4%	$32,473 0.4%
Total Expenses	**$2,628,071 89.6%**	**$3,992,476 75.8%**	**$4,848,920 68.0%**	**$4,945,046 68.0%**	**$5,043,095 68.0%**	**$5,143,105 68.0%**	**$5,245,115 67.9%**	**$5,349,778 67.9%**	**$5,456,533 67.9%**	**$5,565,424 67.9%**
	$25,765	$39,142	$47,538	$48,481	$49,442	$50,423	$51,423			
NET OPERATING INCOME	**$304,197 10.4%**	**$1,271,781 24.2%**	**$2,283,241 32.0%**	**$2,329,758 32.0%**	**$2,377,205 32.0%**	**$2,425,601 32.0%**	**$2,474,965 32.1%**	**$2,524,704 32.1%**	**$2,575,439 32.1%**	**$2,627,187 32.1%**
Est TIF Payments	$137,510	$237,937	$237,937	$237,937	$237,937	$237,937	$237,937	$237,937	$237,937	$237,937
TOTAL INCOME	**$441,707**	**$1,509,718**	**$2,521,178**	**$2,567,695**	**$2,615,142**	**$2,663,538**	**$2,712,902**	$2,762,641	$2,813,376	$2,865,124
Debt Service, Primary Lender	-$1,413,125 NA	-$1,413,125 NA	-$1,670,564 1.37	-$1,670,564 1.39	-$1,670,564 1.42	-$1,670,564 1.45	-$1,670,564 1.48	-$1,670,564 1.51	-$1,670,564 1.54	-$1,670,564 1.57
Rent/ Lease-Up Reserve	$1,600,000	$800,000	$0	$0	$0	$0	$0	$0	$0	$0
PROJECTED ANNUAL CASH FLOW	**$628,582**	**$896,593**	**$850,614**	**$897,131**	**$944,578**	**$992,974**	**$1,042,338**	**$1,092,078**	**$1,142,812**	**$1,194,560**
Annual Cash-on-Cash Including TIF	**6.5%**	**9.3%**	**8.8%**	**9.3%**	**9.7%**	**10.2%**	**10.8%**	**11.3%**	**11.8%**	**12.3%**
Cap on Cost Including TIF	**1.4%**	**4.7%**	**7.8%**	**7.9%**	**8.1%**	**8.2%**	**8.4%**	**8.6%**	**8.7%**	**8.9%**

Confidential and Subject to Change- Preliminary and for discussion purposes only.

Sources & Uses

Ramsey Assisted Living

Ramsey, MN

3/18/2026

Sources of Funds

Equity	$9,690,000	30.00%
Primary Loan	$22,610,000	70.00%
	$32,300,000	

Uses of Funds

		Per Unit	
Land	$1,715,130	$16,815	5.3%
Construction Contract/ General Contractor	$20,910,000	$205,000	64.7%
Furniture, Fixtures, & Equipment	$1,200,000	$11,765	3.7%
Design: Architect, Engineer, Surveyor	$273,100	$2,677	0.8%
Environmental: ESA, RAP, Soils, Wetlds., Trees, HazMat.	$9,500	$93	0.0%
Legal, Organizational, Accounting	$70,000	$686	0.2%
Market Analysis & Appraisal	$9,500	$93	0.0%
Pre-Open Marketing & Staffing	$150,000	$1,471	0.5%
Government Fees	$3,000,314	$29,415	9.3%
Recording & Title Insurance	$114,221	$1,120	0.4%
Real Estate Taxes & Insurance	$35,669	$350	0.1%
Other/ Miscellaneous	$3,500	$34	0.0%
Development Fee	$1,000,000	$9,804	3.1%
Construction Interest	$560,244	$5,493	1.7%
Lease Up Reserves	$2,400,000	$23,529	7.4%
Financing Fees	$246,100	$2,413	0.8%
Owner's Contingency	$602,722	$5,909	1.9%
	$32,300,000	$316,667	100.0%

Confidential and Subject to Change- Preliminary and for discussion purposes only.

Assisted Living	78
$16,815	$1,311,570.00
$205,000	$15,990,000.00
$11,765	$917,647.06
$2,677	$208,841.18
$93	$7,264.71
$686	$53,529.41
$93	$7,264.71
$1,471	$114,705.88
$29,415	$2,294,357.76
$1,120	$87,345.47
$350	$27,276.29
$34	$2,676.47
$9,804	$764,705.88
$5,493	$428,422.11
$23,529	$1,835,294.12
$2,413	$188,194.12
$5,909	$460,904.83
Total	**$24,700,000**
Total/Unit	**$316,667**

Memory Care	24
$16,815	$403,560.00
$205,000	$4,920,000.00
$11,765	$282,352.94
$2,677	$64,258.82
$93	$2,235.29
$686	$16,470.59
$93	$2,235.29
$1,471	$35,294.12
$29,415	$705,956.24
$1,120	$26,875.53
$350	$8,392.71
$34	$823.53
$9,804	$235,294.12
$5,493	$131,822.19
$23,529	$564,705.88
$2,413	$57,905.88
$5,909	$141,816.87
TOTAL	**$7,600,000**
TOTAL/UNIT	**$316,667**

Ramsey AL/MC Cash Flow Projections

Total Project Costs	**$ 32,300,000**	**100.00%**
Equity	$ 9,690,000	30.00%
Primary Loan	$ 22,610,000	70.00%

Type	ALF/MC
Mgmt. Fee	5.50%
Units	102
Interest Rate Yrs 1-2	6.25%
Interest Rate Yrs 3-7	6.25%
Term	30

Inflation Trend:	
Expenses	2.00%
Taxes	2.00%
Rent	2.00%
Other Income	1.00%

Economic Occupancy		/Vacancy
Op Yr 1	40.0%	60.0%
Op Yr 2	70.0%	30.0%
Op Yr 3	93.0%	7.0%

Construction: 12 months | lease-up | lease-up | fully stabilized

	Op Yr #1	Op Yr #2	Op Yr #3	Op Yr #4	Op Yr #5	Op Yr #6	Op Yr #7	Op Yr #8	Op Yr #9	Op Yr #10
Rental Income (base+services)	$7,198,103 $5,881	$7,342,065 $5,998	$7,488,906 $6,118	$7,638,685 $6,241	$7,791,458 $6,366	$7,947,287 $6,493	$8,106,233 $6,623	$8,268,358 $6,755	$8,433,725 $6,890	$8,602,399 $7,028
Vacancy/Loss	-$4,336,028 60.2%	-$2,202,620 30.0%	-$524,223 7.0%	-$534,708 7.0%	-$545,402 7.0%	-$556,310 7.0%	-$567,436 7.0%	-$578,785 7.0%	-$590,361 7.0%	-$602,168 7.0%
EFFECTIVE GROSS INCOME	$2,862,075 39.8%	$5,139,446 70.0%	$6,964,683 93.0%	$7,103,977 93.0%	$7,246,056 93.0%	$7,390,977 93.0%	$7,538,797 93.0%	$7,689,573 93.0%	$7,843,364 93.0%	$8,000,231 93.0%
Net Collected Rent	$2,338	$4,199	$5,690	$5,804	$5,920	$6,038	$6,159	$6,282	$6,408	$6,536
Other Income	$70,193 2.45%	$124,811 2.43%	$167,478 2.40%	$170,828 2.40%	$174,244 2.40%	$177,729 2.40%	$181,284 2.40%	$184,909 2.40%	$188,607 2.40%	$192,380 2.40%
Total Revenue	**$2,932,268**	**$5,264,256**	**$7,132,161**	**$7,274,804**	**$7,420,300**	**$7,568,706**	**$7,720,080**	**$7,874,482**	**$8,031,972**	**$8,192,611**
	$28,748	$51,610	$69,923	$71,322	$72,748	$74,203	$75,687	$77,201	$78,745	$80,320
EXPENSES										
x Administration	$400,000 13.6%	$400,000 7.6%	$408,000 5.7%	$416,160 5.7%	$424,483 5.7%	$432,973 5.7%	$441,632 5.7%	$450,465 5.8%	$459,474 6.0%	$468,664 6.1%
x Human Resources	$30,000 1.0%	$32,313 0.6%	$32,960 0.5%	$33,619 0.5%	$34,291 0.5%	$34,977 0.5%	$35,676 0.5%	$36,390 0.5%	$37,118 0.5%	$37,860 0.5%
x Sales & Marketing	$120,000 4.1%	$146,916 2.8%	$149,855 2.1%	$152,852 2.1%	$155,909 2.1%	$159,027 2.1%	$162,207 2.1%	$165,452 2.1%	$168,761 2.2%	$172,136 2.2%
x Activities & Entertainment	$157,500 5.4%	$167,088 3.2%	$170,430 2.4%	$173,838 2.4%	$177,315 2.4%	$180,861 2.4%	$184,478 2.4%	$188,168 2.4%	$191,931 2.5%	$195,770 2.5%
x Assisted Living	$920,000 31.4%	$1,425,000 27.1%	$1,850,000 25.9%	$1,887,000 25.9%	$1,924,740 25.9%	$1,963,235 25.9%	$2,002,499 25.9%	$2,042,549 26.5%	$2,083,400 27.0%	$2,125,068 27.5%
x Dietary	$349,932 11.9%	$725,000 13.8%	$851,539 11.9%	$868,569 11.9%	$885,941 11.9%	$903,660 11.9%	$921,733 11.9%	$940,168 12.2%	$958,971 12.4%	$978,150 12.7%
x Housekeeping	$100,000 3.4%	$130,696 2.5%	$177,112 2.5%	$180,654 2.5%	$184,267 2.5%	$187,952 2.5%	$191,711 2.5%	$195,545 2.5%	$199,456 2.6%	$203,446 2.6%
x Maintenance & Repairs-Facility	$150,000 5.1%	$288,172 5.5%	$390,514 5.5%	$398,324 5.5%	$406,290 5.5%	$414,416 5.5%	$422,704 5.5%	$431,159 5.6%	$439,782 5.7%	$448,577 5.8%
Insurance	$66,300 2.3%	$104,040 2.0%	$106,121 1.5%	$108,243 1.5%	$110,408 1.5%	$112,616 1.5%	$114,869 1.5%	$117,166 1.5%	$119,509 1.5%	$121,899 1.6%
Real Estate Taxes	$172,446 5.9%	$270,608 5.1%	$276,020 3.9%	$281,541 3.9%	$287,171 3.9%	$292,915 3.9%	$298,773 3.9%	$304,749 3.9%	$310,844 4.0%	$317,060 4.1%
x Laundry	$617 0.0%	$1,109 0.0%	$1,503 0.0%	$1,533 0.0%	$1,563 0.0%	$1,595 0.0%	$1,626 0.0%	$1,659 0.0%	$1,692 0.0%	$1,726 0.0%
x Management Fee/Asset Mgmt	$161,275 5.5%	$301,534 5.7%	$404,269 5.7%	$412,114 5.7%	$420,117 5.7%	$428,279 5.7%	$436,604 5.7%	$445,097 5.8%	$453,758 5.9%	$462,594 6.0%
Replacement Reserves	$0 0.0%	$0 0.0%	$30,600 0.4%	$30,600 0.4%	$30,600 0.4%	$30,600 0.4%	$30,600 0.4%	$31,212 0.4%	$31,836 0.4%	$32,473 0.4%
Total Expenses	**$2,628,071 89.6%**	**$3,992,476 75.8%**	**$4,848,920 68.0%**	**$4,945,046 68.0%**	**$5,043,095 68.0%**	**$5,143,105 68.0%**	**$5,245,115 67.9%**	**$5,349,778 67.9%**	**$5,456,533 67.9%**	**$5,565,424 67.9%**
	$25,765	$39,142	$47,538	$48,481	$49,442	$50,423	$51,423			
NET OPERATING INCOME	**$304,197 10.4%**	**$1,271,781 24.2%**	**$2,283,241 32.0%**	**$2,329,758 32.0%**	**$2,377,205 32.0%**	**$2,425,601 32.0%**	**$2,474,965 32.1%**	**$2,524,704 32.1%**	**$2,575,439 32.1%**	**$2,627,187 32.1%**
Est TIF Payments										
TOTAL INCOME	**$304,197**	**$1,271,781**	**$2,283,241**	**$2,329,758**	**$2,377,205**	**$2,425,601**	**$2,474,965**	$2,524,704	$2,575,439	$2,627,187
Debt Service, Primary Lender	-$1,413,125 NA	-$1,413,125 NA	-$1,670,564 1.37	-$1,670,564 1.39	-$1,670,564 1.42	-$1,670,564 1.45	-$1,670,564 1.48	-$1,670,564 1.51	-$1,670,564 1.54	-$1,670,564 1.57
Rent/ Lease-Up Reserve	$1,600,000	$800,000	$0	$0	$0	$0	$0	$0	$0	$0
PROJECTED ANNUAL CASH FLOW	**$491,072**	**$658,656**	**$612,677**	**$659,194**	**$706,641**	**$755,037**	**$804,401**	**$854,141**	**$904,875**	**$956,623**
Annual Cash-on-Cash	**5.1%**	**6.8%**	**6.3%**	**6.8%**	**7.3%**	**7.8%**	**8.3%**	**8.8%**	**9.3%**	**9.9%**
Cap on Cost	**0.9%**	**3.9%**	**7.1%**	**7.2%**	**7.4%**	**7.5%**	**7.7%**	**7.8%**	**8.0%**	**8.1%**

Confidential and Subject to Change- Preliminary and for discussion purposes only.

Sources & Uses

Ramsey Assisted Living

Ramsey, MN

3/5/2026

Sources of Funds

Equity	$9,690,000	30.00%
Primary Loan	$22,610,000	70.00%
	$32,300,000	

Uses of Funds

		Per Unit	
Land	$1,715,130	$16,815	5.3%
Construction Contract/ General Contractor	$20,910,000	$205,000	64.7%
Furniture, Fixtures, & Equipment	$1,200,000	$11,765	3.7%
Design: Architect, Engineer, Surveyor	$273,100	$2,677	0.8%
Environmental: ESA, RAP, Soils, Wetlds., Trees, HazMat.	$9,500	$93	0.0%
Legal, Organizational, Accounting	$70,000	$686	0.2%
Market Analysis & Appraisal	$9,500	$93	0.0%
Pre-Open Marketing & Staffing	$150,000	$1,471	0.5%
Government Fees	$3,000,314	$29,415	9.3%
Recording & Title Insurance	$114,221	$1,120	0.4%
Real Estate Taxes & Insurance	$41,153	$403	0.1%
Other/ Miscellaneous	$3,500	$34	0.0%
Development Fee	$1,000,000	$9,804	3.1%
Construction Interest	$560,578	$5,496	1.7%
Lease Up Reserves	$2,400,000	$23,529	7.4%
Financing Fees	$246,100	$2,413	0.8%
Owner's Contingency	$596,904	$5,852	1.8%
	$32,300,000	$316,667	100.0%

Confidential and Subject to Change- Preliminary and for discussion purposes only.

Assisted Living	78
$16,815	$1,311,570.00
$205,000	$15,990,000.00
$11,765	$917,647.06
$2,677	$208,841.18
$93	$7,264.71
$686	$53,529.41
$93	$7,264.71
$1,471	$114,705.88
$29,415	$2,294,357.76
$1,120	$87,345.47
$403	$31,469.87
$34	$2,676.47
$9,804	$764,705.88
$5,496	$428,677.16
$23,529	$1,835,294.12
$2,413	$188,194.12
$5,852	$456,456.20
Total	**$24,700,000**
Total/Unit	**$316,667**

Memory Care	24
$16,815	$403,560.00
$205,000	$4,920,000.00
$11,765	$282,352.94
$2,677	$64,258.82
$93	$2,235.29
$686	$16,470.59
$93	$2,235.29
$1,471	$35,294.12
$29,415	$705,956.24
$1,120	$26,875.53
$403	$9,683.04
$34	$823.53
$9,804	$235,294.12
$5,496	$131,900.67
$23,529	$564,705.88
$2,413	$57,905.88
$5,852	$140,448.06
TOTAL	**$7,600,000**
TOTAL/UNIT	**$316,667**

TRIDENT
DEVELOPMENT

1200 25th Avenue South● St. Cloud, MN 56301
Phone: 320.258.4438 ● 320.252.3603

REVISED March 5, 2026

Mr. Sean Sullivan
Economic Development Manager
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303

VIA E-MAIL SSullivan@cityoframsey.com

RE: REQUEST FOR FINANCIAL ASSISTANCE – TAX INCREMENT FINANCING
PROPOSED SENIOR LIVING COMMUNITY
ANOKA COUNTY PARCELS 28-32-25-42-0022 and 28-32-25-42-0023
RAMSEY, MINNESOTA

Dear Mr. Sullivan,

Trident Development, LLC (Trident) is pleased to present this request for Tax Increment Financing (TIF) for a proposed 102-unit senior assisted living facility to be located near the Southwest corner of Rhinestone Street NW and Sunwood Drive, east of the Northwest Metro VA clinic in Ramsey, Minnesota.

REQUEST FOR TAX INCREMENT FINANCING (TIF):

Trident requests consideration for tax increment financing creating a 27-year, 90% Pay-Go housing tax increment district. Based on estimates from the Anoka County Assessor, the total gross increment payments over the life of the district would be approximately $5,540,200, which equates to $2,625,000 in today's dollars. Several factors are causing the need for financial assistance for this development.

- High Cost of Construction – inflation has greatly impacted the cost of new construction, both in materials and labor.
- COR Exterior Design Standards – the location of the subject property demands attractive, high quality exterior elements to compliment the high standards of the COR district. This creates additional costs to the development.
- City Development Fees – The City of Ramsey has adopted various development-related fees (ie park dedication, trail development, utility connection fees, etc) which increases the cost of new development.
- Loss of Rental Revenue – establishing a residential TIF district will create affordable housing for elderly Ramsey residents. It is estimated that 20% to 25% of the dwellings units will have discounted or elderly waiver rents, which diminishes the potential revenue and reduces the return on investment.

NOTE: The TIF plan anticipates 20% of the dwelling units to households whose income is 50% or less of the area median income (AMI).

Attracting Investment Capital:

In today's investment climate, senior housing is an attractive option, but only if projected returns compensate for the risk. Unlike general occupancy apartments, assisted living properties have inherent financial risks and require a higher expected reward. Among these financial risks is: a) Occupancy – unexpected deaths or a health epidemic can devastate occupancy; b) Regulatory Risk – State and Federal government agencies may impose greater reporting, staffing or other requirements. They may also halt or reduce the critical Medicaid reimbursements; c) New Competition – with a defined market segment (elderly seniors w/ health needs), new competition in the market would greatly impact occupancy and/or prevent the growth of rental revenue. Finally, traditional lending sources typically include the requirement for the individual investors to personally guarantee the mortgage debt, adding more financial risk if the property does not perform.

Given the numerous risks associated with assisted living properties, today's investor expects a projected annual average rate of return between 8% and 10% to be attractive. Many investors also evaluate their expected return by considering the profit or proceeds in the event of a future sale. This return metric (referred to as internal rate of return "IRR") is expected to exceed 18% in order to attract risk capital.

Statement of Public Purposes:

The public benefit of the proposed development is the creation of affordable rental housing for low-income seniors in Ramsey and the Greater Anoka County Area. The proposed, 102-unit senior living community will offer affordable, high-quality housing options for low-income seniors by providing a range of cost-effective housing options. The development will ensure that 20% of the rental housing units will be reserved exclusively for seniors whose household income is 50% or less of the AMI.

In addition to meeting critical affordable housing needs, this development will offer a variety of employment opportunities ranging from housekeeping, resident care, food service, property maintenance and health care administration. It is estimated that this new development, when complete, will create 40 new local jobs, or 30+/- full-time equivalent positions paying somewhere between $40,000-$80,000/year depending on the position.

By providing seniors with an affordable and supportive place to live locally, this community will allow long-time residents to remain close to family, friends, and familiar surroundings, ultimately enhancing quality of life and community stability.

Description of the Project:

The proposed improvements consist of 78 assisted living (AL) units and 24 memory care (MC), for a total of 102 apartment units contained in two connected wood-framed buildings. Structures include a two-story AL apartment building with 89,792 +/- square feet connected to a one-story MC facility with 20,246+/- square feet. (The mix of studio, one-bedroom and two-bedroom unit plans will be determined as we complete the building design phase.) Other areas of the AL building will consist of administrative offices, community dining room, commercial kitchen, storage, spacious lobby with concierge desk, multipurpose lounge area for activities and gatherings, fully equipped fitness room with programming, a beauty salon, a grand bath spa, restrooms and elevators. The MC building, which is connected to the AL and located on one level, consists of 24 studio units, grand bath spa, laundry, restrooms, serving kitchen, activity space, and resident dining area. Exterior features include covered/screened patio, walking trails, secured patio with pergola and porte-cochere, along with parking for 95 cars (6 AL tuck under stalls, 74 AL surface stalls plus 15 MC surface stalls), all situated on 4.14 +/- acres.

This community will be professionally managed by Lifespark, an industry leader in senior care for over 20 years, and is headquartered in St. Louis Park, MN. Lifespark has developed an innovative "Complete Senior Health" model that transforms the lives of seniors by enabling them to "Age Magnificently". Lifespark has been recognized for its exceptional award-winning workplace culture, achieving Minneapolis-Saint Paul Business Journal's Best Places to Work three times, and Star Tribune's Meaningful Award. They have also earned Top USA rankings three times, and in 2021 ranked as the #1 Healthcare Workplace for Top USA.

Site Plan and Preliminary Architectural Drawings:

In addition to the improvements discussed above, the current development concept contemplates two distinct senior housing communities – an independent, active senior rental building, containing 84 units, fronting on Sunwood Drive ("IL") and an assisted living / memory care facility offering 102 units accessed off Veteran's Drive ("AL/MC'). A preliminary site concept plan is included with this narrative. The TIF district will be established for the AL/MC building only. The IL building will not be included in the TIF district.

Due to the proximity to Sunwood Drive, the IL building is intended to meet the COR Exterior Design Standards and provide an attractive streetscape. The design is also intended to promote connectivity with Sunwood Drive with convenient access to the building by pedestrian and vehicular traffic. The active senior residents in the IL community will lend further support to the growing commercial district in Ramsey's COR district. Real estate taxes generated by the IL building will not be subject to a TIF district.

St. Cloud-based Cole Group Architects has extensive experience in senior living design and function. Cole Group has designed over 4,000 senior housing units across multiple states. Cole Group is well versed in the current building and life safety codes specific to housing-with-services use. Cole Group has also designed multi-family apartments within the COR district of Ramsey including Skyline on Sunwood, Park View East and Sapphire Apartments.

Experience of Development Company:

Trident Development, LLC is located in St. Cloud, MN with a dedicated team of six experienced professionals. For nearly twenty years, Trident Development has successfully developed and operated multi-family housing communities - for seniors and market rate rentals. Trident has completed 21 assisted living communities and three independent senior living communities, accounting for nearly 2,000 senior housing units. Together with its development of market-rate apartments, Trident has delivered nearly $1 billion in development volume as of 2025. Over the past 20 years, Trident has worked with numerous Minnesota cities to arrange tax increment financing as a tool to support affordable housing for low-income seniors. Trident Development, LLC is owned by Jeffrey Drown, Scott O'Brien and Roger Fink.

Description Property Ownership and Partners:

Trident intends to organize a single-purpose limited liability company (LLC) for the ownership and operation of the assisted living community. This LLC will become the "developer" entity named in the tax increment agreement. Managing members and officers of the LLC will include executives of Trident Development. The LLC is expected to include other financial partners (investors) as part of the ownership group.

Market Analysis:

Included with this narrative is a Market Assessment prepared by Viewpoint Consulting Group, Inc., dated November 5, 2025. Viewpoint Consulting has been performing market demand assessments for over 15 years and is widely recognized as the authority on senior housing and assisted living. In summary, the market assessment estimates a market-wide, unmet need of 123 senior housing units by 2025, growing to 199 units by 2030 (assisted living and memory care market rate and elderly waiver units only).

Preliminary Cost Budget:

Based on construction cost estimates from Lyon Contracting, Inc. and accounting for land and all direct and indirect development costs, the total project cost is estimated to be $32,300,000. The present value of the TIF request represents 8% of the total costs. The remainder of the costs will be obtained through private financing sources and private investment capital. Included with this narrative are preliminary development budgets (Sources and Uses of Funds) with projected cashflows.

Conclusion:

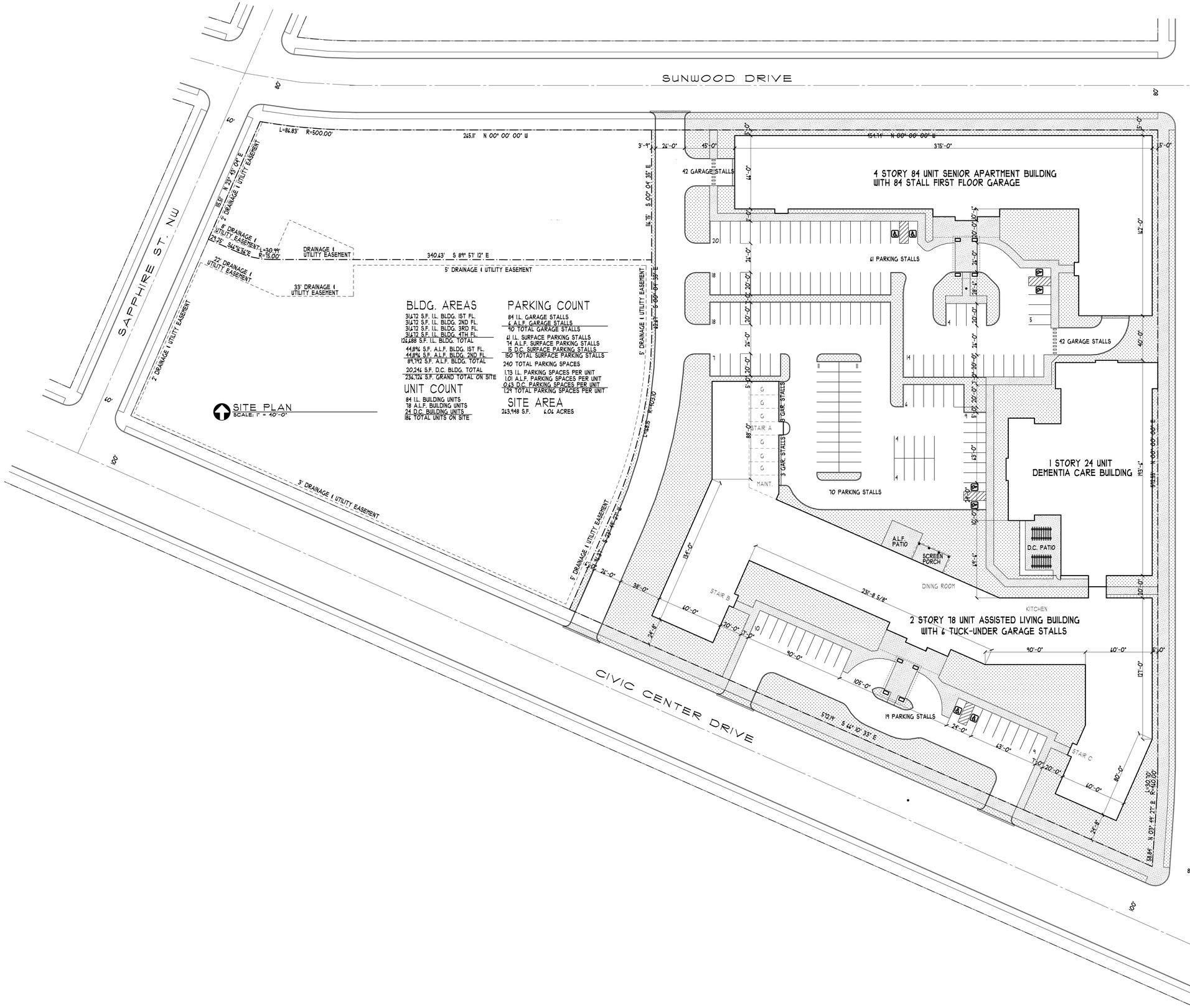
We appreciate the consideration for this request for financial assistance. This greatly needed housing project will be a valuable asset to the Ramsey community, providing not only affordable housing for seniors, but quality job opportunities for the citizens of Ramsey.

Sincerely,
Trident Development, LLC

Andy Brummer (For)
Roger D. Fink, Sr. Vice President

Enclosures

C: Andy Brummer, Trident Development



SITE PLAN
SCALE: 1" = 40'-0"

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Sent. Cloud, MN 56301
(320) 654-4510
www.colegrouparchitects.com

DAVID MAJCHRZAK
LICENSED ARCHITECT
56381
STATE OF MINNESOTA

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- These documents are not valid for building permit unless signed in ink or by digital signature. Copies are not valid.
- 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.
- Name DAVID J. MAJCHRZAK

DEVELOPER:
TRIDENT DEVELOPMENT

PROPOSED:
I.L. - A.L.F - D.C.
SENIOR BUILDING
RAMSEY, MN

REVISIONS COMMENTS		REVISIONS COMMENTS	

Project No.
24007
Issue Date:
-
Document Set:
PRELIMINARY
Not For Construction

A010

PLOTTED: 02-24-26 FILE: 260075 COM: 3

Trident/LifeSpark

City of Ramsey, MN

24 Memory Care Units and 78 Assisted Living Units

EHLERS PUBLIC FINANCE ADVISORS

ASSUMPTIONS AND RATES

DistrictType:	**Housing**	
District Name/Number:		
County District #:		
First Year Construction or Inflation on Value	**2026**	
Existing District - Specify No. Years Remaining		
Inflation Rate - Every Year:	**0.00%**	
Interest Rate:	**6.25%**	
Present Value Date:	**1-Aug-27**	
First Period Ending	1-Feb-28	
Tax Year District was Certified:	**Pay 2027**	
Cashflow Assumes First Tax Increment For Development:	2028	
Years of Tax Increment	26	
Assumes Last Year of Tax Increment	2053	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	**Inside(B)**	
Incremental or Total Fiscal Disparities	**Incremental**	
Fiscal Disparities Contribution Ratio	34.9052%	Pay 2026
Fiscal Disparities Metro-Wide Tax Rate	132.6750%	Pay 2026
Maximum/Frozen Local Tax Rate:	94.558%	Pay 2026
Current Local Tax Rate: (Use lesser of Current or Max.)	94.558%	Pay 2026
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.3130%	Pay 2026
Market Value Tax Rate (Used for total taxes)	0.18441%	Pay 2026

Tax Rates

Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	$150,000	1.50%
Over	$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	$100,000	0.25%
Over	$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	$500,000	1.00%
Over	$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	$500,000	1.00%
Over	$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	28-32-25-42-0023	Deal Family Hldgs.	Unassigned	1,320,100	0	1,320,100	65%	858,065	Pay 2027	C/I Pref.	16,411	Rental	10,726	1
2	28-32-25-42-0022	Deal Family Hldgs.	Unassigned	724,800	0	724,800	50%	362,400	Pay 2027	C/I Pref.	6,498	Rental	4,530	
				2,044,900	**0**	**2,044,900**		**1,220,465**			**22,909**		**15,256**	

Note:

1. **Base values are for pay 2027 based on review of County website on 4-27-26.**
2. **Located in SD #11; Lower Rum River WS; UTA 98 - 630111**

Trident/LifeSpark

City of Ramsey, MN

24 Memory Care Units and 78 Assisted Living Units

EHLERS PUBLIC FINANCE ADVISORS

PROJECT INFORMATION (Project Tax Capacity)

Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
		220,000	220,000	102	22,440,000	Rental	280,500	2,750	50%	100%	100%	100%	2029
TOTAL					22,440,000		280,500						
Subtotal Residential				102	22,440,000		280,500						
Subtotal Commercial/Ind.				0	0		0						

Note:

1. Market values are based upon estimates from the County Assessor.

TAX CALCULATIONS

New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
0	280,500	0	280,500	265,235	0	0	41,382	306,617	3,006.05
TOTAL	280,500	0	280,500	265,235	0	0	41,382	306,617	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?

Total Property Taxes	306,617
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(41,382)
less Base Value Taxes	(14,426)
Annual Gross TIF	250,809

EHLERS
PUBLIC FINANCE ADVISORS

Trident/LifeSpark

City of Ramsey, MN

24 Memory Care Units and 78 Assisted Living Units

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 5%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-				02/01/28
100%	140,250	(15,256)	-	124,994	94.558%	118,192	59,096	(213)	(2,944)	55,939	52,600	0.5	2028	08/01/28
100%	140,250	(15,256)	-	124,994	94.558%	118,192	59,096	(213)	(2,944)	55,939	103,606	1	2028	02/01/29
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	208,564	1.5	2029	08/01/29
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	310,342	2	2029	02/01/30
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	409,035	2.5	2030	08/01/30
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	504,738	3	2030	02/01/31
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	597,540	3.5	2031	08/01/31
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	687,530	4	2031	02/01/32
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	774,794	4.5	2032	08/01/32
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	859,413	5	2032	02/01/33
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	941,468	5.5	2033	08/01/33
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,021,036	6	2033	02/01/34
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,098,193	6.5	2034	08/01/34
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,173,012	7	2034	02/01/35
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,245,564	7.5	2035	08/01/35
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,315,917	8	2035	02/01/36
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,384,138	8.5	2036	08/01/36
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,450,292	9	2036	02/01/37
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,514,441	9.5	2037	08/01/37
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,576,647	10	2037	02/01/38
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,636,967	10.5	2038	08/01/38
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,695,460	11	2038	02/01/39
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,752,180	11.5	2039	08/01/39
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,807,181	12	2039	02/01/40
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,860,515	12.5	2040	08/01/40
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,912,234	13	2040	02/01/41
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	1,962,385	13.5	2041	08/01/41
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,011,016	14	2041	02/01/42
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,058,174	14.5	2042	08/01/42
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,103,903	15	2042	02/01/43
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,148,246	15.5	2043	08/01/43
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,191,245	16	2043	02/01/44
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,232,941	16.5	2044	08/01/44
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,273,374	17	2044	02/01/45
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,312,581	17.5	2045	08/01/45
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(6,248)	118,706	2,350,600	18	2045	02/01/46
	Total						**4,381,953**	**(15,775)**	**(218,309)**	**4,147,869**				
	Present Value From 08/01/2022			**Present Value Rate**	**6.25%**		**2,483,256**	**(8,940)**	**(123,716)**	**2,350,600**				

Schedule of Events

City of Ramsey
Anoka County, Minnesota

For the proposed Modification to the Development Program for Development District No. 1 & the proposed establishment of Tax Increment Financing District No. 20 (Trident) (a housing district)

Draft as of May 6, 2026

May 14, 2026	EDA meets at 7:30 a.m. to consider TIF request and makes recommendation to City Council
May 26, 2026	City Council meets at 7:00 p.m. to consider TIF request and call for a public hearing establishing the TIF District
May 27, 2026	Project information, property identification numbers, fiscal impacts and maps sent to Ehlers for drafting documentation. Ehlers confirms whether building permits have been issued on the property to be included in the TIF District.
May 29, 2026	Letter received by County Commissioner giving notice of potential housing TIF district (at least 30 days prior to publication of public hearing notice). [Ehlers will distribute.]
By June 5, 2026	Ehlers conducts internal review of Plans.
June 12, 2026	Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing) and County receives information for review of county road impacts. [Ehlers will distribute.] *The County Board, by law, has 45 days to review the TIF Plan to determine if any county roads will be impacted by the development. Because City staff believes that the proposed TIF district will not require unplanned county road improvements, the TIF Plan was not forwarded to the County Board 45 days prior to the public hearing. Please be aware the County Board could claim that tax increment should be used for county roads, even after the public hearing.
July 3, 2023	Publication of hearing notice and map in the Anoka County Union Herald (at least 10 days but not more than 30 days prior to hearing). [Ehlers will submit notice, map and instructions. Publication deadline: June 30, 2026. (VERIFY HOLIDAY SCHEDULE)]

July 9, 2026	EDA meets at 7:30 AM to consider recommending the Plans in connection with the TIF District. [Attorney provides resolution by June 30, 2026.]
July 14, 2026	City Council holds public hearing at 7:00 PM on the modification to the Development Program for Development District No. 1 and the proposed Establishment of Tax Increment Financing District No. 20 (Trident) and considers a resolution approving the Plans. [Ehlers and attorney provide packet information July 7, 2026.]
	City Council considers approval of TIF agreement.
	City considers an Interfund Loan resolution in connection with the TIF District.
July 15, 2026	City may issue building permits.
Before June 30, 2027	Ehlers files the Plans with the MN Department of Revenue, Office of the State Auditor, and requests certification of the TIF District with the County.

An action under subdivision 1, paragraph (a), contesting the validity of a determination by an authority under section 469.175, subdivision 3, must be commenced within the later of:

(1) 180 days after the municipality's approval under section 469.175, subdivision 3; or

(2) 90 days after the request for certification of the district is filed with the county auditor under section 469.177, subdivision 1.

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, May 14, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Scott Wiyninger Member Nicole Bauer (remote) Member Cheryal Hills Member Rachal Johnson (remote) Member Brittany Lindahl Member Chris Riley Member Shanna Stewart
Members Absent:	None
Also Present:	Sean Sullivan, Economic Development Manager Stephanie Hanson, Community Development Director

DRAFT

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wiyninger	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 9, 2026

Motion by Member Lindahl, seconded by Member Stewart, to approve the April 9, 2026, minutes as presented.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wiyninger	aye

Motion carried.

4. EDA BUSINESS

4.01: Consider Recommendation for Tax Increment Financing Assistance for Trident Development

Economic Development Manager Sullivan presented the staff report.

Roger Fink, Senior Vice President of Trident Development, introduced himself and provided background information on the company. He stated that Trident focuses on multi-family housing, both market-rate apartments and senior living, and provided information on the communities that they have created and continue to own and operate. He stated that their management is handled by LifeSpark, which brings the highest level of care to residents of these communities. He stated that they use Lyon Contracting for construction, noting other complexes within The COR that have also been constructed by Lyon. He commented that Trident has been watching the senior market in the metro for many years, and Ramsey has always been of interest to them. He believed that the timing was right to add more senior housing to this market. He stated that they are considering a continuum of care campus, which includes independent senior living, assisted living, and memory care. He stated that a Preliminary Plat request will come forward to clean up the lot boundaries and create a parcel for the TIF District. He provided additional information on why this number of units is proposed, noting that the property would be staffed 24/7, with a commercial kitchen and dining room, as well as other amenities. He stated that the independent senior living building would be adjacent to the assisted/memory care facility, and the details for that project, including the number of units, are still being finalized. He commented that of the projects they have completed, half of them have received some type of financial assistance through TIF, many of which have involved Ehlers underwriting. He provided information on the proposed timeline for the project, hoping to break ground this fall. He thanked the EDA for considering this application.

Chairperson Wiyninger asked if an economic impact study has been done or whether there is an anticipated amount of revenue that would be brought into the community.

DRAFT

Mr. Fink replied that they have done a market study but have not completed an economic impact study.

Jason Aarsvold, Ehlers, presented additional information on the underwriting and analysis completed by Ehlers for this request. He stated that without the tax increment assistance, there would be an internal rate of return of 11 percent, and developers like to see that between 13 and 16 percent. He stated that with the proposed TIF assistance, they would be just under 13.5 percent; therefore, the requested assistance would not unduly enrich the developer.

Economic Development Manager Sullivan stated that he has outlined the next steps and timeline within the packet, if the EDA is comfortable moving forward, and reviewed those.

Chairperson Wiyninger stated that it appears that they would create TIF District 20 for the assisted and memory care building, but there would be no TIF for the independent building. He asked if the buildings would be tied together or whether the developer could move forward with one building and not the other.

Economic Development Manager Sullivan replied that they would not require construction of the independent living project that as part of this process. He stated that the developer would be acquiring this site, and in order to generate necessary revenue, they would most likely want to move forward with the independent building in addition to the assisted/memory care building, but that would not be part of a development agreement.

Motion by Member Hills, seconded by Member Lindahl, to recommend to City Council support for the project and provision of $4,147,000 raw TIF, $2,350,000 present value to Trident Development as presented.

Further discussion: Member Riley provided additional information on the TIF process discussed by the Council at work session and the recommended shorter period of time.

Member Stewart stated that she was pleased to hear the report from Ehlers, which confirms that this will be a great project.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wiyninger	aye

Motion carried.

DRAFT

6. ADJOURNMENT

Motion by Member Lindahl, seconded by Chairperson Wiyninger, to adjourn the meeting.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wiyninger	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:53 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.

DRAFT

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-132 Approving First Amendment to Purchase Agreement for Sale of Lot 1, Block 7, Waterfront Village: Roers Ramsey Apartments I LLC

Purpose/Background:

This Council action is a housekeeping item. The purpose of this case is to assign the buying entity from Roers Acquisition LLC, a Minnesota limited liability company to Roers Ramsey Apartments I LLC, a Delaware limited liability company as permitted in the PA council approved on May 27, 2025. A First Amendment to Purchase Agreement is required to complete this assignment. This is typical for entities that own numerous real estate holdings in one state.

Notification:

None required

Time Frame/Observations/Alternatives:

This Council action is a housekeeping item. The purpose of this case is to assign the buying entity from Roers Acquisition LLC, a Minnesota limited liability company to Roers Ramsey Apartments I LLC, a Delaware limited liability company as permitted in the Purchase Agreement council approved on May 27, 2025. This is typical for entities that own numerous real estate holdings in one state.

The project and terms of the Purchase agreement and Right of Re-Entry Agreement aside from the buying entity remain unchanged from the previously approved Purchase Agreement.

The City Attorney has reviewed the First Amendment to Purchase Agreement and has approved to form, and effectiveness, which is required to complete the assignment.

Alternatives:
1) Adopt Resolution #26-132 Approving First Amendment to Purchase Agreement for Sale of Lot 1, Block 7, Waterfront Village: Roers Ramsey Apartments I LLC; (as presented); subject to City Attorney review
2) Adopt Resolution #26-132 Approving First Amendment to Purchase Agreement for Sale of Lot 1, Block 7, Waterfront Village: Roers Ramsey Apartments I LLC; (as presented); subject to City Attorney review
3) Something Else

Funding Source:

This item is being covered under normal staff duties.

Recommendation:

Staff recommends adoption of Resolution #26-132 Approving First Amendment to Purchase Agreement for Sale of Lot 1, Block 7, Waterfront Village: Roers Ramsey Apartments I LLC; (as presented); subject to City Attorney review

Outcome/Action:

Motion to Adopt Resolution #26-132 Approving First Amendment to Purchase Agreement for Sale of Lot 1, Block 7, Waterfront Village: Roers Ramsey Apartments I LLC; (as presented); subject to City Attorney review

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Attachments

Site Location Map

ACTION - Resolution #26-132

ACTION - First Amendment to PA Roers

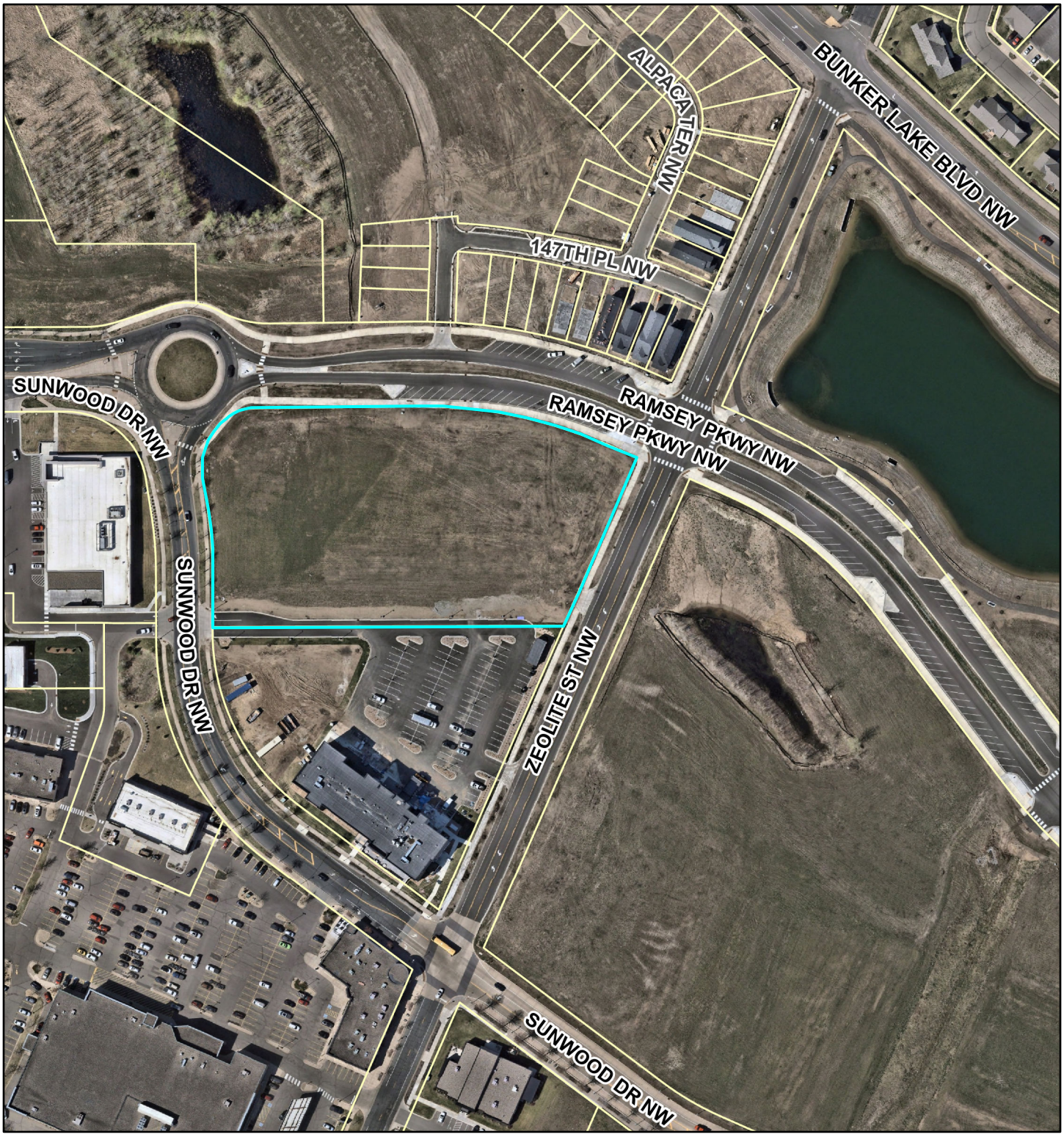
ACTION - RORE - Roers

Reference- Original PA Roers

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	05/21/2026 09:42 AM
Brian Hagen	Brian Hagen	05/21/2026 12:15 PM
Form Started By: Sean Sullivan		Started On: 05/20/2026 12:14 PM
Final Approval Date: 05/21/2026		

Roers Site Location Map



5/21/2026, 8:09:30 AM

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Sean Sullivan

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

RESOLUTION #26-132

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT AND RIGHT OF RE-ENTRY AGREEMENT FOR LOT 1, BLOCK 7, WATERFRONT VILLAGE; ROERS RAMSEY APARTMENTS I LLC

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City adopted Resolution #25-115 approving a Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with ROERS ACQUISITONS LLC, a Minnesota Limited Liability Company (the "Buyer") on May 27, 2025; and

WHEREAS, the City and Buyer have negotiated a Purchase Price of $1,350,000 ($8.00 per square foot) on +/- 3.87 acres (168,577 square feet) which includes a $256,600 contribution for the already constructed Ramsey Parkway north of the Property; and

WHEREAS, the Buyer has requested assignment of the Purchase Agreement to Roers Ramsey Apartment I LLC, a Delaware limited liability company (Assignee) as permitted in the terms of the original Purchase Agreement which also need to be amended in the limited warranty deed, and right of re-entry agreement; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

WHEREAS, the Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, Roers Acquisitions LLC is Active and in Good Standing with the Secretary of State of Minnesota as of May 20, 2026.

WHEREAS, Roers Ramsey Apartments I LLC is Active and in Good Standing with the Secretary of State of Minnesota as of May 20, 2026.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the assignment and sale of the Property to Roers Ramsey Apartments I LLC, a Delaware limited liability company for $1,350,000 ($8.00 per square

foot) on +/- 3.87 acres (168,577 square feet) for the development of a +/- 180 unit, amenity-rich market-rate apartment with a minimum 5000 square feet of retail.

3) That the City authorizes execution of the First Amendment to Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Legal Description

Lot 1, Block 7, Waterfront Village

PID Number: 28-32-25-23-0025 (the "Property")

approximately 3.87 acres (168,577 SF)

FIRST AMENDMENT
TO
PURCHASE AGREEMENT

This is the First Amendment to the Purchase Agreement by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Roers Acquisitions LLC,** a Minnesota limited liability company ("Buyer"), and **Roers Ramsey Apartments I LLC,** a Delaware limited liability company (Assignee) with an Effective Date of May 29, 2025.

Recitals

1. **EFFECTIVE DATE.** The Effective Date remains May 29, 2025.

2. Roers Acquisitions LLC ("Buyer") and City of Ramsey ("Seller") agree to assign Buyer's interest to Roers Ramsey Apartments I LLC ("Assignee") effective immediately.

3. **SALE OF PROPERTY.** The legal description of the Property to be conveyed is amended to the following platted real property:

   Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

   PID Number: 28-32-25-23-0025 ("Property")

Agreement

1. **AMENDMENT APPROVAL.** Buyer and Seller hereby approve this First Amendment to Purchase Agreement as modified by the above Recitals, which are hereby incorporated herein.

2. **REMAINING TERMS.** All other provisions of the Purchase Agreement remain unchanged except to the extent inconsistent with the terms of this First Amendment to Purchase Agreement. The terms used in this First Amendment to Purchase Agreement have the same meaning as in the Purchase Agreement.

SELLER: City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2026
Ryan Heineman, Mayor

By: _____ Dated: _____, 2026
Brian Hagen, City Administrator

BUYER: Roers Acquisitions LLC, a Minnesota limited liability company

By: _____ Dated: _____, 2026
Shane LaFave, Chief Operating Officer

ASSIGNEE: Roers Ramsey Apartments I LLC, a Delaware limited liability company

By: _____ Dated: _____, 2026
Shane LaFave, Chief Operating Officer

-

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2026, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Roers Ramsey Apartments I LLC**, a Delaware limited liability company ("Buyer").

Recitals

A. On _____, 2026, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 7, Waterfront Village

PID Number: 28-32-25-23-0025 ("Property")

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

C. As indicated in the Purchase Agreement between the City of Ramsey and **Roers Ramsey Apartments I LLC**, with an Effective Date of **May 29, 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

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 May 29, 2028

Project Description:

i. **Roers Ramsey Apartments I LLC** Site Plan, approved by the City of Ramsey on October 14, 2025_ by Resolution #25-234.

ii. Development Agreement for **Roers Ramsey Apartments I LLC**, approved by the City of Ramsey on December 9, 2025 by Resolution #25-25-277.

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 180 Unit, market rate apartment with amenities and minimum 5000 square feet of street level retail space, 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, non-refundable Earnest Money paid by the Buyer, 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.

[The remainder of this page is intentionally left blank. Signature page(s) to follow.]

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me on 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

Roers Ramsey Apartments I LLC

By: _____
Shane LaFave, Chief Operating Officer

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on_____, 2026, by Shane LaFave, Chief Operating Officer of Roers Ramsey Apartments I LLC, a Delaware Limited Liability company**,** on behalf of the Delaware limited liability company.

_____
Notary Public

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

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Roers Acquisitions LLC**, a Minnesota limited liability company or its Assigns ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is MAY 29, 2025 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 3.87 acres (168,577 square feet) of vacant land, legally described as follows:

   Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

   PID Number: 28-32-25-23-0025 ("Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $1,350,000.00 (the "Purchase Price"), $1,093,400.00 of which is consideration for the acquisition of the Property and the balance of $256,600 shall be payable by Buyer at Closing to reimburse Seller for its portion of the completed construction of Ramsey Parkway NW adjacent to the Property

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $50,000.00 (the "Earnest Money") with Old Republic National Title Insurance Company (or other Title Company mutually agreed upon) ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

   c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller will provide the Buyer an ALTA/NSPS 2021 survey (Items 1, 2, 3, 4, 5, 8, 11(b), 16 and 17) for Outlot A, COR TWO from a duly licensed surveyor dated September 22, 2023 and a copy of the Waterfront Village Plat. Buyer may arrange with the surveyor to include additional information on, or otherwise update such survey (as revised or updated, the "Survey"), at Buyer's expense.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date sixty (60) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 13, Buyer may, at any time with five (5) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Seller in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the five (5) business days after Buyer's receipt of Seller's Title Notice, then Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have

waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause its employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan. Buyer does not represent or warrant any environmental information or work product provided to Seller by any third party.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property. Buyer does not represent or warrant any environmental information or work product provided to Seller by any third party.

   f. The cost of any test or additional survey work will be borne solely by Buyer.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations for a period of no more than six (6) months.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to MAY 29 **, 2026** (365 days after Effective Date) (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property including the Approvals by Buyer's Intended Users. Buyer acknowledges and agrees that Seller has not made any covenants, representations

or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at

common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: Roers Acquisitions LLC
Shane LaFave
2 Carlson Parkway N
Suite 400
Plymouth, MN 55447-4470
Email: shane@roerscompanies.com
Phone: 763.300.1861

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. **CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of Thirty (30) days, by depositing an additional Ten Thousand and 00/100 Dollars ($10,000.00) earnest money with Escrow Agent for each extension. Each $10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be

deposited with the Escrow Agent and disbursed by the Escrow Agent to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

   ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer;

   iii. The Right of Re-Entry Agreement provided for in Section 28 below; and

   iv. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement;
   ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below;

   iii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary; and

   iv. All documents required by the Escrow Agent.

c. **Closing Costs.**

   i. At Closing, the following Seller closing costs and expenses must be paid from the Purchase Price or, if the Purchase Price is not sufficient, paid by Seller:

      1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2025 for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
3. Seller's own attorney's fees.
4. One-half the cost of any closing fees.
5. The cost of real estate broker commission fees as prescribed in Section 14.
6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have not dealt with brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Sellers Broker") and Buyer is not represented. Seller shall be obligated to pay Seller's Broker as required by their agreement 3% of final gross sale price. Buyer shall pay Buyer's Broker fees. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. Notwithstanding the foregoing, Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity (the "SPE") that will be registered officially with the States of Minnesota and Delaware. Buyer shall provide written notice to Seller of any such assignment to the SPE, but Seller's consent shall not be required.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in

interpreting this Agreement.

19. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

21. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 11 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto

have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE. On or before 24 months from the Closing Date,** Buyer shall commence construction and diligently complete construction to obtain a certificate of occupancy from the City of Ramsey for a minimum of 180 unit market-rate apartment project with amenities and minimum 5000 square feet of street level retail space, compliant with COR Zoning requirements to be further defined by an approved Site Plan and generally depicted on Exhibit B. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) or pursue other remedies for which a certificate of occupancy was not obtained substantially in the form attached hereto as Exhibit C.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining an approved final plat (if needed), development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

[Signatures on Following Pages]

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: 05-27-2025, 2025
Ryan Heineman, Mayor

By: _____ Dated: 05-27-, 2025
Brian Hagen, City Administrator

BUYER: Roers Acquisitions LLC

By: _____ Dated: May 29, 2025

Shane LaFave, Chief Operating Officer

Exhibit A

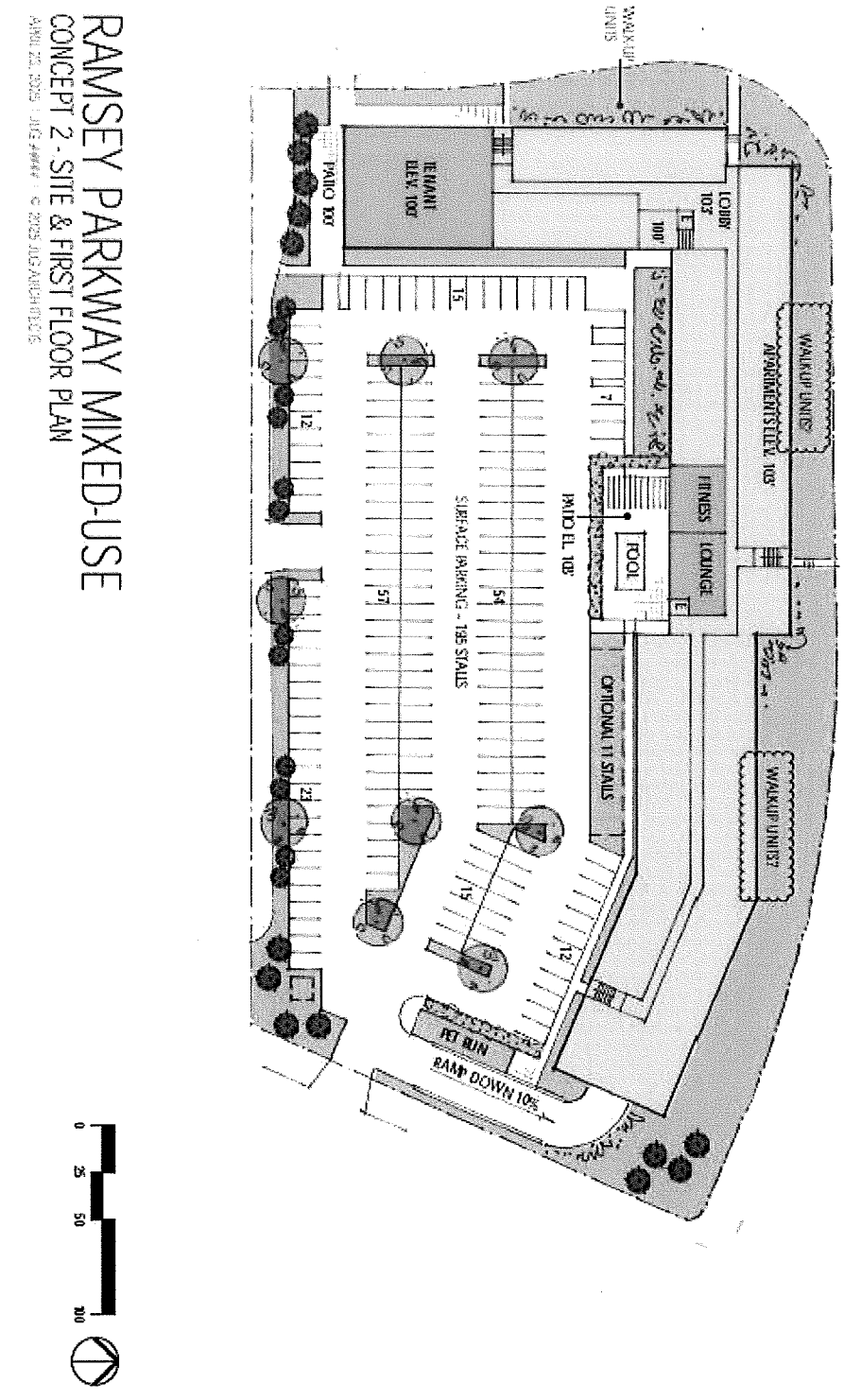
Legal Description

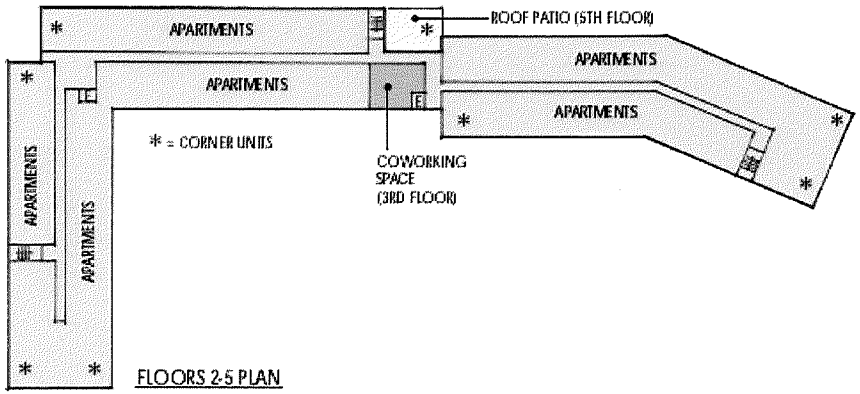
Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

PID Number: 28-32-25-23-0025

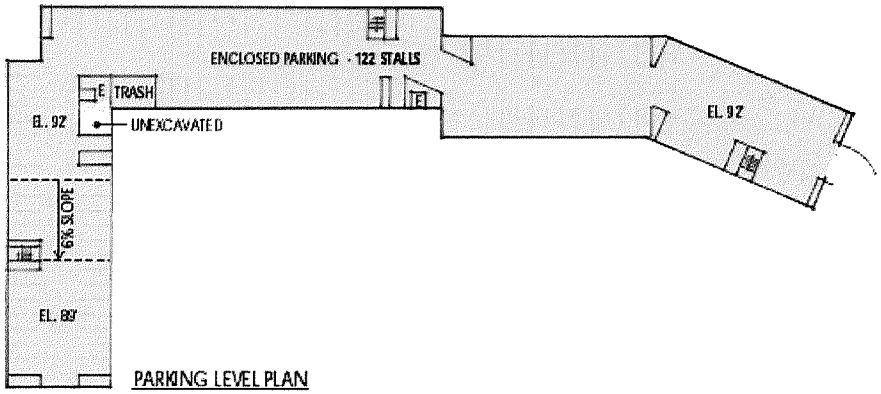
Exhibit B

Site Concept Plan





FLOORS 2-5 PLAN



PARKING LEVEL PLAN

RAMSEY PARKWAY MIXED-USE

CONCEPT 2 - BASEMENT AND UPPER FLOOR PLANS

APRIL 21, 2023 | JLG #4664 | © 2023 JLG ARCHITECTS

UNIT SUMMARY

	STUDIO (622)	1-BED (696)	2-BED (1044)	3-BED (1334)	TOTALS
TOTALS	10	87	68	36	199
PERCENTAGE	5.2%	46%	30%	19.7%	

AREA SUMMARY

PARKING	43,900 S.F.
FIRST-FIFTH (5 X 43,900)	219,500
TOTAL	263,400 S.F.

PARKING SUMMARY

PARKING REQUIRED

RESIDENTIAL 199 UNITS X 1.5	= 299
COMMERCIAL 5000 SF./200	= 25
TOTAL	315 STALLS

PARKING PROVIDED

ENCLOSED	122
ON-GRADE	195
TOTAL PROVIDED	317 STALLS

W/ 11 OPTIONAL STALLS = 328

0 30 60 120

JLG DESIGN

Exhibit C
Form of Right of Re-Entry Agreement

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 202_, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Roers Acquisitions LLC**, a Minnesota limited liability company, or its assigns ("Buyer").

Recitals

A. On _____, 202_, Seller conveyed title of the following Property to Buyer:

Lot 1, Block 7, Waterfront Village

PID Number: 28-32-25-23-0025 ("Property")

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

C. As indicated in the Purchase Agreement between the City of Ramsey and **Roers Acquisitions LLC**, with an Effective Date of **_____, 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 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 _____, 202_ (24 months after Closing Date)

        Project Description:

        i. **Roers Acquisitions LLC** Site Plan, approved by the City of Ramsey on _____, 202_ by Resolution #2--____.

        ii. Development Agreement for **Roers Acquisitions LLC**, approved by the City of Ramsey on _____, 202_ by Resolution #2_-_____.

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 180 Unit, market rate apartment with amenities and minimum 5000 square feet of street level retail space, 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 , non-refundable Earnest Money paid by the Buyer, 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.

[The remainder of this page is intentionally left blank. Signature page(s) to follow.]

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 202_, 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

Roers Acquisitions LLC (or its assigns)

By: _____
Shane LaFave, Chief Operating Officer

This instrument was acknowledged before me on _____, 202_, by Shane LaFave, Chief Operating Officer of _____, on behalf of the limited liability company.

_____
Notary Public

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

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #26-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2026 through May 20, 2026.

Purpose/Background:

Adopt Resolution #26-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2026 through May 20, 2026.

Recommendation:

Staff Recommends to Adopt Resolution #26-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2026 through May 20, 2026.

Outcome/Action:

Motion to Adopt Resolution #26-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2026 through May 20, 2026.

Attachments

Bills List 05/26/2026

Resolution 26-133

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/20/2026 02:09 PM
Brian Hagen	Brian Hagen	05/21/2026 12:14 PM
Form Started By: Jennifer Morrison		Started On: 05/20/2026 01:56 PM
Final Approval Date: 05/21/2026		

RAMSEY CITY COUNCIL MEETING

5.26.2026

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 5.7.26 - 5.20.26		$ 541,112.41
Accounts Payable 5.7.26 - 5.20.26		612,669.87
Payroll	5.8.26	300,447.83
Debt Service		
Pay Estimates- Projects		490,470.35
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 1,944,700.46**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2026 Y.T.D.
PREPAIDS	$ 363,639.85	$ 7,736,002.34
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	329,464.16	4,335,105.64
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	323,505.76	2,682,645.96
CORRECTION TO PAYROLL		
DEBT SERVICE		
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS		2,414,406.56
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 1,016,609.77**	**$ 17,168,160.50**

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5/7/2026 -- 5/20/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122583	**5/7/2026**		**100012 ACE SOLID WASTE INC**							
		40,186.06	MAY RECYCLING		137931	13146842T067 MAY 2026	9604.6489		OTHER CONTRACTED SERVICES	RECYCLING FUND
		330.45	MAY 2026 WASTE SERVICES		137934	13146648T067 MAY 2026	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		614.25	MAY 2026 WASTE SERVICES		137934	13146648T067 MAY 2026	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		542.76	MAY 2026 WASTE SERVICES		137934	13146648T067 MAY 2026	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
		160.68	MAY 2026 REFUSE/RECYCLING		137938	13151078T067 MAY 2026	0220.6374		REFUSE/RECYCLING	FIRE PROTECTION
		41,834.20								
122584	**5/7/2026**		**100948 ANOKA COUNTY LICENSE CENTER**							
		2,235.97	REG/PLATES FOR VEHICLE #658		137916	#658 REG/PLATES	0452.6550		MOTOR VEHICLES	PARK & RECREATION
		2,235.99	REG/PLATES FOR VEHICLE #658		137916	#658 REG/PLATES	9601.1744		MOTOR VEHICLES	WATER FUND
		2,235.99	REG/PLATES FOR VEHICLE #658		137916	#658 REG/PLATES	9602.1744		MOTOR VEHICLES	SEWER FUND
		2,235.99	REG/PLATES FOR VEHICLE #658		137916	#658 REG/PLATES	9605.1744		MOTOR VEHICLES	STORM WATER UTILITY
		8,943.94								
122585	**5/7/2026**		**122746 BERNARD, REID**							
		75.00	MAILBOX DAMAGE REIMBURSEMENT		137917	MAILBOX DAMAGE	0312.6267		OTHER STREET MAINTENANCE SUPPL	SNOW & ICE REMOVAL
		75.00								
122586	**5/7/2026**		**122742 CHILDRENS MINNESOTA**							
		25.00	MEALS AND SNACKS FOR COURSE		137925	04302026 LOCAL FEE	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		25.00								
122587	**5/7/2026**		**100116 CONNEXUS ENERGY**							
		11,766.86	3/18-4/17/26 ELECTRIC USE		137920	759126-303101 APR 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		8,629.74	3/18-4/17/26 ELECTRIC USE		137921	759126-303107 APR 2026	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDING
		1,391.57	3/18-4/17/26 ELECTRIC USE		137921	759126-303107 APR 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		72.92	3/18-4/17/26 ELECTRIC USE		137921	759126-303107 APR 2026	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		4,432.58	3/18-4/17/26 ELECTRIC USE		137921	759126-303107 APR 2026	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		31.92	3/18-4/17/26 ELECTRIC USE		137921	759126-303107	9410.6371	00041018	ELECTRIC UTILITIES	RALF FUNDED PROJECTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122587	**5/7/2026**		**100116 CONNEXUS ENERGY**						**Continued...**	
						APR 2026				
		15,816.15	ELECTRICITY WATER APR 2026		137922	759126-303102 APR 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,570.25	ELECTRICITY SEWER APR 2026		137922	759126-303102 APR 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		93.11	ELECTRICITY STORM APR 2026		137922	759126-303102 APR 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		1,026.22	APR 2026 TRAFFIC SIGNALS		137923	759126-303100 APR 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		1,561.35	APR 2026 ELECTRIC		137924	759126.303106 APR 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		236.94	APR 2026 ELECTRIC		137924	759126.303106 APR 2026	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		96.54	APR 2026 ELECTRIC		137924	759126.303106 APR 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		725.67	APR 2026 ELECTRIC		137924	759126.303106 APR 2026	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		709.17	APR 2026 ELECTRIC		137924	759126.303106 APR 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		709.17	APR 2026 ELECTRIC		137924	759126.303106 APR 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		709.17	APR 2026 ELECTRIC		137924	759126.303106 APR 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		91.80	APR 2026 SIREN UTILITIES		137928	759126-303095 APR 2026	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		49,671.13								
122588	**5/7/2026**		**115574 HEALTHPARTNERS**							
		125,155.00	MAY 2026 HEALTH PREMIUMS		137926	343218838582	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,198.50	MAY 2026 HEALTH PREM JB/KH		137926	343218838582	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,021.50	MAY 2026 HEALTH PREM CS		137926	343218838582	0220.6131		GROUP INSURANCE	FIRE PROTECTION
		128,375.00								
122589	**5/7/2026**		**120922 MN DEPT OF ADMIN DATA PRACTICES OFFICE**							
		125.00	DATA PRACTICE TRAINING 4.9.26		137918	DATA PRACTICE TRAINING	0130.6335		TRAINING	ADMINISTRATION
		125.00								
122590	**5/7/2026**		**122743 THAO, SENGTOU**							
		75.00	MAILBOX DAMAGE REIMBURSEMENT		137919	MAILBOX DAMAGE	0312.6267		OTHER STREET MAINTENANCE SUPPLSNOW & ICE REMOVAL	

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122590	5/7/2026		122743 THAO, SENGTOU						Continued...	
		75.00								
122620	5/14/2026		115203 ALL AMERICAN TITLE CO INC							
		78.46	ACCT 730668 14656 HELIUM ST		138127	730668	9601.4651		WATER REVENUE	WATER FUND
		78.46								
122621	5/14/2026		115203 ALL AMERICAN TITLE CO INC							
		111.89	ACCT 734032 6007 146TH AVE		138128	734032	9601.4651		WATER REVENUE	WATER FUND
		111.89								
122622	5/14/2026		122773 ALVARADO, LUIS ALBERTO REINO							
		31.73	ACCT 737009 17030 POTASSIUM ST		138129	737009	9601.4651		WATER REVENUE	WATER FUND
		31.73								
122623	5/14/2026		119366 ANDREASSEN, SCOTT							
		114.49	ACT 707215877 16042 IODINE ST		138130	707215877	9601.4651		WATER REVENUE	WATER FUND
		114.49								
122624	5/14/2026		111377 ANOKA MUNICIPAL UTILITY							
		41.62	APR 2026 STREET LIGHTS		138185	22-610280-00 APR 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		80.78	APR 2026 STREET LIGHTS		138186	22-990005-01 APR 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		49.28	APR 2026 TRAFFIC SIGNALS		138187	22-612000-01 APR 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		75.59	APR 2026 TRAFFIC SIGNALS		138188	22-613120-01 APR 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		247.27								
122625	5/14/2026		122495 ARDEN TITLE LLC							
		79.16	ACCT 727421 5381 140TH AVE		138131	727421	9601.4651		WATER REVENUE	WATER FUND
		79.16								
122626	5/14/2026		122761 BORDEN, DAVID & MURPHY, BIANCA							
		154.12	ACCT 733326 15216 TIGER ST		138132	733326	9601.4651		WATER REVENUE	WATER FUND
		154.12								
122627	5/14/2026		122775 BROWN, MICHAEL AND MARTINA							
		23.99	ACCT 729964 16313 MARMOSET ST		138133	729964	9601.4651		WATER REVENUE	WATER FUND
		23.99								

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122627	5/14/2026		122775 BROWN, MICHAEL AND MARTINA						Continued...	
122628	5/14/2026		122149 BURNET TITLE							
		142.87	ACCT 731582 14230 URANIUM ST		138134	731582	9601.4651		WATER REVENUE	WATER FUND
		142.87								
122629	5/14/2026		117863 COMMUNITY TITLE AND ESCROW LLC							
		196.99	ACCT 737902 7437 147TH LANE		138135	737902	9601.4651		WATER REVENUE	WATER FUND
		196.99								
122630	5/14/2026		122764 COOPER, DONALD AND TONYA							
		137.95	ACCT 728291 16321 ZIRCONIUM ST		138136	728291	9601.4651		WATER REVENUE	WATER FUND
		137.95								
122631	5/14/2026		121740 CREATIVE REAL ESTATE INC							
		14.86	ACCT 737361 14778 XKIMO ST		138137	737361	9601.4651		WATER REVENUE	WATER FUND
		14.86								
122632	5/14/2026		122768 DURBIN, JACOB							
		96.20	ACCT 734268 5420 144TH WAY #14		138138	734268	9601.4651		WATER REVENUE	WATER FUND
		96.20								
122633	5/14/2026		122758 ENSZ, ANDREW AND KAYTLIN							
		227.43	ACCT 733042 7111 148TH AVE		138139	733042	9601.4651		WATER REVENUE	WATER FUND
		227.43								
122634	5/14/2026		111356 EXECUTIVE TITLE OF MN							
		52.15	ACCT 736889 14146 NEON ST		138140	736889	9601.4651		WATER REVENUE	WATER FUND
		52.15								
122635	5/14/2026		116060 FIRST AMERICAN TITLE INSURANCE CO							
		80.18	ACCT 734518 7269 E RAMSEY PKWY		138142	734518	9601.4651		WATER REVENUE	WATER FUND
		80.18								
122636	5/14/2026		121742 FIRST AMERICAN TITLE INSURANCE CO							
		25.15	ACCT 733652 7230 175TH AVE		138141	733652	9601.4651		WATER REVENUE	WATER FUND
		25.15								
122637	5/14/2026		122766 FLEX TITLE COMPANY LLC							
		100.77	ACCT 723515 15247 KRYPTON TER		138143	723515	9601.4651		WATER REVENUE	WATER FUND
		100.77								

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122637	**5/14/2026**		**122766 FLEX TITLE COMPANY LLC**						**Continued...**	
122638	**5/14/2026**		**122437 GREAT NORTH TITLE**							
		52.31	ACCT 736935 15060 ARMSTRONG BL		138144	736935	9601.4651		WATER REVENUE	WATER FUND
		52.31								
122639	**5/14/2026**		**122759 HALSTEAD, COLE AND KATHERINE**							
		162.30	ACCT 732035 6152 146TH AVE		138146	732035	9601.4651		WATER REVENUE	WATER FUND
		162.30								
122640	**5/14/2026**		**122777 JALLAH, AISSATU**							
		700.00	REFUND ARR RENTAL - CANCELED		138184	ARR ROOM CANCELATION	9101.4304		RENTAL FEES - REAL PROPERTY	GENERAL FUND
		700.00								
122641	**5/14/2026**		**121328 KITTELSON, TYLER**							
		100.77	ACCT 734621 15241 FLUORINE ST		138147	734621	9601.4651		WATER REVENUE	WATER FUND
		100.77								
122642	**5/14/2026**		**122762 KUBALAK, THEODORE AND FRIDAY, RACHEL**							
		142.00	ACCT 733726 15193 TIGER ST		138148	733726	9601.4651		WATER REVENUE	WATER FUND
		142.00								
122643	**5/14/2026**		**117259 LEGACY TITLE**							
		63.44	ACCT 734444 5435 144TH WAY #14		138149	734444	9601.4651		WATER REVENUE	WATER FUND
		63.44								
122644	**5/14/2026**		**117358 LEGACY TITLE**							
		140.28	ACT 616228724 6970 137TH LANE		138150	616228724	9601.4651		WATER REVENUE	WATER FUND
		140.28								
122645	**5/14/2026**		**122770 LINK, MATTHEW AND ALYX AND GREY, ZAYDEN**							
		58.95	ACCT 736564 5843 ALPINE DR		138145	736564	9601.4651		WATER REVENUE	WATER FUND
		58.95								
122646	**5/14/2026**		**122780 MITCHELL JR, GEORGE AND WOSATA**							
		96.20	ACCT 732388 15171 QUINTANA CT		138151	732388	9601.4651		WATER REVENUE	WATER FUND
		96.20								
122647	**5/14/2026**		**122774 MOEN, DORENE**							
		30.82	ACCT 733026 7024 139TH AVE		138152	733026	9601.4651		WATER REVENUE	WATER FUND

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122647	**5/14/2026**		**122774 MOEN, DORENE**						**Continued...**	
		30.82								
122648	**5/14/2026**		**119844 OLSON, PAUL AND STEPHANIE**							
		13.14	ACCT 723800 15801 ANDRIE ST		138153	723800	9601.4651		WATER REVENUE	WATER FUND
		13.14								
122649	**5/14/2026**		**122757 ORRICK, BOB**							
		279.75	ACT 634609380 14140 MAGNESIUM		138154	634609380	9601.4651		WATER REVENUE	WATER FUND
		279.75								
122650	**5/14/2026**		**122769 PALLUCK, AMBER**							
		81.74	ACCT 735649 15488 TUNGSTEN ST		138155	735649	9601.4651		WATER REVENUE	WATER FUND
		81.74								
122651	**5/14/2026**		**122772 PETERSON, PAUL**							
		34.40	ACT 684272724 7104 139TH AVE		138156	684272724	9601.4651		WATER REVENUE	WATER FUND
		34.40								
122652	**5/14/2026**		**112959 PREMIUM WATERS INC**							
		32.21	WATER STATION 2		138177	621332-04-26	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		69.44	WATER STATION 1		138178	621331-04-26	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		101.65								
122653	**5/14/2026**		**122763 RICE, AARON**							
		139.83	ACCT 728333 5030 143RD AVE		138157	728333	9601.4651		WATER REVENUE	WATER FUND
		139.83								
122654	**5/14/2026**		**122756 ROCKET CITY CAR WASH C/O DAVID LOGAN**							
		3,311.27	ACT 734567 14101 ST FRANCIS BL		138158	734567	9601.4651		WATER REVENUE	WATER FUND
		3,311.27								
122655	**5/14/2026**		**122771 ROSS, TIMOTHY AND MYKA**							
		55.04	ACCT 733709 6308 170TH AVE		138159	733709	9601.4651		WATER REVENUE	WATER FUND
		55.04								
122656	**5/14/2026**		**120523 SARAZINE, STEPHEN**							
		200.00	WATER EFF REBATE-S SARAZINE		138182	050826	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
122657	**5/14/2026**		**122760 STEVENS, JORDAN AND NICOLE**							

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122657	**5/14/2026**		**122760 STEVENS, JORDAN AND NICOLE**						**Continued...**	
		160.28	ACCT 733648 7295 146TH AVE		138160	733648	9601.4651		WATER REVENUE	WATER FUND
		160.28								
122658	**5/14/2026**		**122776 STONE ARCH TITLE LLC**							
		20.49	ACCT 725959 15831 ELAND ST		138161	725959	9601.4651		WATER REVENUE	WATER FUND
		20.49								
122659	**5/14/2026**		**122749 TIMOSHENKO, MICHAEL**							
		100.00	PERMIT RA065436 CANCEL		138181	RA065436	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA065436 CANCEL		138181	RA065436	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
122660	**5/14/2026**		**121694 TITLE CHOICE LLC**							
		79.85	ACCT 732960 14210 XENON ST #12		138164	732960	9601.4651		WATER REVENUE	WATER FUND
		79.85								
122661	**5/14/2026**		**117096 TITLE SMART**							
		30.82	ACT 731597 14700 COBALT ST #20		138162	731597	9601.4651		WATER REVENUE	WATER FUND
		30.82								
122662	**5/14/2026**		**120806 TITLE WERKS LLC**							
		99.50	ACT 734670 15160 QUICKSILVER S		138165	734670	9601.4651		WATER REVENUE	WATER FUND
		99.50								
122663	**5/14/2026**		**116944 TITLESMART INC**							
		132.82	ACCT 732798 14604 PERIDOT ST		138163	732798	9601.4651		WATER REVENUE	WATER FUND
		132.82								
122664	**5/14/2026**		**119268 US HOME LLC**							
		52.28	ACCT 737760 16801 COQUINA ST		138166	737760	9601.4651		WATER REVENUE	WATER FUND
		52.28								
122665	**5/14/2026**		**122744 VANG, MAI**							
		95.00	PERMIT RA065353		138179	RA065353	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA065353		138179	RA065353	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		96.00								
122666	**5/14/2026**		**122573 VELORA TITLE**							
		22.19	ACCT 736003 7354 147TH LANE		138167	736003	9601.4651		WATER REVENUE	WATER FUND
		22.19								

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122666	**5/14/2026**		**122573 VELORA TITLE**						**Continued...**	
122667	**5/14/2026**		**122765 WOJCIECHOWSKI, TYLER AND ALLIE**							
		112.13	ACCT 733791 5589 144TH AVE		138168	733791	9601.4651		WATER REVENUE	WATER FUND
		112.13								
1009502	**5/8/2026**		**100351 NCPERS GROUP LIFE INS**							
		352.00	MAY 2026 LIFE INS PREMIUMS		137927	704800052026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		352.00								
1009503	**5/8/2026**		**119638 O'REILLY AUTO PARTS**							
		2.78-	EARLY PAY DISCOUNT		137933	6193-245512	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		31.09	FIRE #575		137933	6193-245512	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		107.97	FIRE #575		137933	6193-245512	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		.50-	EARLY PAY DISCOUNT		137935	6193-245702	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		24.98	GRADER #603		137935	6193-245702	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		.70-	EARLY PAY DISCOUNT		137936	6193-245695	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		34.97	UTILITIES #401		137936	6193-245695	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		195.03								
1009504	**5/8/2026**		**120500 UNLIMITED SUPPLIES INC**							
		1.84-	EARLY PAY DISCOUNT		137932	518437	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		184.23	HYDRAULIC FITTINGS		137932	518437	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		182.39								
1009505	**5/8/2026**		**121813 VERIFIED FIRST LLC**							
		573.37	BACKGROUND SCREENING		137937	INV-000605897	0130.6306		PERSONNEL TESTING & RECRUITMT	ADMINISTRATION
		573.37								
1009506	**5/8/2026**		**111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC**							
		57.95	C/H FIRE ALARM MONITORING		137929	150-1681-6340 MAY 2026	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING
		52.95	PW FIRE PANEL MONT/TEST		137930	150-1681-4280 MAY 2026	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		52.95	FS#2 FIRE PANEL MONIT		137930	150-1681-4280 MAY 2026	0220.6489		OTHER CONTRACTED SERVICES	FIRE PROTECTION
		37.45	7550 SUNWOOD MONITORING		137930	150-1681-4280 MAY 2026	0194.6489		OTHER CONTRACTED SERVICES	GENERAL GOVERNMENT BUILDING
		36.90	PW MONITORING		137930	150-1681-4280 MAY 2026	0311.6489		OTHER CONTRACTED SERVICES	STREET MAINTENANCE
		48.95	RAMP FIRE PANEL TEST/MONIT		137930	150-1681-4280	9240.6315		MISCELLANEOUS PROFESSIONAL SER	PARKING RAMP MAINTENANCE

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1009506	5/8/2026		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued...	
						MAY 2026				
		102.85	WTP ALARM MONITORING		137930	150-1681-4280	9601.6489		OTHER CONTRACTED SERVICES	WATER FUND
						MAY 2026				
		390.00								
1009555	5/15/2026		117418 ANDERSON, DEREK							
		15.87	4.30.26 PEPPERBALL LUNCH JERSE		138169	PEPPERBALL TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		15.98	5.1.26 PEPPERBALL LUNCH WAYBAC		138169	PEPPERBALL TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		31.85								
1009556	5/15/2026		100031 ANOKA COUNTY							
		53.24	22-32-25-41-0002 RP 26 PROP TX		138003	26 PROP TAX A	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		69.14	14-32-25-21-0003 RP 26 PROP TX		138004	26 PROP TAX B	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		69.14	16-32-25-23-0001 RP 26 PROP TX		138005	26 PROP TAX C	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		545.16	20-32-25-44-0002 RP 26 PROP TX		138006	26 PROP TAX D	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		545.16	23-32-25-41-0047 RP 26 PROP TX		138007	26 PROP TAX E	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		69.14	25-32-25-44-0012 RP 26 PROP TX		138008	26 PROP TAX F	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		545.16	27-32-25-34-0013 RP 26 PROP TX		138009	26 PROP TAX G	0311.6374		REFUSE/RECYCLING	STREET MAINTENANCE
		181.72	27-32-25-34-0013 RP 26 PROP TX		138010	26 PROP TAX H	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		181.72	27-32-25-34-0013 RP 26 PROP TX		138010	26 PROP TAX H	9601.6374		REFUSE/RECYCLING	WATER FUND
		181.72	27-32-25-34-0013 RP 26 PROP TX		138010	26 PROP TAX H	9602.6374		REFUSE/RECYCLING	SEWER FUND
		545.16	28-32-25-42-0024 RP 26 PROP TX		138011	26 PROP TAX I	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		101.62	20-32-25-11-0017 RP 26 PROP TX		138012	26 PROP TAX J	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		21,886.90	00066-2003 PP 26 PROP TX		138013	26 PROP TAX K	9410.6315	00041014	MISCELLANEOUS PROFESSIONAL SER	RALF FUNDED PROJECTS
		545.16	28-32-25-31-0017 RP 26 PROP TX		138014	26 PROP TAX L	0194.6374		REFUSE/RECYCLING	GENERAL GOVERNMENT BUILDING
		25,520.14								
1009557	5/15/2026		107587 ANOKA COUNTY TREASURY DEPARTMENT							
		850.00	FEB 2026 ANOKA CO INTERNET		138170	CINV26-009751	0192.6321		TELEPHONE	DATA PROCESSING
		850.00								
1009558	5/15/2026		116845 CADY BUSINESS TECHNOLOGIES INC							
		421.15	MAY 2026 PHONE SERVICE		138175	120199	0192.6321		TELEPHONE	DATA PROCESSING
		421.15								
1009559	5/15/2026		119694 ELK RIVER PRINTING							
		107.00	BUSINESS CARDS-SUFKA/MUELLER		138180	206956	0220.6208		MISCELLANEOUS OFFICE SUPPLIES	FIRE PROTECTION
		107.00								

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1009559	**5/15/2026**		**119694 ELK RIVER PRINTING**						**Continued...**	
1009560	**5/15/2026**		**114432 HESSE, BRADLEY**							
		17.49	4.30.26 PEPPERBALL LUNCH JERSE		138172	PEPPERBALL TRAIN MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	5.1.26 PEPPERBALL LUNCH WAYBAC		138172	PEPPERBALL TRAIN MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		37.49								
1009561	**5/15/2026**		**118737 LATARTE, KAYLA**							
		36.00	4.23.26 EXPLORER CONF DINNER		138173	EXPLORER CONF MEAL	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		36.00								
1009562	**5/15/2026**		**111488 POPP.COM INC**							
		46.78	CITY MONTHLY PHONE		138174	992916121 APR 2026	0192.6321		TELEPHONE	DATA PROCESSING
		46.78								
1009563	**5/15/2026**		**121813 VERIFIED FIRST LLC**							
		303.84	BACKGROUND SCREENING		138176	INV-000614738	0130.6306		PERSONNEL TESTING & RECRUITMT	ADMINISTRATION
		303.84								
1009564	**5/15/2026**		**100510 VERIZON WIRELESS**							
		45.14	APR 2026 LIFT 8 DATA		138183	6142477980 APR 2026	9602.6323		CELLULAR PHONES	SEWER FUND
		45.14								
95050826	**5/8/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		7,465.26			137902	0506268375116	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		7,465.26								
96050826	**5/8/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		16,919.28			137901	0506268375115	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		16,919.28								
97050826	**5/8/2026**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			137900	0506268375114	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98050826	**5/8/2026**		**115568 ALERUS FINANCIAL NA**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
98050826	5/8/2026		115568 ALERUS FINANCIAL NA						Continued...	
		12,445.67			137899	0506268375113	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		12,445.67								
98051126	5/11/2026		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		460.72	4.24.26 MISC SMALL TOOLS		137939	APRIL 2026	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		9.21-	EARLY PAY DISCOUNT		137939	APRIL 2026	0452.6281		SMALL TOOLS & MINOR EQUIPMENT	PARK & RECREATION
		451.51								
99050826	5/8/2026		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		550.00			137898	0506268375112	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		550.00								
99051126	5/11/2026		107885 DEPARTMENT OF LABOR AND INDUSTRY							
		1,820.93	APRIL 2026 SURCHARGE		138002	051126	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		36.60-	APRIL 2026 SURCHARGE		138002	051126	9101.4604		SURCHARGES	GENERAL FUND
		1,784.33								
99051426	5/14/2026		108768 COMDATA NETWORK INC							
		173.71	NON OX GAS		138081	APR 2026 PARKS FUEL	0452.6223		GASOLINE	PARK & RECREATION
		320.21	GASOLINE FUEL		138082	APR 2026 FIRE FUEL	0220.6223		GASOLINE	FIRE PROTECTION
		506.40	APA - LARSON DUES		138083	APR 2026 LARSON	0191.6451		MEMBERSHIP DUES	PLANNING & ZONING
		47.97	AMAZON - RENTAL AND CE SUPPLIE		138083	APR 2026 LARSON	0191.6249		MISCELLANEOUS OPERATING SUPPLY	PLANNING & ZONING
		60.50	ICC-BLDG SAFETY MONTH MATERIAL		138084	APR 2026 KNIGHT	0240.6204		STATIONERY, ENVELOPES & FORMS	PROTECTIVE INSPECTIONS
		170.00	ICC-2026 MEMBERSHIP		138084	APR 2026 KNIGHT	0240.6451		MEMBERSHIP DUES	PROTECTIVE INSPECTIONS
		151.09	CITY OF RAMSEY-PH4 SIDING PERM		138085	APR 2026 NELSON	9601.6381		BUILDING & STRUCTURE REPAIR	WATER FUND
		206.07	GALCO-AC REPLC PARTS LIFT 8		138085	APR 2026 NELSON	9602.6275		OTHER EQUIPMENT PARTS	SEWER FUND
		161.48	ALDI - EE APPR. MTG		138086	APR 2026 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		169.03	WALMART - EE APPR. MTG		138086	APR 2026 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		25.94	COBORNS - APPR. BREAKFAST MTG		138086	APR 2026 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		16.96	COBORNS - EE APPR. MEETING		138086	APR 2026 LASHER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		199.00	JOB BD WEB SCRIBBLE - QCTV ED		138086	APR 2026 LASHER	0130.6354		HELP WANTED ADVERTISEMENTS	ADMINISTRATION
		481.38	BEST WESTERN - ETI CONFERENCE		138087	APR 2026 DAHLBERG	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		.97-	LEEANN CHIN - EASYSAVINGS DISC		138088	APR 2026 TORSETH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		17.38	CARIBOU - NEW CAD TRAIN		138088	APR 2026 TORSETH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		15.62	CRISP AND GREEN- NEW CAD TRAIN		138088	APR 2026	0211.6331		TRAVEL & LODGING	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99051426	**5/14/2026**		**108768 COMDATA NETWORK INC**						**Continued...**	
						TORSETH				
		24.18	LEEANN CHIN - NEW CAD TRAINING		138088	APR 2026	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						TORSETH				
		1,275.00	IAPE TRAINING		138088	APR 2026	0211.6335		TRAINING	POLICE PROTECTION
						TORSETH				
		15.75	UPS - PACKAGE MAILED		138088	APR 2026	0211.6322		POSTAGE	POLICE PROTECTION
						TORSETH				
		481.38	BEST WESTERN - ETI CONFERENCE		138089	APR 2026	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
						PIPENHAGEN				
		75.00	COBORNS - CITIZENS ACADEMY		138090	APR 2026 CURTIS	0280.6331		TRAVEL & LODGING	COMMUNITY ORIENTING POLICING
		481.38	BEST WESTERN - ETI CONFERENCE		138090	APR 2026 CURTIS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		124.95	WALMART - HOME ALONE COURSE		138090	APR 2026 CURTIS	0237.6249		MISCELLANEOUS OPERATING SUPPLY	SAFETY CAMP
		9.70-	JIMMYJOHNS-EASYSAVINGS DISC		138090	APR 2026 CURTIS	0237.6249		MISCELLANEOUS OPERATING SUPPLY	SAFETY CAMP
		242.58	JIMMY JOHN - HOME ALONE COURSE		138090	APR 2026 CURTIS	0237.6249		MISCELLANEOUS OPERATING SUPPLY	SAFETY CAMP
		99.99	YOS TARGET ORDERS ROB TEIGEN		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		46.99	YOS TARGET ORDERS B. ELLIOTT		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		20.00	YOS TARGET ORDERS K. LATARTE		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		2.98	YOS TARGET ORDERS B. ELLIOTT		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		79.99	YOS TARGET ORDERS M. SCHANTZEN		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		1.00	YOS TARGET ORDERS MATT KOHNER		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		69.99	YOS TARGET ORDERS MATT KOHNER		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		2.00	YOS TARGET ORDERS MATT KOHNER		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		17.99	YOS TARGET ORDERS M. SCHANTZEN		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		24.99	YOS TARGET ORDERS DAN LOWRIE		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		4.79	YOS TARGET ORDERS K. LATARTE		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		1.92	YOS TARGET ORDERS M. SCHANTZEN		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
						SCHMITZ				
		1.91	YOS TARGET ORDERS MATT KOHNER		138091	APR 2026	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION

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99051426	5/14/2026		108768 COMDATA NETWORK INC						Continued...	
						SCHMITZ				
		4.99	YOS TARGET ORDERS BRIAN HAGEN		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		24.99	YOS TARGET ORDERS CHRIS HOWARD		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		1.00	YOS TARGET ORDERS DEREK HUGHES		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		24.99	YOS TARGET ORDERS STEVE RANDAL		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		19.99	YOS TARGET ORDERS BRIAN HAGEN		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		22.75	YOS TARGET ORDERS DEREK HUGHES		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		1.00	YOS TARGET ORDERS DEREK HUGHES		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		54.79	YOS TARGET ORDERS BEN ROSSUM		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		39.99	YOS TARGET ORDERS BEN ROSSUM,		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		25.49	YOS TARGET ORDERS BEN ROSSUM,		138091	APR 2026 SCHMITZ	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		2.43	ACAPULCO - TRAINING LUNCH		138092	APR 2026 FRANKFURTH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		38.65	TONOS - TRAINING LUNCH		138092	APR 2026 FRANKFURTH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		75.10	ACAPULCOS - TRAINING LUNCH		138092	APR 2026 FRANKFURTH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		25.00	BCA - TRAINING - BAGNE		138092	APR 2026 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		375.00	BCA - DNT TRAINING - OVERLIE		138092	APR 2026 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION
		100.00	TLO TRANSUNION - ONLINE INVEST		138092	APR 2026 FRANKFURTH	0211.6315		MISCELLANEOUS PROFESSIONAL SER	POLICE PROTECTION
		720.00	POST BOARD LICENSES		138092	APR 2026 FRANKFURTH	0211.6451		MEMBERSHIP DUES	POLICE PROTECTION
		481.38	BEST WESTERN - ETI CONFERENCE		138092	APR 2026 FRANKFURTH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		95.00	SAFE KIDS - CAR SEAT TRAINING		138092	APR 2026 FRANKFURTH	0211.6335		TRAINING	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
99051426	5/14/2026		108768 COMDATA NETWORK INC							
		86.73	WILLY MCCOYS - SPRING SHOOT		138093	APR 2026 HINNENKAMP	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		31.66	JERSEY MIKES -SWAT TRAINING		138093	APR 2026 HINNENKAMP	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		294.99	JERSEY MIKES -SPRING SHOOT		138093	APR 2026 HINNENKAMP	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		481.38	BEST WESTERN - ETI CONFERENCE		138093	APR 2026 HINNENKAMP	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		22.95	CABELAS - RAIL GRIP		138093	APR 2026 HINNENKAMP	0211.6207		TRAINING SUPPLIES	POLICE PROTECTION
		21.94	COBORNS - WATER/ICE		138093	APR 2026 HINNENKAMP	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		11.80-	JERSEY MIKES- EASYSAVINGS DISC		138093	APR 2026 HINNENKAMP	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		245.69	PICKLED LOON - ETI CONFER		138094	APR 2026 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		122.31	HOUSE OF PIZZA - ETI CONFER		138094	APR 2026 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		481.38	BEST WESTERN - ETI CONFERENCE		138094	APR 2026 BLUML	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		481.38	BEST WESTERN - ETI CONFERENCE		138095	APR 2026 BAGNE	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		1,300.00	PEPPERBALL - TRAINING		138095	APR 2026 BAGNE	0211.6335		TRAINING	POLICE PROTECTION
		422.10	FEDEX - LESO RETURN		138095	APR 2026 BAGNE	0211.6322		POSTAGE	POLICE PROTECTION
		36.00	SUGARCANE - TYLER TECH CONF		138096	APR 2026 DIXON	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		481.38	BEST WESTERN - ETI CONFERENCE		138096	APR 2026 DIXON	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		28.74	WINGSTOP - TYLER TECH CONF		138096	APR 2026 DIXON	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		16.30	CARIBOU - TYLER TECH CONF		138096	APR 2026 DIXON	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		13.39	STARBUCKS - TYLER TECH CONF		138096	APR 2026 DIXON	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		74.99	AMAZON - TV FOR EDA EVENTS		138097	APR 2026 SULLIVAN	9230.6246		MARKETING & PROMOTIONS	ECONOMIC DEVELOPMENT AUTHOI
		14.99	AMAZON - BINGO ITEM - BIZ EXPO		138097	APR 2026 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHOI
		51.60	FACEBK - 2026 BIZ EXPO ADS		138097	APR 2026 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHOI
		40.85	WALMART - BIZ EXPO - CANDY		138097	APR 2026 SULLIVAN	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHOI
		5.19	ECM ANOKA UNION SUBSCRIPTION		138097	APR 2026 SULLIVAN	9230.6451		MEMBERSHIP DUES	ECONOMIC DEVELOPMENT AUTHOI
		65.97	AUTOAUTH-CHRYSLER SCAN WEB		138098	APR 2026 TURNER	0311.6315		MISCELLANEOUS PROFESSIONAL SER	STREET MAINTENANCE
		108.28	NON-OX GASOLINE		138099	APR 2026 STREETS FUEL	0311.6223		GASOLINE	STREET MAINTENANCE
		149.24-	MADDENS-MCMA LODGING REFUND		138100	APR 2026 HAGEN	0130.6331		TRAVEL & LODGING	ADMINISTRATION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99051426	5/14/2026		108768 COMDATA NETWORK INC						Continued...	
		1,200.00	ICMA MEMBERSHIP HAGEN		138100	APR 2026 HAGEN	0130.6451		MEMBERSHIP DUES	ADMINISTRATION
		21.61	CARIBOU COFFEE WITH COUNCIL		138100	APR 2026 HAGEN	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		11.98	CORBORNS COFFEE WITH COUNCIL		138100	APR 2026 HAGEN	0111.6249		MISCELLANEOUS OPERATING SUPPLY	MAYOR AND COUNCIL
		39.12-	PUZZLEYOU - SALES TAX REFUND		138101	APR 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		30.86-	PUZZLEYOU - SALES TAX REFUND		138101	APR 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		519.42	SP GOODR 5K PRIZES		138101	APR 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		449.85	PUZZLEYOU - PUZZLECOMP PUZZLES		138101	APR 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		90.75	SP ROUTEARROWS 5K		138101	APR 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		292.60	FACEBK MARCH/APRIL ADS		138101	APR 2026 PROULX	0452.6249		MISCELLANEOUS OPERATING SUPPLY	PARK & RECREATION
		246.87	FSP*FROGGY EDA EXPO		138101	APR 2026 PROULX	9230.6249	00923001	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHO
		90.75	SP ROUTEARROWS 5K HD		138101	APR 2026 PROULX	0296.6249		MISCELLANEOUS OPERATING SUPPLY	HAPPY DAYS
		308.72	EPASALES-SEWER EQUIPMENT		138102	APR 2026 GRAF	9602.6249		MISCELLANEOUS OPERATING SUPPLY	SEWER FUND
		4,386.03	VEHICLECNTS-TRAFFIC COUNTERS		138103	APR 2026 WESTBY	0301.6405		OFFICE & DATA PROCESSING EQUIP	ENGINEERING
		16.48	CDW - SHIPPING		138104	APR 2026 FREDRICKSON	9601.6281	00202109	SMALL TOOLS & MINOR EQUIPMENT	WATER FUND
		20,273.60								
99051826	5/18/2026		100629 MN DEPT OF REV SALES TX							
		707.45	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9101.4305		RENTAL FEES	GENERAL FUND
		3.33	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.10	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9101.4308		SALES OF MAPS & PUBLICATIONS	GENERAL FUND
		1.78-	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		262.40	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		5,209.23	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		189.83	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		189.83	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		568.61	APR 2026 SALES/TRANS/USE TAX		138244	05182026	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		7,129.00								
99146960	5/8/2026		100601 MN DEPT OF REV WH							
		20,682.01			137911	050626837518	9101.2172		STATE WITHHOLDING	GENERAL FUND
		20,682.01								
99167765	5/8/2026		100223 ICMA RETIREMENT TRUST 457							
		1,975.04			137895	050626837511	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		1,975.04								
99260307	5/8/2026		100301 MN CHILD SUPPORT PAYMENT CNTR							
		278.26			137907	050626837514	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			137908	050626837515	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99260307	**5/8/2026**		**100301 MN CHILD SUPPORT PAYMENT CNTR**						**Continued...**	
		821.40								
99557490	**5/8/2026**		**101306 IRS**							
		24,757.70			137896	0506268375110	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		24,757.70			137897	0506268375111	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		43,007.05			137912	050626837519	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		92,522.45								
99849158	**5/8/2026**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		39,108.67			137909	050626837516	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		51,893.75			137910	050626837517	9101.2183		PERA-EMPLOYER	GENERAL FUND
		91,002.42								
		541,112.41	Grand Total							

Payment Instrument Totals

Checks	237,711.18
EFT Payments	274,309.05
A/P ACH Payment	29,092.18
Total Payments	541,112.41

Payment Group Control Number 4194
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument Check Payment
Pay Through Date 5/27/2026

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
102953	AMERIGAS OF ANOKA		PV	138039	001	00999	4/30/2026	806482775	58.79		102953	AMERIGAS OF ANOK
	AMERIGAS OF ANOKA P O BOX 660288 DALLAS TX 75266-0288			Summary Total					58.79			
				Payment Amount					58.79			
100618	ANCOM COMMUNICATIONS INC		PV	137997	001	00999	5/5/2026	133259	1,849.40		100618	ANCOM COMMUNICA INC
	ANCOM COMMUNICATIONS INC 1800 EAST CLIFF ROAD SUITE 17 BURNSVILLE MN 55337			Summary Total					1,849.40			
				Payment Amount					1,849.40			
100052	ANOKA POLICE DEPARTMENT	APRIL USAGE	PV	138023	001	00999	5/4/2026	04 2026	75.00		100052	ANOKA POLICE DEPARTMENT
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					75.00			
				Payment Amount					75.00			
100058	ANOKA RAMSEY FARM AND GARDEN		PV	137955	001	00999	4/29/2026	04292026	150.00		100058	ANOKA RAMSEY FAF AND GARDEN
	ANOKA RAMSEY FARM AND GARDEN 7435 HIGHWAY 10 RAMSEY MN 55303			Summary Total					150.00			
			PV	138217	001	00999	5/11/2026	05112026	200.00			
				Summary Total					200.00			
			PV	138218	001	00999	5/12/2026	05122026	200.00			
				Summary Total					200.00			

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Bank Account 999.1010 CASH IN BANK 00002224
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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
			PD	138286	001	00999	5/27/2026	05152026 CM	224.00-			
				Summary Total					224.00-			
			PV	138287	001	00999	5/12/2026	05122026-1	150.00			
				Summary Total					150.00			
				Payment Amount					476.00			
100063	ASPEN MILLS		PV	137950	001	00999	4/29/2026	374843	176.85		100063	ASPEN MILLS
				Summary Total					176.85			
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432		PV	137961	001	00999	4/27/2026	374686	707.05			
				Summary Total					707.05			
			PV	137988	001	00999	4/27/2026	374674	731.70			
				Summary Total					731.70			
			PV	137993	001	00999	5/5/2026	375204	33.85			
				Summary Total					33.85			
			PV	138018	001	00999	5/5/2026	375234	108.90			
				Summary Total					108.90			
			PV	138019	001	00999	5/4/2026	375116	467.70			
				Summary Total					467.70			
			PV	138028	001	00999	5/6/2026	375275	63.10			
				Summary Total					63.10			
			PV	138115	001	00999	5/8/2026	375417	220.95			
				Summary Total					220.95			
			PV	138119	001	00999	5/7/2026	375349	33.85			
				Summary Total					33.85			
			PV	138198	001	00999	5/12/2026	375541	56.85			
				Summary Total					56.85			

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Payment Instrument Check Payment
Pay Through Date 5/27/2026

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	138221	001	00999	5/11/2026	375491	931.79			
				Summary Total					931.79			
			PV	138291	001	00999	5/13/2026	375582	464.00			
				Summary Total					464.00			
			PV	138294	001	00999	5/14/2026	375654	166.85			
				Summary Total					166.85			
				Payment Amount					4,163.44			
117516	BEST OUTDOOR SERVICES		PV	138001	001	00999	5/1/2026	15679	3,693.74		117516	BEST OUTDOOR SERVICES
	BEST OUTDOOR SERVICES 3098 162ND LANE NW ANDOVER MN 55304			Summary Total					3,693.74			
				Payment Amount					3,693.74			
100306	BUREAU OF CRIMINAL APPREHENSION		PV	138222	001	00999	5/14/2026	46518	375.00		100306	BUREAU OF CRIMINAL APPREHENSION
	BUREAU OF CRIMINAL APPREHENSION ATTN BUSINESS SHARED SERVICRS 1430 MARYLAND AVENUE EAST ST PAUL MN 55106			Summary Total					375.00			
				Payment Amount					375.00			
112722	CENAIKO EXPO INC		PV	138075	001	00999	5/1/2026	RAMSEY26	3,932.25		112722	CENAIKO EXPO INC
	CENAIKO EXPO INC 9697 EAST RIVER ROAD NW MINNEAPOLIS MN 55433			Summary Total					3,932.25			

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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
		Payment Amount							3,932.25			
117280	CENTRA HOMES LLC	ERO/LND REF 7770 BUNKER LAKE B	PV	138067	001	00999	5/11/2026	A122136	4,500.00		117280	CENTRA HOMES LLC
	CENTRA HOMES LLC			Summary Total					4,500.00			
	11460 ROBINSON DRIVE NW	ERO/LNDSC REF 14710 ALPACA TER	PV	138076	001	00999	5/11/2026	A122029	4,500.00			
	COON RAPIDS MN 55433			Summary Total					4,500.00			
		ERO ESC REF 14726 ZEOLITE ST	PV	138077	001	00999	5/11/2026	A121389	1,500.00			
				Summary Total					1,500.00			
		ERO/LNDSC REF 14732 ZEOLITE ST	PV	138078	001	00999	5/11/2026	A122135	4,500.00			
				Summary Total					4,500.00			
		ERO/LNDSC REF 14738 ZEOLITE ST	PV	138079	001	00999	5/11/2026	A122133	4,500.00			
				Summary Total					4,500.00			
		ERO/LNDSC REF 14744 ZEOLITE ST	PV	138080	001	00999	5/11/2026	A122134	4,500.00			
				Summary Total					4,500.00			
		ERO/LNDSC REF 14716 ALPACA TER	PV	138236	001	00999	5/15/2026	A122030	4,500.00			
				Summary Total					4,500.00			
		ERO/LND/DRVWY 14722 ALPACA TER	PV	138237	001	00999	5/15/2026	A122210	6,500.00			
				Summary Total					6,500.00			
				Payment Amount					35,000.00			

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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
121970	CENTRAL PRO SUPPLY		PV	137942	001	00999	4/28/2026	66004969-00	1,006.79		121970	CENTRAL PRO SUPP
	CENTRAL PRO SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					1,006.79			
				Payment Amount					1,006.79			
119134	CINTAS (FIRST AID VENDOR)		PV	138212	001	00999	5/12/2026	5335519708	394.24		119134	CINTAS (FIRST AID VENDOR)
	CINTAS PO BOX 631025 CINCINNATI OH 45263-1025			Summary Total					394.24			
				Payment Amount					394.24			
110483	CITY OF ST PAUL		PV	138304	001	00999	5/6/2026	IN65189	724.56		110483	CITY OF ST PAUL
	CITY OF ST PAUL OFFICE OF FINANCIAL SERVICES 15 W KELLOGG BLVD SUITE 700 ST PAUL MN 55102			Summary Total					724.56			
				Payment Amount					724.56			
106624	EHLERS	Inv #106161	PV	138189	001	00999	5/7/2026	106161	568.75		106624	EHLERS
	EHLERS 3001 BROADWAY ST NE STE 320 MINNEAPOLIS MN 55413			Summary Total					568.75			
				Payment Amount					568.75			

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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
104267	ELITE SANITATION		PV	138108	001	00999	5/5/2026	32435	655.74		104267	ELITE SANITATION
	ELITE SANITATION			Summary Total					655.74			
	PO BOX 526	Port. Restroom for Rec. Event	PV	138122	001	00999	5/5/2026	32426	130.50			
	ELK RIVER MN 55330			Summary Total					130.50			
				Payment Amount					786.24			
115231	EVERGREEN RECYCLING	Spring Rec. Day Event	PV	138072	001	00999	5/4/2026	4036	4,206.00		115231	EVERGREEN RECYC
	EVERGREEN RECYCLING			Summary Total					4,206.00			
	53465 FOREST BLVD											
	RUSH CITY MN 55069											
				Payment Amount					4,206.00			
110760	FIRE SAFETY USA, INC		PV	137958	001	00999	4/29/2026	257170	1,179.25		110760	FIRE SAFETY USA, I
	FIRE SAFETY USA, INC			Summary Total					1,179.25			
	3253 19TH STREET NW		PV	137959	001	00999	4/28/2026	257067	9,020.00			
	ROCHESTER MN 55901			Summary Total					9,020.00			
			PV	137960	001	00999	4/28/2026	257071	2,932.35			
				Summary Total					2,932.35			
			PV	137962	001	00999	4/27/2026	256932	338.00			
				Summary Total					338.00			
			PV	137963	001	00999	4/27/2026	256939	270.00			
				Summary Total					270.00			
			PV	137964	001	00999	4/27/2026	256938	270.00			

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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
				Summary Total					270.00			
			PV	137965	001	00999	4/27/2026	256928	984.50			
				Summary Total					984.50			
			PV	137966	001	00999	4/27/2026	256931	270.00			
				Summary Total					270.00			
			PV	137967	001	00999	4/27/2026	256924	270.00			
				Summary Total					270.00			
			PV	137968	001	00999	4/27/2026	256917	270.00			
				Summary Total					270.00			
			PV	137970	001	00999	4/30/2026	257288	684.60			
				Summary Total					684.60			
			PV	137971	001	00999	4/30/2026	257291	899.55			
				Summary Total					899.55			
			PV	137972	001	00999	4/30/2026	257285	1,411.40			
				Summary Total					1,411.40			
			PV	138107	001	00999	5/11/2026	257753	728.95			
				Summary Total					728.95			
				Payment Amount					19,528.60			
110388	FRATTALLONE'S HARDWARE AND GARDEN		PV	138063	001	00999	5/7/2026	44814/J	11.70		110388	FRATTALLONE'S HARDWARE AND GA
	FRATTALLONE'S HARDWARE AND GARDEN 4100 S HOUSTON LEVEE RD COLLIERVILLE TN 38017			Summary Total					11.70			
				Payment Amount					11.70			

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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
109910	GREAT NORTHERN LANDSCAPE INC		PV	137990	001	00999	5/1/2026	16442	6,860.00		109910	GREAT NORTHERN LANDSCAPE INC
	GREAT NORTHERN LANDSCAPE INC 19720 IGUANA STREET NW ELK RIVER MN 55330			Summary Total					6,860.00			
				Payment Amount					6,860.00			
121263	JUMP CITY		PV	138111	001	00999	5/5/2026	61654729	4,200.57		121263	JUMP CITY
	JUMP CITY PO BOX 392 ELK RIVER MN 55330			Summary Total					4,200.57			
			PV	138112	001	00999	5/5/2026	61654619	9,480.24			
				Summary Total					9,480.24			
				Payment Amount					13,680.81			
100256	LANO EQUIPMENT INC		PV	138062	001	00999	4/29/2026	02-1231668	53.99		100256	LANO EQUIPMENT IN
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					53.99			
			PV	138206	001	00999	5/6/2026	02-1233435	10.99			
				Summary Total					10.99			
			PV	138207	001	00999	5/6/2026	02-1233418	93.48			
				Summary Total					93.48			
			PV	138292	001	00999	5/13/2026	02-1235768	7.96			
				Summary Total					7.96			
				Payment Amount					166.42			
121779	LB CARLSON LLP	Inv #256820	PV	138190	001	00999	5/12/2026	256820	15,385.00		121779	LB CARLSON LLP
	LB CARLSON LLP 605 HIGHWAY US 169 N			Summary Total					15,385.00			
		Inv #256821	PV	138191	001	00999	5/12/2026	256821	5,000.00			

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Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
	STE 650											
	MINNEAPOLIS MN 55441			Summary Total					5,000.00			
				Payment Amount					20,385.00			
100259	LEAGUE OF MN CITIES INS TRUST		PV	138017	001	00999	5/1/2026	26157	75.64		100259	LEAGUE OF MN CITI INS TRUST
	LEAGUE OF MN CITIES INS TRUST			Summary Total					75.64			
	C/O BERKLEY RISK SERVICES INC											
	P O BOX 581517											
	MINNEAPOLIS MN 55458-1517											
				Payment Amount					75.64			
100270	MACQUEEN		PV	138021	001	00999	5/4/2026	TC04292651A	1,036.81		100270	MACQUEEN
	MACQUEEN			Summary Total					1,036.81			
	1125 7TH STREET E		PV	138027	001	00999	4/30/2026	TC042926-51	2,264.07			
	ST PAUL MN 55106			Summary Total					2,264.07			
			PV	138223	001	00999	5/5/2026	TC04292651B	67.28			
				Summary Total					67.28			
			PV	138224	001	00999	5/7/2026	RP050726-10	21.95			
				Summary Total					21.95			
			PV	138225	001	00999	5/7/2026	TC04292651E	1,223.51			
				Summary Total					1,223.51			
			PV	138226	001	00999	5/5/2026	TC04292651C	446.60			
				Summary Total					446.60			
			PV	138227	001	00999	5/6/2026	TC04292651D	373.52			
				Summary Total					373.52			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					5,433.74			
120041	MARTIN MARIETTA		PV	137946	001	00999	4/27/2026	49093914	231.33		120041	MARTIN MARIETTA
	MARTIN MARIETTA			Summary Total					231.33			
	PO BOX 93186		PV	138050	001	00999	4/30/2026	49140776	241.48			
	CHICAGO IL 60673-3186			Summary Total					241.48			
			PV	138051	001	00999	4/30/2026	49128469	237.62			
				Summary Total					237.62			
			PV	138053	001	00999	5/5/2026	49159692	239.17			
				Summary Total					239.17			
			PV	138054	001	00999	5/5/2026	49159495	231.45			
				Summary Total					231.45			
			PV	138055	001	00999	5/5/2026	49159665	113.96			
				Summary Total					113.96			
			PV	138060	001	00999	5/6/2026	49179478	155.84			
				Summary Total					155.84			
			PV	138200	001	00999	5/8/2026	49200571	1,980.00			
				Summary Total					1,980.00			
			PV	138201	001	00999	5/7/2026	49190811	300.44			
				Summary Total					300.44			
				Payment Amount					3,731.29			
117588	MEDART INC		PV	137945	001	00999	4/28/2026	504234-00	256.66		117588	MEDART INC
	MEDART INC			Summary Total					256.66			
	124 MANUFACTURERS DRIVE		PV	138211	001	00999	5/12/2026	521012-00	92.18			

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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
	ARNOLD MO 63010-4727			Summary Total					92.18			
				Payment Amount					348.84			
120922	MN DEPT OF ADMIN DATA PRACTICES OFFICE	Cust 0000000466	PV	138280	001	00999	4/24/2026	00000923915	125.00		120922	MN DEPT OF ADMIN DATA PRACTICES OFFICE
	MN DEPT OF ADMIN DATA PRACTICES OFFICE 50 SHERBURNE AVE STE 309 ST PAUL MN 55155			Summary Total					125.00			
				Payment Amount					125.00			
121461	NEWEGG BUSINESS INC		PV	137940	001	00999	4/28/2026	1306055791	1,148.71		121461	NEWEGG BUSINESS
	NEWEGG BUSINESS INC PO BOX 31001-2895 PASADENA CA 91110-2895			Summary Total					1,148.71			
			PV	137941	001	00999	4/28/2026	1306055290	1,015.99			
				Summary Total					1,015.99			
			PV	137944	001	00999	4/29/2026	1306056131	2,451.96			
				Summary Total					2,451.96			
			PV	137979	001	00999	4/29/2026	1306056151	269.97			
				Summary Total					269.97			
				Payment Amount					4,886.63			
100360	NORTH STAR TOWING INC		PV	138022	001	00999	4/1/2026	103947	180.00		100360	NORTH STAR TOWIN INC
	NORTH STAR TOWING INC 833 NORTH STREET ANOKA MN 55303			Summary Total					180.00			
				Payment Amount								

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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
									180.00			
107698	OMANN BROTHERS INC		PV	138303	001	00999	5/11/2026	19401	270.90		107698	OMANN BROTHERS
	OMANN BROTHERS INC			Summary Total					270.90			
	P O BOX 120											
	ALBERTVILLE MN 55301											
				Payment Amount					270.90			
111368	POLLARDWATER		PV	138031	001	00999	4/28/2026	0308794	161.35		111368	POLLARDWATER
	POLLARDWATER			Summary Total					161.35			
	PO BOX 644054	Cust 2900	PV	138277	001	00999	5/5/2026	0310117	2,048.14			
	PITTSBURGH PA 15264-4054			Summary Total					2,048.14			
				Payment Amount					2,209.49			
122724	PURPLE GOATS LLC		PV	138295	001	00999	5/1/2026	1026	150.00		122724	PURPLE GOATS LLC
	PURPLE GOATS LLC			Summary Total					150.00			
	814 MANOMIN AVE											
	ST PAUL MN 55107											
				Payment Amount					150.00			
122594	RENEW DPF LLC		PV	138038	001	00999	5/6/2026	1179	2,141.36		122594	RENEW DPF LLC
	RENEW DPF LLC			Summary Total					2,141.36			
	108 DUNDAS RD BLDG E1											
	MONTICELLO MN 55362											
				Payment Amount					2,141.36			

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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
122629	ROCKET CITY CAR WASH		PV	137994	001	00999	5/2/2026	MDA-10	99.95		122629	ROCKET CITY CAR W
	ROCKET CITY CAR WASH 14101 ST FRANCIS BLVD NW RAMSEY MN 55303			Summary Total					99.95			
			PV	138024	001	00999	5/2/2026	MDA-11	135.93			
				Summary Total					135.93			
				Payment Amount					235.88			
118921	SHRED RIGHT		PV	138029	001	00999	4/23/2026	0070664	54.45		118921	SHRED RIGHT
	SHRED RIGHT 6301 W OLD SHAKOPEE ROAD SUITE A BLOOMINGTON MN 55438			Summary Total					54.45			
				Payment Amount					54.45			
120189	THE BANCORP BANK NA		PV	138197	001	00999	5/12/2026	26-10078	80.00		120189	THE BANCORP BANK
	THE BANCORP BANK NA 409 SILVERSIDE ROAD STE 105 WILMINGTON DE 19809			Summary Total					80.00			
				Payment Amount					80.00			
				Total Amount to be Processed					137,865.95			
				Total Number of Payments to be Processed					35			

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Bank Account 999.1010 CASH IN BANK 00002224
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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
111610	A DYNAMIC DOOR CO. INC.		PV	138044	001	00999	5/5/2026	22605042	3,843.58		111610	A DYNAMIC DOOR C INC.
	A DYNAMIC DOOR CO. INC. 4588 194TH AVENUE NE EAST BETHEL MN 55092			Summary Total					3,843.58			
				Payment Amount					3,843.58			
119144	ADVANCED ENGINEERING AND ENV SERV (AE2S)		PV	138284	001	00999	5/12/2026	110923	1,065.66		119144	ADVANCED ENGINEE AND ENV SERV (AE2
	ADVANCED ENGINEERING AND ENV SERV 4050 GARDEN VIEW DRIVE STE 200 GRAND FORKS ND 58201			Summary Total					1,065.66			
				Payment Amount					1,065.66			
100017	AIRGAS USA, LLC		PV	138040	001	00999	5/5/2026	9171727551	8.95		100017	AIRGAS USA, LLC
	AIRGAS USA LLC P O BOX 734445			Summary Total					8.95			
			PV	138048	001	00999	5/1/2026	9171622554	42.52			
	CHICAGO IL 60673-4445			Summary Total					42.52			
			PV	138049	001	00999	5/1/2026	9171622533	203.03			
				Summary Total					203.03			
				Payment Amount					254.50			
110744	ALLINA HEALTH SYSTEM		PV	137995	001	00999	4/30/2026	CI00083408	1,157.75		110744	ALLINA HEALTH SYS
	ALLINA HEALTH SYSTEM MISC BILLING NW 7710 P O BOX 9383 MINNEAPOLIS MN 55440-9383			Summary Total					1,157.75			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
				Payment Amount					1,157.75			
117343	AMAZON CAPITAL SERVICES INC		PV	138120	001	00999	5/11/2026	16HP-TWMR-Q4YH	72.89		117343	AMAZON CAPITAL SERVICES INC
	AMAZON CAPITAL SERVICES INC			Summary Total					72.89			
	PO BOX 035184		PV	138192	001	00999	5/11/2026	16G3-TXJL-3XFH	897.68			
	SEATTLE WA 98124-5184			Summary Total					897.68			
			PV	138202	001	00999	5/11/2026	1C4R-FG4Y-XF1J	857.26			
				Summary Total					857.26			
				Payment Amount					1,827.83			
100026	ANDERSON IRRIGATION		PV	138214	001	00999	5/6/2026	18458467	1,452.00		100026	ANDERSON IRRIGAT
	ANDERSON IRRIGATION			Summary Total					1,452.00			
	27066 103RD STREET NW		PV	138215	001	00999	5/6/2026	18458469	3,113.00			
	ZIMMERMAN MN 55398			Summary Total					3,113.00			
			PV	138216	001	00999	5/6/2026	18458466	4,048.00			
				Summary Total					4,048.00			
				Payment Amount					8,613.00			
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	Recording	PV	138073	001	00999	4/30/2026	26-17611/18046/18068	322.00		100043	ANOKA COUNTY PROPERTY RECORD TAXATION
	ANOKA COUNTY PROPERTY RECORDS TAXATION			Summary Total					322.00			
	2100 - 3RD AVENUE											
	ANOKA MN 55303											
				Payment Amount					322.00			

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107587	ANOKA COUNTY TREASURY DEPARTMENT		PV	137943	001	00999	4/27/2026	CINV26-009856	850.00		107587	ANOKA COUNTY TREASURY DEPARTI
	ANOKA COUNTY TREASURY DEPARTMENT 2100 3RD AVE STE 300 ANOKA MN 55303-5029			Summary Total					850.00			
				Payment Amount					850.00			
107141	APPLIED CONCEPTS INC		PV	138121	001	00999	5/7/2026	477541	290.00		107141	APPLIED CONCEPTS
	APPLIED CONCEPTS INC STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943			Summary Total					290.00			
				Payment Amount					290.00			
112663	CAPSTONE HOMES INC	ERO ESC REF 8840 147TH AVE	PV	138068	001	00999	5/11/2026	A122323	1,500.00		112663	CAPSTONE HOMES I
	CAPSTONE HOMES INC 14015 SUNFISH LAKE BLVD SUITE 400 RAMSEY MN 55303			Summary Total					1,500.00			
		ERO/DRWY/LNDSCP 8846 147TH AVE	PV	138069	001	00999	5/11/2026	A122322	6,500.00			
				Summary Total					6,500.00			
		ERO/DRVWY/LNDSC 8852 147TH AVE	PV	138070	001	00999	5/11/2026	A122318	6,500.00			
				Summary Total					6,500.00			
		ERO ESC REF 8858 147TH AVE	PV	138071	001	00999	5/11/2026	A122449	1,500.00			
				Summary Total					1,500.00			

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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
		ERO ESC REF 8804 147TH AVE	PV	138228	001	00999	5/15/2026	A122517	1,500.00			
				Summary Total					1,500.00			
		ERO ESC REF 8805 147TH AVE	PV	138229	001	00999	5/15/2026	A122463	1,500.00			
				Summary Total					1,500.00			
		ERO ESC REF 8810 147TH AVE	PV	138230	001	00999	5/15/2026	A122528	1,500.00			
				Summary Total					1,500.00			
		ERO ESC REF 8816 147TH AVE	PV	138231	001	00999	5/15/2026	A122464	1,500.00			
				Summary Total					1,500.00			
		ERO/LND/DRVWY 8817 147TH AVE	PV	138232	001	00999	5/15/2026	A122319	6,500.00			
				Summary Total					6,500.00			
		ERO/LNDSCP REF 8829 147TH AVE	PV	138233	001	00999	5/15/2026	A122320	4,500.00			
				Summary Total					4,500.00			
		ERO/LND/DRVWY 8834 147TH AVE	PV	138234	001	00999	5/15/2026	A122321	6,500.00			
				Summary Total					6,500.00			
		ERO/LND/DRVWY 8841 147TH AVE	PV	138235	001	00999	5/15/2026	A122450	6,500.00			
				Summary Total					6,500.00			
		ASBUILT ESC REF 8714 147TH AVE	PV	138288	001	00999	5/19/2026	RA065070	1,500.00			
				Summary Total					1,500.00			
		ASBUILT ESC REF 8738 147TH AVE	PV	138289	001	00999	5/19/2026	RA064657	1,500.00			

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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
		Summary Total							1,500.00			
		ASBUILT ESC REF 8852 147TH AVE	PV	138290	001	00999	5/19/2026	RA064691	1,500.00			
		Summary Total							1,500.00			
		Payment Amount							50,500.00			
118550	CBIZ INVESTMENT ADVISORY SERVICES LLC		PV	137989	001	00999	3/31/2026	56052	38.35		118550	CBIZ INVESTMENT ADVISORY SERVICE LLC
	CBIZ INVESTMENT ADVISORY SERVICES LLC PO BOX 645547 CINCINNATI OH 45264-5547	Summary Total							38.35			
		Payment Amount							38.35			
112019	CENTRAL HYDRAULICS INC		PV	138058	001	00999	5/7/2026	00672731	303.39		112019	CENTRAL HYDRAULI INC
	CENTRAL HYDRAULICS INC 7245 OLD HWY 52 ST CLOUD MN 56303	Summary Total							303.39			
		Payment Amount							303.39			
116197	CINTAS CORPORATION		PV	137999	001	00999	5/1/2026	4267893174	64.35		116197	CINTAS CORPORATI
	CINTAS CORPORATION	Summary Total							64.35			
	CINTAS LOC #4K		PV	138052	001	00999	4/30/2026	4267784619	125.96			
	P O BOX 650838	Summary Total							125.96			
	DALLAS TX 75265-0838		PV	138057	001	00999	5/7/2026	4268514976	53.96			
		Summary Total							53.96			

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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
			PV	138065	001	00999	5/7/2026	4268514618	48.60			
				Summary Total					48.60			
			PV	138301	001	00999	5/14/2026	4269244878	125.96			
				Summary Total					125.96			
				Payment Amount					418.83			
114117	CRAWFORD'S EQUIPMENT INC		PV	138043	001	00999	5/5/2026	01-116655	661.99		114117	CRAWFORD'S EQUIP INC
	CRAWFORD'S EQUIPMENT INC 4898 HIGHWAY 95 NW CAMBRIDGE MN 55008			Summary Total					661.99			
				Payment Amount					661.99			
100141	DAVE PERKINS CONTRACTING INC		PV	138305	001	00999	5/13/2026	13438	7,467.50		100141	DAVE PERKINS CONTRACTING INC
	DAVE PERKINS CONTRACTING INC 19745 NOWTHEN BLVD NW ANOKA MN 55303-9655			Summary Total					7,467.50			
				Payment Amount					7,467.50			
100144	DEHN OIL COMPANY		PV	137983	001	00999	4/30/2026	122902	3,947.00		100144	DEHN OIL COMPANY
	DEHN OIL COMPANY 6735 141ST AVENUE NW RAMSEY MN 55303			Summary Total					3,947.00			
			PV	138204	001	00999	5/7/2026	122944	3,563.20			
				Summary Total					3,563.20			
			PV	138299	001	00999	5/12/2026	16435	4,658.00			
				Summary Total					4,658.00			

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			PV	138300	001	00999	5/12/2026	16436	3,774.90			
						Summary Total			3,774.90			
						Payment Amount			15,943.10			
116175	ECKBERG LAMMERS ATTORNEYS AT LAW	Inv 04 2026	PV	137991	001	00999	4/30/2026	04 2026	6,852.55		116175	ECKBERG LAMMERS ATTORNEYS AT LAW
	ECKBERG LAMMERS ATTORNEYS AT LAW					Summary Total			6,852.55			
	1809 NORTHWESTERN AVENUE	Inv #52458	PV	138015	001	00999	4/30/2026	52458	13,363.00			
	STILLWATER MN 55082					Summary Total			13,363.00			
						Payment Amount			20,215.55			
100158	ECM PUBLISHERS INC		PV	137952	001	00999	4/26/2026	1096609	250.00		100158	ECM PUBLISHERS IN
	ECM PUBLISHERS INC					Summary Total			250.00			
	4095 COON RAPIDS BLVD		PV	138194	001	00999	5/1/2026	1097556	82.50			
	COON RAPIDS MN 55433					Summary Total			82.50			
			PV	138195	001	00999	5/1/2026	1097555	38.50			
						Summary Total			38.50			
						Payment Amount			371.00			
100143	FERGUSON WATERWORKS # 2518		PV	138113	001	00999	5/8/2026	0565004	364.00		100143	FERGUSON WATERV # 2518
	FERGUSON WATERWORKS 2516					Summary Total			364.00			
	P O BOX 802817		PV	138273	001	00999	5/11/2026	0565034	123.00			
	CHICAGO IL 60680-2817					Summary Total			123.00			
						Payment Amount			487.00			

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106870	FIRE EQUIPMENT SPECIALTIES, INC		PV	137969	001	00999	4/30/2026	21920	720.32		106870	FIRE EQUIPMENT SPECIALTIES, INC
	FIRE EQUIPMENT SPECIALTIES, INC			Summary Total					720.32			
	425 BERKSHIRE LANE N		PV	137998	001	00999	5/2/2026	21923	164.18			
	PLYMOUTH MN 55441			Summary Total					164.18			
				Payment Amount					884.50			
100200	GOPHER STATE ONE CALL INC		PV	138032	001	00999	4/30/2026	6040702	514.35		100200	GOPHER STATE ONE CALL INC
	GOPHER STATE ONE CALL			Summary Total					514.35			
	7223 PARKWAY DRIVE SUITE 210											
	HANOVER MD 21076-1317			Payment Amount					514.35			
119120	GRAMMARLY, INC		PV	138030	001	00999	5/7/2026	GBSS-7744	121.17		119120	GRAMMARLY, INC
	GRAMMARLY, INC			Summary Total					121.17			
	548 MARKET STREET, SUITE 35410											
	SAN FRANCISCO CA 94104			Payment Amount					121.17			
121636	GRIMCO INC		PV	138210	001	00999	5/12/2026	35536798-01	556.81		121636	GRIMCO INC
	GRIMCO INC			Summary Total					556.81			
	11745 SAPPINGTON BARRACKS RD											
	ST LOUIS MO 63127			Payment Amount					556.81			

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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
122388	H+U CONSTRUCTION	PAY APP 3 #25-58 WTRFRONT PARK	PV	138254	001	09805	5/19/2026	25-58 #3	490,470.35		122388	H+U CONSTRUCTIOI
	H+U CONSTRUCTION 5555 W 78TH ST STE A EDINA MN 55439			Summary Total					490,470.35			
				Payment Amount					490,470.35			
100211	HAWKINS INC		PV	137957	001	00999	4/29/2026	7408442	1,000.23		100211	HAWKINS INC
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					1,000.23			
			PV	138034	001	00999	5/4/2026	7411316	7,229.49			
				Summary Total					7,229.49			
			PD	138282	001	00999	5/27/2026	7418887	652.01-			
				Summary Total					652.01-			
			PV	138283	001	00999	5/12/2026	7420805	4,836.00			
				Summary Total					4,836.00			
			PV	138285	001	00999	5/15/2026	7423278	20.00			
				Summary Total					20.00			
				Payment Amount					12,433.71			
117332	HEARTLAND TIRE/TELLE TIRE MN LLC		PV	137981	001	00999	4/30/2026	811001465	246.83		117332	HEARTLAND TIRE/TE TIRE MN LLC
	HEARTLAND TIRE/TELLE TIRE MN LLC 7982 BIG BEND BLVD WEBSTER GROVES MO 63119			Summary Total					246.83			
			PD	137982	001	00999	5/27/2026	811001469	9.67-			
				Summary Total					9.67-			
			PV	138045	001	00999	5/4/2026	811001524	90.00			

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				Summary Total					90.00			
			PV	138059	001	00999	5/8/2026	811001612	274.84			
				Summary Total					274.84			
				Payment Amount					602.00			
112160	HOLIDAY COMPANIES/CIRCLE K STORES INC		PV	137978	001	00999	5/1/2026	046801052600	243.50		112160	HOLIDAY COMPANIES/CIRCLE K STORES INC
	HOLIDAY COMPANIES 6000 CLEARWATER DR STE 300 MINNETONKA MN 55343			Summary Total					243.50			
				Payment Amount					243.50			
107844	IN TIME SERVICES INC		PV	137980	001	00999	4/30/2026	14601	6,336.00		107844	IN TIME SERVICES IN
	IN TIME SERVICES INC 1375 STONEGATE WAY FERNDALE WA 98248			Summary Total					6,336.00			
				Payment Amount					6,336.00			
112475	INNOVATIVE OFFICE SOLUTIONS	11x17 Paper/Office Supplies	PV	137956	001	00999	5/1/2026	IN5112685	156.05		112475	INNOVATIVE OFFICE SOLUTIONS
	INNOVATIVE OFFICE SOLUTIONS LOCKBOX 131434			Summary Total					156.05			
		General Office Supplies	PV	138220	001	00999	5/4/2026	IN5112842	58.47			
	P O BOX 1414 MINNEAPOLIS MN 55480-1414			Summary Total					58.47			
				Payment Amount					214.52			

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107763	JEFFERSON FIRE AND SAFETY INC		PV	138293	001	00999	5/13/2026	IN339930	33.17		107763	JEFFERSON FIRE AN SAFETY INC
	JEFFERSON FIRE AND SAFETY INC 7620 DONNA DRIVE MIDDLETON WI 53562			Summary Total					33.17			
				Payment Amount					33.17			
116789	KIESLER POLICE SUPPLY INC		PV	137948	001	00999	4/29/2026	IN280747	1,163.00		116789	KIESLER POLICE SUPPLY INC
	KIESLER POLICE SUPPLY INC 2802 SABLE MILL ROAD JEFFERSONVILLE IN 47130			Summary Total					1,163.00			
				Payment Amount					1,163.00			
100258	LEAGUE OF MINNESOTA CITIES		PV	138278	001	00999	4/9/2026	449790	30.00		100258	LEAGUE OF MINNES CITIES
	LEAGUE OF MN CITIES FINANCE DEPT			Summary Total					30.00			
			PV	138279	001	00999	4/10/2026	449845	15.00			
	145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					15.00			
				Payment Amount					45.00			
102954	LITTLE FALLS MACHINE INC		PV	137947	001	00999	4/29/2026	376699	2,887.94		102954	LITTLE FALLS MACH INC
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH			Summary Total					2,887.94			

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	LITTLE FALLS MN 56345-1598											
				Payment Amount					2,887.94			
100266	LOGIS		PV	138116	001	00999	5/11/2026	154013	4,637.00		100266	LOGIS
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					4,637.00			
	5750 DULUTH STREET		PV	138117	001	00999	5/11/2026	153901	15.00			
	GOLDEN VALLEY MN 55422-4036			Summary Total					15.00			
			PV	138118	001	00999	5/11/2026	153936	1,803.75			
				Summary Total					1,803.75			
			PV	138123	001	00999	5/11/2026	153980	249.00			
				Summary Total					249.00			
				Payment Amount					6,704.75			
106616	MARTIN MCALLISTER, INC		PV	138016	001	00999	4/30/2026	17483	4,250.00		106616	MARTIN MCALLISTER INC
	MARTIN MCALLISTER, INC			Summary Total					4,250.00			
	7650 EDINBOROUGH WAY #550											
	EDINA MN 55435											
				Payment Amount					4,250.00			
121127	MASTERS TELECOM LLC		PV	137987	001	00999	5/5/2026	81174	65.61		121127	MASTERS TELECOM
	MASTERS TELECOM LLC			Summary Total					65.61			
	1225 NW 17TH AVE STE 101											
	DELRAY BEACH FL 33445											
				Payment Amount					65.61			

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117425	MAUER MAIN CHEVROLET		PV	138205	001	00999	5/7/2026	5311226	174.68		117425	MAUER MAIN CHEVF
				Summary Total					174.68			
	MAUER MAIN CHEVROLET 435 WEST MAIN STREET ANOKA MN 55303											
				Payment Amount					174.68			
100283	MENARDS COON RAPIDS		PV	138213	001	00999	4/9/2026	62348	111.70		100283	MENARDS COON RA
				Summary Total					111.70			
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55448											
				Payment Amount					111.70			
100284	MENARDS ELK RIVER		PV	137996	001	00999	4/28/2026	35927	26.95		100284	MENARDS ELK RIVE
				Summary Total					26.95			
	MENARDS ELK RIVER 19521 EVANS STREET NW		PV	138035	001	00999	5/1/2026	36092	1,457.75			
	ELK RIVER MN 55330-1077			Summary Total					1,457.75			
			PV	138066	001	00999	5/7/2026	36472	253.77			
				Summary Total					253.77			
			PV	138109	001	00999	5/6/2026	36371	319.51			
				Summary Total					319.51			
				Payment Amount					2,057.98			
100285	MET COUNCIL ENVIRONMENTAL SRV	Inv #1205756	PV	137992	001	00999	5/5/2026	0001205756	116,554.78		100285	MET COUNCIL ENVIRONMENTAL SF
				Summary Total					116,554.78			
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513											

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	MINNEAPOLIS MN 55485-6513											
				Payment Amount					116,554.78			
119825	METRO CREATIVE GRAPHICS INC		PV	137949	001	00999	4/30/2026	475004	99.00		119825	METRO CREATIVE GRAPHICS INC
	METRO CREATIVE GRAPHICS INC			Summary Total					99.00			
	PO BOX 2085											
	LIVINGSTON NJ 07039											
				Payment Amount					99.00			
108208	METRO PRODUCTS LLC		PV	137984	001	00999	4/29/2026	191620	11.80		108208	METRO PRODUCTS
	METRO PRODUCTS LLC			Summary Total					11.80			
	7401 CENTRAL AVENUE NE		PV	138208	001	00999	5/7/2026	191755	346.99			
	FRIDLEY MN 55432			Summary Total					346.99			
			PV	138209	001	00999	5/7/2026	191754	1,029.12			
				Summary Total					1,029.12			
			PV	138302	001	00999	5/13/2026	191820	202.78			
				Summary Total					202.78			
				Payment Amount					1,590.69			
113909	MOBILE VEHICLE INTEGRATION		PV	138074	001	00999	4/30/2026	26-021413	9,147.24		113909	MOBILE VEHICLE INTEGRATION
	MOBILE VEHICLE INTEGRATION			Summary Total					9,147.24			
	835 XENIA AVENUE NW											
	ELK RIVER MN 55330											
				Payment Amount					9,147.24			

Payment Group Control Number 4195
Bank Account 999.1010 CASH IN BANK 00002224
Version LOGIS004V
Originator JMORRISON
Payment Instrument T A/P ACH Payment
Pay Through Date 5/27/2026

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
100345	NAPA AUTO PARTS ELK RIVER		PV	138037	001	00999	5/6/2026	340035	34.80		100345	NAPA AUTO PARTS E RIVER
	NAPA AUTO PARTS ELK RIVER			Summary Total					34.80			
	17137 YALE STREET NW		PV	138046	001	00999	5/4/2026	339568	18.85			
	ELK RIVER MN 55330			Summary Total					18.85			
			PV	138056	001	00999	5/7/2026	340169	16.70			
				Summary Total					16.70			
			PV	138297	001	00999	5/14/2026	341212	116.99			
				Summary Total					116.99			
			PV	138298	001	00999	5/14/2026	341202	201.72			
				Summary Total					201.72			
				Payment Amount					389.06			
121934	NITTY GRITTY PICKLEBALL		PV	138110	001	00999	5/9/2026	2026-03	80.00		121934	NITTY GRITTY PICKLEBALL
	NITTY GRITTY PICKLEBALL 6050 RAWLINGS AVE NE ROGERS MN 55374			Summary Total					80.00			
				Payment Amount					80.00			
100363	NORSAN COMPANY		PV	137986	001	00999	5/4/2026	101433	236.49		100363	NORSAN COMPANY
	NORSAN COMPANY			Summary Total					236.49			
	341 COON RAPIDS BLVD NW		PV	138124	001	00999	5/11/2026	101466	168.39			
	COON RAPIDS MN 55433			Summary Total					168.39			
			PV	138125	001	00999	5/12/2026	101501	164.13			

Payment Group Control Number 4195
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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					164.13			
				Payment Amount					569.01			
114239	NORTH AMERICAN SAFETY		PV	137953	001	00999	4/28/2026	INV108564	350.00		114239	NORTH AMERICAN SAFETY
	NORTH AMERICAN SAFETY 326 S. ASH STREET BELLE PLAINE MN 56011			Summary Total					350.00			
			PV	137954	001	00999	4/28/2026	INV108555	1,202.50			
				Summary Total					1,202.50			
			PV	138025	001	00999	5/5/2026	INV108776	268.75			
				Summary Total					268.75			
				Payment Amount					1,821.25			
115071	NORTHLAND OCCUPATIONAL HEALTH		PV	138274	001	00999	5/13/2026	2578574	590.00		115071	NORTHLAND OCCUPATIONAL HEA
	NORTHLAND OCCUPATIONAL HEALTH 7533 SUNWOOD DRIVE NW SUITE 212 RAMSEY MN 55303			Summary Total					590.00			
				Payment Amount					590.00			
110547	NORTHWEST LIGHTING SYSTEMS CO.		PV	138106	001	00999	5/7/2026	139618	400.00		110547	NORTHWEST LIGHTI SYSTEMS CO.
	NORTHWEST LIGHTING SYSTEMS CO. 10282 HAWTHORNE ROAD NW RICE MN 56367			Summary Total					400.00			
				Payment Amount					400.00			

Payment Group Control Number 4195
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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
110480	OPUS 21 MANAGEMENT SOLUTIONS	Inv #250484	PV	138061	001	00999	5/8/2026	260484	15,986.62		110480	OPUS 21 MANAGEMI SOLUTIONS
	OPUS 21 MANAGEMENT SOLUTIONS 680 COMMERCE DRIVE SUITE 160 WOODBURY MN 55125						Summary Total		15,986.62			
							Payment Amount		15,986.62			
112421	PERRILL		PV	138203	001	00999	5/1/2026	266054	200.00		112421	PERRILL
	PERRIL 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305						Summary Total		200.00			
							Payment Amount		200.00			
100384	PLAISTED COMPANIES INC		PV	138000	001	00999	5/6/2026	100265	262.83		100384	PLAISTED COMPANII INC
	PLAISTED COMPANIES INC 11555 - 205TH AVENUE NW PO BOX 332 ELK RIVER MN 55330						Summary Total		262.83			
							Payment Amount		262.83			
121041	RED WING BUSINESS ADVANTAGE ACCOUNT		PV	138199	001	00999	5/10/2026	20260510114394	400.00		121041	RED WING BUSINES ADVANTAGE ACCOU
	RED WING BUSINESS ADVANTAGE ACCOUNT PO BOX 844329 DALLAS TX 75284-4329						Summary Total		400.00			
							Payment Amount		400.00			

Payment Group Control Number 4195
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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
121170	RIDGEWAY AND ASSOCIATES		PV	137951	001	00999	4/30/2026	3616	760.00		121170	RIDGEWAY AND ASSOCIATES
	RIDGEWAY AND ASSOCIATES 1030 COUNTY ROAD E WEST #140 SHOREVIEW MN 55126			Summary Total					760.00			
				Payment Amount					760.00			
116092	ROADKILL ANIMAL CONTROL		PV	138042	001	00999	4/30/2026	04 2026	258.00		116092	ROADKILL ANIMAL CONTROL
	ROADKILL ANIMAL CONTROL 520 HAROLD DRIVE BURNSVILLE MN 55337			Summary Total					258.00			
				Payment Amount					258.00			
121670	SAFE FAST		PV	138041	001	00999	4/30/2026	INV324432	244.80		121670	SAFE FAST
	SAFE FAST 2218 SEYMOUR RD EAU CLAIRE WI 54703			Summary Total					244.80			
				Payment Amount					244.80			
100431	SAFETY KLEEN CORPORATION		PV	138047	001	00999	5/3/2026	R003661331	110.97		100431	SAFETY KLEEN CORPORATION
	SAFETY KLEEN CORPORATION PO BOX 975201 DALLAS TX 75397-5201			Summary Total					110.97			
				Payment Amount					110.97			

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount	Discount Taken	Supplier Number	Supplier Name
107711	SCHINDLER ELEVATOR		PV	137973	001	00999	5/1/2026	4607448785	885.20		107711	SCHINDLER ELEVAT
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050			Summary Total					885.20			
				Payment Amount					885.20			
120063	SKYLINE GRAPHICS	Tangerine Env. for Code Enforc	PV	138193	001	00999	4/28/2026	036730	447.00		120063	SKYLINE GRAPHICS
	SKYLINE GRAPHICS 1101 ALDRICH AVE N MINNEAPOLIS MN 55411			Summary Total					447.00			
				Payment Amount					447.00			
119121	SLOTH INSPECTIONS INC		PV	138219	001	00999	4/30/2026	04302026	4,501.65		119121	SLOTH INSPECTION: INC
	SLOTH INSPECTIONS INC 2089 175TH LANE NW ANDOVER MN 55304			Summary Total					4,501.65			
				Payment Amount					4,501.65			
122539	STATE INDUSTRIAL PRODUCTS		PV	138105	001	00999	5/7/2026	904198049	234.00		122539	STATE INDUSTRIAL PRODUCTS
	STATE INDUSTRIAL PRODUCTS PO BOX 830316 PHILADELPHIA PA 19182-0316			Summary Total					234.00			
				Payment Amount					234.00			

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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
100469	STREICHER'S		PV	138020	001	00999	5/4/2026	I1825108	4,308.40		100469	STREICHER'S
	STREICHER'S			Summary Total					4,308.40			
	10911 WEST HWY 55		PV	138026	001	00999	5/1/2026	I1824790	121.00			
	MINNEAPOLIS MN 55441			Summary Total					121.00			
				Payment Amount					4,429.40			
110313	SUMMIT FIRE PROTECTION		PV	137853	001	00999	4/28/2026	4051000	1,730.90		110313	SUMMIT FIRE PROTECTION
	SUMMIT FIRE PROTECTION			Summary Total					1,730.90			
	P O BOX 851675		PV	138064	001	00999	5/7/2026	4082998	120.27			
	MINNEAPOLIS MN 55485-1675			Summary Total					120.27			
			PV	138196	001	00999	5/12/2026	4091530	199.95			
				Summary Total					199.95			
				Payment Amount					2,051.12			
100485	TIMESAVER OFF SITE SECRETARIAL INC		PV	137974	001	00999	4/30/2026	32299	178.00		100485	TIMESAVER OFF SIT SECRETARIAL INC
	TIMESAVER OFF SITE SECRETARIAL INC			Summary Total					178.00			
	21021 KAROLINE COURT N		PV	137975	001	00999	4/30/2026	32302	302.50			
	FOREST LAKE MN 55025			Summary Total					302.50			
			PV	137976	001	00999	4/30/2026	32246	459.01			
				Summary Total					459.01			
			PV	137977	001	00999	4/30/2026	32256	178.00			
				Summary Total					178.00			
			PV	137985	001	00999	4/30/2026	32293	178.00			

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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
				Summary Total					178.00			
			PV	138275	001	00999	5/14/2026	32367	178.00			
				Summary Total					178.00			
			PV	138281	001	00999	5/14/2026	32372	223.51			
				Summary Total					223.51			
				Payment Amount					1,697.02			
108522	TOTAL CONTROL SYSTEMS, INC		PV	138126	001	00999	5/8/2026	12154	14,440.53		108522	TOTAL CONTROL SYSTEMS, INC
	TOTAL CONTROL SYSTEMS, INC P O BOX 40 STANCHFIELD MN 55080			Summary Total					14,440.53			
				Payment Amount					14,440.53			
122659	TRANSWEST TRUCKS ST MICHAEL		PV	138296	001	00999	5/5/2026	WY2018	141,605.00		122659	TRANSWEST TRUCK MICHAEL
	TRANSWEST TRUCKS ST MICHAEL PO BOX 512 ST MICHAEL MN 55376			Summary Total					141,605.00			
				Payment Amount					141,605.00			
106990	USABLUEBOOK		PV	138033	001	00999	5/4/2026	INV01037598	180.87		106990	USABLUEBOOK
	USA BLUE BOOK			Summary Total					180.87			
	PO BOX 9004		PV	138036	001	00999	5/7/2026	INV01041308	442.68			
	GURNEE IL 60031-9004			Summary Total					442.68			
		Cust 955135	PV	138276	001	00999	5/12/2026	INV01045167	13.78			

Payment Group Control Number 4195
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
		Summary Total							13.78			
		Payment Amount							637.33			
106351	WATER LABORATORIES, INC		PV	138114	001	00999	5/5/2026	10922	380.00		106351	WATER LABORATOR INC
	WATER LABORATORIES, INC 333 EAST MAIN STREET PO BOX 388 ELK RIVER MN 55330	Summary Total							380.00			
		Payment Amount							380.00			
		Total Amount to be Processed							965,274.27			
		Total Number of Payments to be Processed							68			

Checks - 137,865.95
ACH - 965,274.27
Total A/P - 1,103,140.22

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-133

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 7, 2026 THROUGH MAY 20, 2026

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 7, 2026 through May 20, 2026 in the amount of $1,944,700.46 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 May 7, 2026 through May 20, 2026 in the amount of $1,944,700.46.

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

Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-134 Authorizing Solicitation of Requests for Proposals for a Well Siting Study for Wells #9 and #10

Purpose/Background:

Purpose:

The purpose of this case is to consider adopting Resolution #26-134 authorizing solicitation of Requests for Proposals for a Well Siting Study for proposed municipal groundwater wells #9 and #10.

Background:

The City of Ramsey's existing municipal wellfields are comprised of 8 wells. Wells 1 and 2 are located in the southeastern portion of city limits, while Wells 3 through 8 are located in the south-central portion of the City. All 8 wells draw water from the Tunnel City-Wonewoc aquifer and range in depth between 316 and 390 feet.

Attached is a copy of the 2021 Feasibility Study containing detailed information on the city's existing water supply system and groundwater aquifers. Pages 24 and 25 of the study include verbiage confirming the city's source water aquifer is anticipated to continue to produce potable water to meet present and foreseeable future demands, and that the city should plan additional well sites to ensure static water levels will remain sufficiently above top of aquifers to meet MnDNR thresholds. Figure 15 in Appendix D identifies three potential municipal well sites, called out as Potential Well Siting Areas A, B and C. These areas will be specifically explored in detail during preparation of the Well Siting Study. Other potential well site locations will also be explored, including locations closer to the water treatment plant, since such locations may be more economical due to the need for less trunk watermain to be constructed to convey raw well water to the plant for treatment. The study will also address any cost-saving options for treating raw water from the new wells on site by providing an on-site pressure filter system, similar to what is proposed for well #1 in 2028 per attached CIP sheet 297.

In alignment with the Feasibility Study findings and recommendations, staff proposes to solicit Requests for Proposals from engineering consultants with significant experience in siting wells for municipal water supply systems to assist the city in determining the most desirable site(s) for two new municipal wells and the supporting wellhouses currently programmed for construction in 2027 and 2030.

Time Frame/Observations/Alternatives:

Observations:

Detailed information on the geology of soils underlying the City of Ramsey can be found in the Anoka County Geologic Atlas, which can be viewed through links on the University of Minnesota Digital Conservancy website at https://conservancy.umn.edu/items/1d10e060-80aa-4db0-af8f-5514b14c0192. Other websites include significant detail on this subject, such as the Know the Flow website at https://knowtheflow.us/2016/12/geologic-atlas-reveals-whats-under-the-surface/.

Attached is a copy of Anoka County Atlas Plates 3 and 4 that show the Surficial Geology and Quaternary Stratigraphy across Anoka County, which can be used by the selected engineering consultant to select the best location for the city's next two municipal wells.

The engineering consultant will also utilize the Metropolitan Council's groundwater model to ensure the new

wells will have sufficient groundwater volumes for the city's needs now and in the foreseeable future.

Other attached reference materials include;

- 44-page 2020 Metropolitan Council Report "Water Supply Planning in the Twin Cities Metropolitan Area (2005-2020)"
- 4-page summary of the 2020 Metropolitan Council Report "Water Supply Planning in the Twin Cities Metropolitan Area (2005-2020)"

Tentative project schedule:

- May 26th – City Council authorizes solicitation of Well Siting Study Requests for Proposals.
- May 27th – Staff solicits Well Siting Study Requests for Proposals from applicable engineering consultants.
- July 21st – Public Works Committee recommends City Council acceptance of Well Siting Study Proposals and award of contract to the lowest responsible proposer.
- July 28th – City Council accepts Well Siting Study Proposals and awards contract to the lowest responsible proposer.
- July 29th - December 18th – Well Siting Study completed

Funding Source:

Copies of the associated 2026 – 2035 Capital Improvement Plan sheets, sheets 295 and 296, are attached for reference. As noted, the CIP level cost estimate for the study is $50,000.

All required engineering services will be funded through the water enterprise fund.

Recommendation:

On May 19, 2026, the Public Works Committee unanimously recommended City Council approval to solicit Requests for Proposals for a Well Siting Study for proposed municipal groundwater wells #9 and #10.

Staff recommends approval to solicit Requests for Proposals for a Well Siting Study for wells #9 and #10 to ensure an adequate supply of water will be maintained for municipal water supply system users, both now and into the foreseeable future.

Outcome/Action:

Motion to adopt Resolution #26-134 authorizing solicitation of Requests for Proposals for a Well Siting Study for proposed municipal groundwater wells #9 and #10.

Attachments

Resolution 26-134
WTP Feasibility Study
Anoka Co Geo Atlas Plate 3
Anoka Co Geo Atlas Plate 4
2020 MC Water Supply Report
2020 MC WS Report Summary
CIP Sheets 295-296
CIP Sheet 297

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:11 PM
Form Started By: Bruce Westby		Started On: 05/19/2026 08:35 AM
Final Approval Date: 05/21/2026		

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

RESOLUTION #26-134

RESOLUTION AUTHORIZING SOLICITATION OF REQUESTS FOR PROPOSALS FOR A WELL SITING STUDY FOR WELLS NO. 9 AND NO. 10

WHEREAS, the City of Ramsey's municipal water supply system uses groundwater as its water source; and

WHEREAS, the City of Ramsey utilizes eight municipal wells to supply water to the municipal water supply system; and

WHEREAS, pursuant to the adopted 2026 – 2035 Capital Improvement Plan, two new municipal water supply wells, wells #9 and #10, are proposed for construction in 2027 and 2030, and the required well siting study is proposed to be completed in 2026; and

WHEREAS, contracted engineering services must be utilized to complete the required well siting study to ensure wells #9 and #10 can be constructed as proposed to ensure the municipal water supply system will continue to provide adequate quantities of safe drinking water into the foreseeable future.

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

1) The City Council hereby authorizes the Public Works Director to solicit Requests for Proposals from qualified engineering consultants to prepare a Well Siting Study for proposed municipal groundwater wells #9 and #10.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Feasibility Study

Water Treatment Plant

City of Ramsey, Minnesota

RAMSY 154354 | March 4, 2021

SEH

Building a Better World for All of Us®

Engineers | Architects | Planners | Scientists

Feasibility Study

Water Treatment Plant
City of Ramsey, Minnesota

SEH No. RAMSY 154354

March 4, 2021

I hereby certify that this 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.

Miles B. Jensen, P.E.

Date: March 4, 2021 License No.: 19869

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-3507
651.490.2000

Executive Summary

The City of Ramsey has eight water supply wells with concentrations of manganese ranging from 0.02 mg/L to 0.37 mg/L. The Minnesota Department of Health (MDH) has established a Health Based Value (HBV) for manganese of 0.100 mg/L. Four of Ramsey's eight water supply wells exceed the MDH HBV for manganese. MDH has recommended to the City that they develop plans to address the manganese. In addition to the potential health concerns with manganese, Ramsey's drinking water also exceeds the Secondary Standards for iron and manganese. Water with concentrations of iron and manganese above the Secondary Standard causes aesthetic problems including red and black staining of plumbing fixtures and laundry and taste complaints.

The City of Ramsey currently utilizes groundwater from the Tunnel City-Wonewoc (TCW) aquifer as its exclusive source of drinking water. An evaluation was conducted of the TCW aquifer which determined that the TCW should be able to continue to produce potable water to meet present and foreseeable future demands.

The most cost-effective method for removing manganese and iron from drinking water is chemical oxidation followed by sand filtration. These processes require construction of a water treatment plant. Based upon an analysis of Ramsey's 2040 water demand, the initial capacity of the water treatment plant should be 10 million gallons per day (MGD), with the ability to expand to 20 MGD.

Four water treatment plant sites were evaluated including the Fire Station site, Public Works site, Water Shop site, and Vacant City property site. The Public Works site would be the least expensive to construct because it could share garage space, a generator, and security infrastructure with the onsite Public Works facility. The Public Works site also offers operational efficiencies because it is on the same site as the new Public Works facility. In January of 2020, the City of Ramsey's Planning Commission, Economic Development Authority, and Public Works Committee all voted unanimously to recommend City Council approval to construct the water treatment plant on the Public Works site.

This study evaluated two treatment process alternatives including gravity filtration and pressure filtration. With gravity filtration, the water flows by gravity through concrete filter cells into a holding tank (clearwell). The water is then pumped into the distribution system. With pressure filtration, the water is pumped from the wells through steel pressure filters and directly into the distribution system.

Report level project and life cycle cost opinions for the two alternatives are included below. The project costs include the capital cost plus 10-percent contingency, 1-percent administration, and 12-percent engineering costs. Life cycle costs represent the total cost of owning and operating the water treatment plant for 50 years and include capital cost, equipment replacement, labor, gas, chemicals, insurance, electricity, and annual equipment repair.

	Project Cost	**50 Year Life Cycle Cost**
Gravity Filter Treatment Plant	$32,400,000	$71,880,000
Pressure Filter Treatment Plant	$30,780,000	$75,440,000

As the table indicates, the gravity filter treatment plant has a slightly higher project cost, but a lower overall life cycle cost. The pressure filter treatment plant has a higher life cycle cost due to the expense of painting and maintaining the steel filters; whereas concrete gravity filters require very little maintenance.

Executive Summary (continued)

In addition to having lower life cycle costs, gravity filters have other advantages over pressure filters including: (1) more treatment options including aeration and detention without requiring another pumping step, (2) water from the gravity filters does not go immediately into the distribution system so if problems occur with treatment processes operators have time to react, (3) gravity filters are open to view and access, and (4) gravity filtration systems have a greater amount of operational flexibility including the ability to treat surface water.

A gravity filter treatment plant is the recommended alternative due to the advantages it offers at a comparable cost.

If the City elects to proceed with a water treatment plant project, the proposed project schedule could be as follows:

Item	Completion Date
Public Involvement	March 2021 – April 2021
Preparation of Plans	May 2021 – September 2021
Ad for Bid	October 2021
Bid Opening	November 2021
Construction Start	December 2021
Construction Complete	June 2023

However, Anoka County is planning “interim” improvements to Bunker Lake Boulevard between Armstrong Boulevard and Sunfish Lake Boulevard in 2021 to improve operations and safety in anticipation of traffic volumes doubling while planned improvements to Highway 10 are constructed between 2022 and 2025. Therefore, to construct the raw and finished watermain associated with the water treatment plant project as cost-effectively as possible, plans and specifications for the raw and finished watermain improvements are recommended to be prepared and bid in conjunction with Anoka County’s proposed improvements to Bunker Lake Boulevard.

Operating the water treatment plant is not anticipated to require additional Staff. While Staff will need to visit the plant on a daily basis to operate and maintain it, this time will generally be offset by the time Staff currently spends operating and maintaining the six municipal wells and three pump houses within The COR.

If a water treatment plant project is pursued, immediate distribution water quality improvements should not be expected. The water treatment plant will produce water free of iron and manganese; however, it takes time for the iron and manganese deposits in the distribution system to dissipate and overall water quality to improve.

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Feasibility Study

Water Treatment Plant

Prepared for City of Ramsey

1 Existing Water Infrastructure

1.1 Overall System Description

The City of Ramsey's water system dates back to 1985 when a well, pressure tank storage, and distribution piping was constructed. Today, Ramsey's water system provides drinking water to approximately 4,400 residences and approximately 340 businesses. The existing water system consists of the following major components:

- Eight municipal wells
- Four pump houses
- Chemical feed systems in each pump house to add chlorine, fluoride, and polyphosphate
- Over 83 miles of watermain
- Over 900 fire hydrants
- Three water towers with a combined storage of 4 million gallons (MG)

The wells pump water to their respective pump houses, with Wells No. 1 and 2 pumping to Pump House 1, Wells No. 3 and 4 pumping to Pump House 2, Wells No. 5 and 6 pumping to Pump House 3, and Wells No. 7 and 8 pumping to Pump House 4. Following chemical addition at the Pump Houses, water is pumped directly into the distribution system.

1.2 Raw Water Supply

The City of Ramsey operates eight (8) municipal wells finished in the Tunnel City-Wonewoc (TWC) aquifer. Table 1 provides a summary of each well. Figure 1 in Appendix A shows the Ramsey distribution system map that identifies the locations of the wells, as well as the towers.

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Table 1 – Well Data

Well No.	Year Constructed	Formation	Depth	Casing Depth (ft)	Casing Size (in)	Capacity (gpm)
1	1984	Ironton-Galesville	320	243	14	700
2	1987	Ironton-Galesville	320	240	14	220
3	1997	Ironton-Galesville	345	222	30	1,450
4	1998	Ironton-Galesville	321	191	30	850
5	2000	Ironton-Galesville	316	215	30	850
6	2005	Ironton-Galesville	390	282	30	900
7	2007	Ironton-Galesville	332	216	30	850
8	2007	Ironton-Galesville	354	245	30	1,400

Notes: Well No. 2 used exclusively for irrigation of River's Bend Park.

The combined capacity of all of the wells is 7,220 gallons per minute (gpm) which is equivalent to 10.4 million gallons per day (MGD). The firm capacity (capacity with the largest well out of service) is 5,770 gpm or 8.3 MGD.

If a centralized water treatment plant is constructed, Wells No. 1 and 2 would not initially be connected to the water treatment plant due to the significant expense required to extend trunk watermain to the water treatment plant. The firm capacity without considering Wells No. 1 and 2 is 4,850 gpm or 7.0 MGD.

All of the wells are located in the southern part of the City north of U.S. Highway 10, with Wells No. 1 and 2 located in the south-eastern portion of Ramsey, and Wells No. 3 through 8 located in the south-central portion of Ramsey.

Maintenance records indicate that the wells, pumps, and motors are inspected and repaired on a routine basis. The condition of the wells, pumps, and motors system-wide appears to be good.

1.3 Current Water Treatment

Chlorine is added to the well water to provide a disinfectant residual in the distribution system. The City utilizes a free chlorine residual in the distribution system rather than chloramine, which is a less powerful disinfecting agent created when chlorine is mixed with ammonia. The City does have low levels of naturally occurring ammonia in their well water, although chlorine is fed past the breakpoint to completely oxidize the ammonia.

Polyphosphate is added to the water to sequester iron and manganese. Sequestering of iron and manganese keeps the metals in solution and prevents them from precipitating to form oxides, and thus preventing aesthetic water quality issues such as color, taste, and sedimentation. Sequestration does not remove iron or manganese, and polyphosphate degrades over time which may cause aesthetic issues at dead-ends and outer ends of the distribution system.

In accordance with Minnesota State Statute, fluoride is also added to the treatment process to promote strong teeth.

The chemicals are added to the raw water from the wells in each of the pump houses prior to being pumped into the distribution system.

1.4 Existing Water Towers

The City of Ramsey currently has three water towers with storage capacities of 0.5 MG (tower 1), 1.5 MG (tower 2), and 2.0 MG (tower 3). Towers 1 and 2 are located in the south-eastern and south-central parts of the City respectively, while tower 3 is located in the north-eastern part of the City. The 0.5 MG tower is a spheroid style steel water tower constructed in 1989, while the 1.5 MG and 2.0 MG towers are fluted column steel water towers constructed in 2000 and 2010, respectively.

2 Distribution System Modeling

A hydraulic computer model was generated to evaluate the performance of the City's current water distribution system, as well as evaluate the system into the future as the water system expands, experiences increasing demands, and utilizes a water treatment plant instead of individual wells pumping into the system. The model used the most recent GIS information for the City's water system assets, and was created using WaterGEMS®, a pipe network program developed by Bentley®. Flow testing was conducted within the distribution system in October 2019 to calibrate and help verify the accuracy of the computer model. A summary of the flow test results and locations are listed in Table 2.

The water model allows the water system to be examined, while adding proposed features to the system. This provides an indication as to what pressures and flows would be available in the water system with the various proposed features. The model also allows for the examination of component operation within the system such as water tank filling cycles. There are many other exercises that the model can be used for in the future in relation to water system operations and planning. The water model can continue to be an operations and planning tool for the expanding water system.

Table 2 – Hydrant Flow Test Results

Flow Test	Location	Field Hydrant Flow (gpm)	Pressure Differential Field Results (psi)	Pressure Differential Model Results (psi)	Pressure Differential (psi)
1	Olivine St. NW south off of 147th Ln. NW	1,171	2	1	-1
2	Dead-end on Vanadium St. NW	1,123	4	2	-2
3	Dead-end on 140th Ave. NW	1,205	8	10	2
4	Dead-end on 142nd Ln. NW	984	26	42	16
5	Corner of Tonto St. NW and Alpine Dr. NW	1,188	4	6	2
6	Dead-end on 152nd Ave. NW	1,047	9	7	-2
7	Corner of 157th Ave. NW and Krypton St. NW	1,152	7	9	2
8	Dead-end on Lithium St. NW	1,047	7	8	1
9	Dead-end of east end of 167th Ln. NW	1,197	4	2	-2
10	Dead-end of new cul-de-sac off of 159th Ave. NW	1,078	6	7	1

Flow Test	Location	Field Hydrant Flow (gpm)	Pressure Differential Field Results (psi)	Pressure Differential Model Results (psi)	Pressure Differential (psi)
11	Current dead-end on 149th Ave. NW	1,234	5	5	0
12	West dead-end on 147th Ln. NW	1,123	3	8	5
13	Dead-end on 137th Ave. NW	1,188	11	10	-1
14	East dead-end on Rivlyn Ave. NW	1,031	10	10	0

During the calibration process of the Ramsey water system hydraulic model, pumping rates, customer demands, and tower water levels were set to the conditions recorded during the field testing. Individual pipe roughness coefficients (C-factors) were adjusted until the calibrated system model closely simulated field test data as indicated in Table 2. As indicated from Tests 4 and 12, the model was unable to be calibrated to match the field tests. For Test 4, it is believed there was an error when measuring during the field test. The age and size of the pipe on 142nd Ln. NW is the same as the pipe on 140th Ave. NW (Test 3), which the model calibrated closely with. It is believed that the pipe roughness coefficient used for the pipe on 142nd Ln. NW is accurate. For Test 12, it is believed that there is another pipe off of Bunker Lake Blvd. that connects to the new development along 147th Ln. NW that is not yet geo-located, because when adding an additional pipe, the model calibrates closely with the field data. The pipe along 147th Ln. NW is a new 8" pipe, so it is believed that the pipe roughness coefficient used for the pipe is accurate. Additionally, Test 10 was conducted on hydrants in a new development. Previously, this area was at a lower elevation than it is currently. This caused the model to not correlate well with the field-testing data. The elevations of the hydrants in the model were adjusted to more closely correlate with the field data, and as the pipe in the development is new, it is believed that the pipe roughness coefficient used for the pipe is accurate.

Once the computer water model was constructed and calibrated, the model was used to calculate the operating conditions in the water distribution system.

2.1 Existing System Static Pressures

Water system pressure is primarily a function of elevation with some degree of pressure loss as water flows across the system. Static pressures throughout the distribution system as determined by the water model are shown in Figures 1-3 in Appendix B for average day demand (ADD), maximum day demand (MDD), and Peak Hour Demand. Low pressures generally occur in areas where the elevations are relatively high compared to the overflow elevation or hydraulic grade line (HGL) of the system.

As you can see in Figures 1-3 in Appendix B, the pressures across the system are generally consistent, and are approximately the same between the three demand scenarios. All areas of the system are within the range of 50 to 80 psi as you can see in Table 3.

Table 3 – Water System Static Pressures

	Average Day Demand	Maximum Day Demand	Peak Hour Demand
Minimum Pressure (psi)	56	56	56
Average Pressure (psi)	68.5	68.1	67.5
Maximum Pressure (psi)	77	77	76
Demand (gpm)	1,221	3,330	5,498

All three demand scenarios were done with the towers at an HGL of 1,031 feet. No wells were running during the model simulation.

2.2 Existing System 24-Hour Simulation

A 24-hour extended period simulation was run for average day demand (ADD) and maximum day demand MDD to model how the existing system performs in terms of pressure, velocity, and tank levels. System pressures are recommended to be in the range of 35 psi to 80 psi, and pipe velocities are recommended to not exceed 5 feet per second. For an average day demand, 1.72 MGD was assumed, and for maximum day demand, a maximum day peaking factor of 2.73 was assumed to get a maximum day demand of 4.7 MGD. For both demand scenarios, diurnal demand curves were used, and were developed by analyzing SCADA operation data documenting system water tower levels, as well as using industry standards and previous experience. These diurnal demand curves are shown in Figures 1 and 2 and were used for all modeling simulations. The operating range of Tower 1 was assumed to be 6 feet where wells would initially turn on when the HGL of Tower 1 went below 1,025 feet, and the wells would turn off when the HGL of Tower 1 went above 1,031 feet. Figures 4-5 in Appendix B show the operation of the wells and towers for both demand scenarios.

The pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios. As can be seen in Figures 6-7 in Appendix B, at no point did pressures drop below 50 psi, and at no point did pipe velocities exceed 3 feet per second for the ADD simulation or exceed 5 feet per second for the MDD simulation. In fact, only one segment of pipe exceeded 4 feet per second during the MDD simulation.

Figure 1 – ADD Diurnal Curve

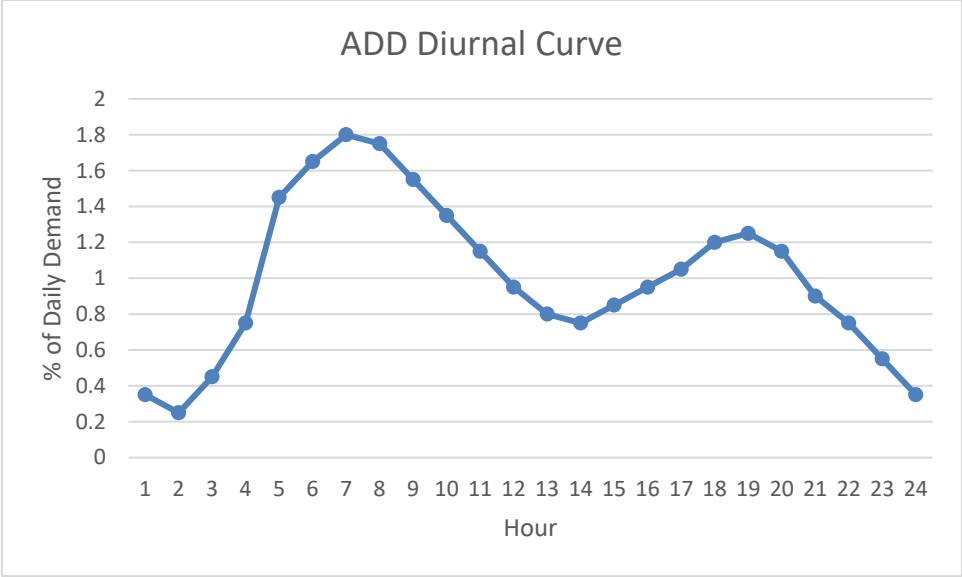
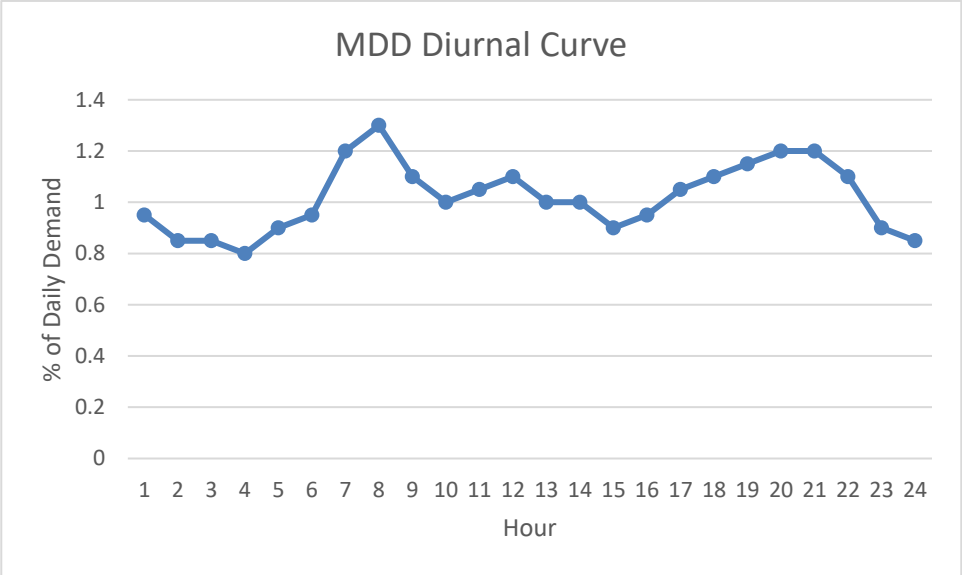


Figure 2 – MDD Diurnal Curve



2.3 Existing System Available Flow for Fire Protection

Designing a water system to provide adequate fire protection is an important consideration. Adequately sized watermain is an important consideration to supply desired fire flows. Guidelines for determining fire flow requirements are provided by the ISO. ISO is the insurance service organization responsible for evaluating and classifying municipalities for fire insurance rating purposes. Available fire flow for fire protection (fire flow) in this report is defined as the flow capacity at a point in the water distribution system which causes the pressure to fall to 20 psi (residual pressure). A map of the fire flow analysis for the distribution system under a maximum day demand is shown in Figure 8 in Appendix B. Note that the fire flow analysis for the

distribution system was done for junctions (watermain intersections and at dead-ends) instead of hydrants, so the fire protection in some areas may be better than shown as a hydrant may be nearby on a larger sized watermain. In general, low fire flows occur where normal pressures are already low, and in areas with small diameter watermains, or in areas with older watermains. Dead-ends typically have noticeably weaker fire flows than looped watermain as well.

To determine if the water system is deficient in available fire flow, a basis for fire protection must be established. For planning purposes, the minimum fire protection requirement can be based on land use according to Table 4.

Table 4 – Minimum Fire Flows

Land Use	Flow (gpm)
Park	500
Single-Family	1,000
R-1 Low-Density Single Family	1,000
Two-Family	1,000
Multi-Family	1,500
High-Density Multi-Family	1,500
Service Office	1,500
Community Commercial	2,500
General Commercial	2,500
Industrial	3,500
Mixed Use-Neighborhood	2,000
Mixed Use-Community	2,000
Mixed Use-Regional	2,000

In general, the City is well protected with over 98% of the distribution system having fire flows of 1,500 gpm or higher. When comparing available fire flows with the City's existing land use map there are a few areas where the available fire flow may be deficient. Specifically, a small industrial land use area north of Highway 10 and south of the southern dead-end of Jaspar Street NW, as well as the dead-end of 142nd Lane NW in the southeastern part of the City.

2.4 Existing System 24-Hour Simulation – Treatment Plant

Similar to the existing system 24-Hour simulation, a 24-hour extended period simulation was run for ADD and MDD demands to model how the existing system performs in terms of pressure, velocity, and tank levels with a treatment plant as the sole source of water. With a single source versus wells spaced throughout town, the worry is that the furthest points from the treatment plant may experience lower pressures due to headloss through the distribution system. An ADD of 1.72 MGD and a MDD of 4.7 MGD were assumed.

Figures 9-10 in Appendix B show the operation of the treatment plant high service pumps and towers for both demand scenarios, and Figures 11-12 in Appendix B show the minimum pressures for both demands scenarios. Pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios, and at no point did the pressure drop below 50 psi during both demand scenarios, and at no point did velocities exceed 5 feet per

second. Modeling of both demand scenarios show that the existing system performs very well with a treatment plant as the sole source of water.

2.5 2040 System 24-Hour Simulation

By 2040, Ramsey's estimated average day demand is expected to increase to 3.5 MGD, and the maximum day demand is expected to increase to 10.3 MGD. With this increased demand, it is important to ensure that the distribution system and storage facilities are adequately sized to meet the future demand. The storage capacity of the current water system is 4 MG, which will still meet the Minnesota Department of Health's recommendation of having enough storage to meet or exceed the ADD, so additional storage will not be required through 2040.

Although it is impossible to know where future watermain will be required, future watermain was added and sized according to previous reports, which can be seen in Figures 15-16 in Appendix B. Future demands were allocated based on locations future pipes and future development areas.

Figures 13-14 in Appendix B show the operation of the treatment plant and towers for both demand scenarios, and Figures 15-16 in Appendix B show the minimum pressures for both demands scenarios of the 2040 24-hour simulation. Again, the pressures across the system were generally consistent throughout the 24-hour simulation for both demand scenarios, and at no point did the pressure drop below 50 psi during the ADD scenario. Pressures did drop to as low as 37 psi during the MDD scenario in some areas in the future north development between 173rd Ave NW and 181st Ave NW due to the higher elevations, although this can be alleviated by keeping the towers at a higher level. Velocities were kept below 5 feet per second, although a short segment of 16" pipe on Bunker Lake Blvd NW approached around 5.5 feet per second during the MDD scenario for a short period of time, although this is not a concern.

2.6 Distribution Modeling Conclusions and Recommendations

Modeling of Ramsey's water system shows that it performs well currently and with a treatment plant now and in the future. If the City chooses to build a water treatment plant, raw watermain will be needed to bring the well water to the treatment plant. Currently there is raw watermain for bringing well water to the pumphouses, which can be utilized for the treatment plant, although additional and bigger sized raw watermain will be required. The raw watermain required is shown in Figure 1 in Appendix I and was assumed in the modeling. Of note, the 16" watermain along Bunker Lake Blvd NW should be used as finished watermain and was assumed to be in the modeling.

As the population grows, and thus the water demand, there are a few recommendations for improving the water system to be able to operate efficiently with 2040 demands. First, it is recommended that the 16" watermain along Bunker Lake Blvd NW be tied into the 12" watermain along E Town Center Drive. Modeling did not assume this, although it may be advantageous to do so beyond 2040 if the private well owners in the center of town go on city water. The models did assume that the 16" watermain along Bunker Lake Blvd NW ties into the 8" and 12" watermain along Rhinestone Street NW.

Second, with the proposed treatment plant location being on the west side of town, it may be beneficial depending on future demands to extend the 12" watermain along Armstrong Blvd NW to Bunker Lake Blvd, and to extend the 16" watermain along Bunker Lake Blvd NW to E Town

Center Drive. The extensions of those pipes was assumed in the 2040 modeling analysis and prevented additional pipes in the area from exceeding a velocity of 5 feet per second.

Third, as can be seen in Figure 19 in Appendix B, the water level in Tower 2 approached and stayed at an HGL of 1,033 feet. This was done by utilizing an altitude valve in the model for the tower. Due to Tower 2's close proximity to the treatment plant, there is a risk of the tower to overflow, especially during a MDD scenario, as the treatment plant pumps into the system to fill Tower 1. Because of this, an altitude may have to be installed in the future

3 Drinking Water Quality

The City of Ramsey's water is tested on a regular basis by the City and by Minnesota Department of Health (MDH). The following sections discuss Primary and Secondary test results for the City's wells and distribution system.

3.1 Primary Drinking Water Standards

Primary Standards are legally enforceable standards that public water suppliers are required to meet. Primary standards protect public health by regulating the levels of certain contaminants in public water supplies. The United States Environmental Protection Agency (US EPA) establishes maximum contaminant levels (MCLs) for primary standard constituents. Regulated constituents include microorganisms, disinfectants, disinfection byproducts, inorganic chemicals, organic chemicals and radionuclides. A few primary contaminants have been detected in Ramsey's water as shown on Table 5; however, the contaminants detected well below their respective MCLs.

Table 5 – Water Quality - Primary Drinking Water Standards

Contaminant	Highest Average or Highest Single Test Result	Range of Detected Test Results	MCL	90% of Results Were Less Than	EPA Action Level
Lead	-	-	-	1.9 ppb	90% of homes less than 15 ppb
Copper	-	-	-	0.82 ppm	90% of homes less than 1.3 ppm
Barium	0.11 ppm	-	2 ppm	-	-
Arsenic	1.49 ppb	-	10.4 ppb	-	-
2,4-D	0.03 ppb	-	70 ppb	-	-
Combined Radium	2.2 pCi/l	-	5.4 pCi/l	-	-
Total Trihalomethanes (TTHMs)	2.1 ppb	1.70 – 2.10 ppb	80 ppb	-	-
Total Chlorine	1.14 ppm	0.77 – 1.64 ppm	4.0 ppm	-	-
Fluoride	0.81 ppm	0.59 – 1.00 ppm	4.0 ppm	-	-

Notes: Data from Ramsey's Consumer Confidence Report

3.2 Manganese

According to the Minnesota Department of Health (MDH), too much manganese in drinking water can have negative health effects for babies under one year old. At high concentrations, manganese can also have negative health effects for children and adults. To protect bottle-fed infants, MDH recommends manganese levels of less than 0.100 mg/L. To protect children and adults, a manganese level of less than 0.300 mg/L is recommended. To ensure that all residents are protected, MDH has established a Health Based Value (HBV) for Manganese of 0.100 mg/L.

Manganese also has a secondary standard of 0.05 mg/L where levels above can cause color, staining, and taste issues.

Recently, manganese was included as a contaminant to be monitored under the Fourth Unregulated Contaminant Monitoring Rule (UCMR4), which is discussed in later in this chapter. The City of Ramsey conducted UCMR4 sampling in 2019 which included sampling for manganese. As shown in Table 6, Wells No. 1, 3, 4, and 8 tested above the MDH HBV. Due to the high levels of manganese, MDH has recommended to the City that they develop short-, mid-, and long-term plans to address the high levels. In response to the high levels, the City began using wells with the lowest levels of manganese, and when required to use more wells during higher demand times, the City developed a plan to mix the water from the low level wells with the

high-level wells. As a long-term plan, the City is in the process of determining the best option, but are considering:

- Mixing water from different wells to lower manganese wells;
- Drilling new drinking water wells;
- Installing City filtration systems;
- Constructing a water treatment plant; and
- Using water from neighboring municipal water systems.

Table 6 – Manganese in Ramsey Wells

Well	Manganese (mg/L)	MDH HBV (mg/L)
Well 1	**0.320**	0.100
Well 3	**0.229**	0.100
Well 4	**0.371**	0.100
Well 5	0.022	0.100
Well 6	0.023	0.100
Well 7	0.052	0.100
Well 8	**0.223**	0.100
Note: Well 2 used exclusively for irrigation		

3.3 Secondary Drinking Water Standards

Secondary Standards are non-enforceable guidelines for contaminants that cause aesthetic or cosmetic effects, such as taste, odor and color, and can cause problems with piping. The Secondary Standard for manganese is discussed in Section 3.2. Table 7 presents the iron and hardness data for Ramsey's wells.

Table 7 – Iron and Hardness in Ramsey Wells

Well	Iron (mg/L)	Hardness (mg/L $CaCO_3$)
Well 1	0.551	256
Well 3	0.529	280
Well 4	0.240	-
Well 5	0.801	-
Well 6	0.787	211
Well 7	0.818	225
Well 8	0.704	-

3.3.1 Iron

The secondary standard for iron is 0.3 mg/L where iron concentrations above the secondary standard can cause a rusty color to the water, sediment build-up, a metallic taste, and reddish or orange staining. As shown on Table 2, the drinking water from the Ramsey wells consistently

exceeds the Secondary Standard for iron with concentrations ranging from 0.240 mg/L to 0.818 mg/L.

3.3.2 Hardness

Hardness, which is a measurement of multivalent cations, such as calcium and magnesium, is an aesthetic issue due to its ability to cause scaling and build-up on fixtures, as well as its reaction with soaps producing a sticky and gummy deposit. Although not included as a secondary standard, water with a hardness above 120 mg/L as $CaCO_3$ is considered hard water.

As shown on Table 2, the drinking water from Ramsey's wells is considered hard with a hardness ranging from 211 mg/L to 280 mg/L.

3.4 Emerging Contaminants

The US EPA uses the Contaminant Candidate List (CCL) and the Unregulated Contaminant Monitoring Rule (UCMR) to screen potential contaminants for further regulation. The CCL and UCMR are discussed in the following sections.

3.4.1 Contaminant Candidate List

The US EPA maintains a Contaminant Candidate List (CCL) for contaminants that may need to be regulated, which is published every five years. The current CCL includes 97 chemicals or chemical groups and 12 microbiological contaminants and can be seen in Appendix C along with the other published CCLs. The list includes chemicals used in commerce, pesticides, biological toxins, disinfection byproducts, and waterborne pathogens. The contaminants on the list are not currently regulated by existing Primary drinking water standards. It should also be noted that the US EPA reviews existing regulated contaminants. If existing standards are modified, they are typically lowered (i.e. arsenic) and not raised.

3.4.2 Unregulated Contaminant Monitoring Rule

Along with the CCL, UCMR is used by the EPA to collect data for contaminants that are suspected to be present in drinking water, but do not have health-based standards set under SDWA. Occurrence data are then used to determine whether particular contaminants should be regulated in the interest of protecting public health. Monitoring under UCMR is conducted every five years for no more than 30 contaminants and is required for all community water systems over 10,000 people, and for a representative sample of systems with populations less than or equal to 10,000 people. Selection of contaminants to be monitored is determined through existing prioritization processes, including contaminants previously monitored under UCMR, and the CCL. Other contaminants of interest may also be chosen. Since the promulgation of UCMR, there have been four rounds of sampling with the fourth round (UCMR4) currently underway. Among the four rounds of UCMR sampling, some of the contaminants include:

- Pesticides
- Volatile Organic Compounds (VOCs)
- Synthetic Organic Compounds (SOCs)
- Metals
- Hormones
- Flame Retardants

- Perfluorinated Compounds (PFAS)
- Disinfection Byproducts
- Cyanotoxin Chemicals
- Other chemicals used in industrial and manufacturing practices

The majority of these contaminants are from anthropogenic, or human activity, sources, and thus necessitates the need to be vigilant in protecting City wells from pollution. As discussed further in Chapter 5, the City's wells are well protected from anthropogenic pollution, but continued safeguarding of the wells will be crucial in preventing a new contaminant in the City's drinking water supply that requires treatment.

Although it isn't possible to predict what contaminants will be regulated in the future, having flexibility in a treatment system is important to provide treatment options for possible future contaminations, new regulations for contaminants, and as testing abilities continue to improve.

4 Water Demand

Ramsey's average daily water demand from 2009 to 2019 ranged from 1.6 to 1.9 million gallons (MGD). The maximum daily demand, usually occurring during summer months due to lawn watering and other non-consumptive use, ranged from 4.1 to 5.5 MGD.

The projected annual average water demand for the City is expected to increase to 3.5 MGD and up to a projected daily maximum of 10.3 MGD in the year 2040. A list of future water projections from the City's Water Supply Plan is included below.

Table 8 – Projected Water Demands

Year	Projected Total Population	Projected Population Served	Projected Average Daily Demand (MGD)	Projected Maximum Daily Demand (MGD)
2020	27,550	13,921	1.8	5.3
2025	30,450	18,547	2.4	7.0
2030	33,350	22,987	3.0	8.7
2040	39,150	26,988	3.5	10.3

4.1 Adequacy of Existing Water Supply

As discussed in Section 1.2, if a centralized water treatment plant is constructed, Wells No. 1 and 2 would not initially be connected to the water treatment plant due to the significant expense required to extend trunk watermain to the water treatment plant. The existing firm capacity without considering Wells No. 1 and 2 is 4,850 gpm or 7.0 MGD. Table 8 predicts that Ramsey has sufficient firm capacity without Wells No. 1 and 2 through the year 2025. When maximum day demands reach 7.0 MGD, Ramsey should consider drilling another well.

By the year 2040, Ramsey will need 10.3 MGD in firm capacity. To provide this capacity without using Wells 1 and 2, an additional 3 wells will be needed by 2040 (assuming 850 gpm per well).

5 Groundwater Availability

The City of Ramsey currently utilizes groundwater as its exclusive source of drinking water. For planning purposes, the City needs to understand whether groundwater can continue to provide existing and future water demands.

5.1 Description of the Hydrogeological Setting

The following sections describe the hydrogeology (groundwater) in Ramsey.

5.1.1 Surficial Hydrogeological Setting

The surficial geology in the region is primarily associated with erosional and depositional glacial events during the Quaternary Period. Surficial aquifers throughout this region have highly variable aquifer properties. The Metropolitan Council classifies these as having a moderate to high water yield for potable use; however, it is often challenging to identify the locations for the most productive units with some areas providing little or no yield for water supply. Depending on the location, the presence of finer grained units that can act as confining layer will affect water recharge rates to these aquifers and limit the quantity of water these aquifers can supply. Surficial aquifers are often the first aquifer to be recharged and thus can be more vulnerable to contamination. Therefore, the overall water quantity and quality is described by the Metropolitan Council as variable.

5.1.2 Bedrock Hydrogeologic Setting

The bedrock underlying the City of Ramsey and surrounding areas consists of Precambrian to Ordovician age Paleozoic sedimentary strata overlying Precambrian age basement rock. While variation and extent of bedrock aquifers occur, in general five regional aquifers are described and support much of the potable water for the Twin Cities region, from oldest to youngest: (1) Mt Simon-Hinckley (2) Tunnel City-Wonewoc (3) Prairie du Chien-Jordan (4) St. Peter, and (5) Quaternary aquifers. These aquifers are hydrologically disconnected by a variety of interbedded confining layers. Regional aquifers can also be subdivided further; for example, the Tunnel City-Wonewoc Aquifer maybe be hydraulically disconnected if the Lone Rock Formation (of the Tunnel City Group) acts as a confining unit. Primary lithology, and hydrogeologic designations are summarized in the table below, from oldest to youngest, for the area.

Table 9 – Bedrock Aquifers

Geologic Formation	Age	Primary Hydrogeologic Designation	Approximate Thickness	Primary Regional Lithology
Hinckley Sandstone	Pre-Cambrian	Aquifer	Not Available	Quartzose sandstone overlying the Precambrian bedrock
Mt Simon Sandstone	Middle Cambrian	Aquifer	~200 to 336 ft	Quartz sandstone that contains interbedded siltstone and very fine sand.
Eau Claire Formation	Middle to Upper Cambrian	Confining	~60 to 90 ft	Fine grained sandstone, siltstone and shale.
Wonewoc Sandstone	Upper Cambrian	Aquifer	~ 50 to 60 ft	Very fine to very coarse grained Sandstone.
Tunnel City Group	Upper Cambrian	Aquifer / Confining	~ 150 to 180 ft	Lower is massively bedded very fine to fine-grained sandstone; upper is coarse grained sandstone.
St Lawrence Formation	Upper Cambrian	Confining	~ 38 to 59 ft	Dolomitic siltstone with interbedded very fine-grained sandstone and shale.
Jordan Sandstone	Upper Cambrian	Aquifer	~ 85 to 100 ft	Upward sequence of fine to coarser grained sandstone.

Regionally other bedrock aquifers exist that are not listed above, the following are aquifers present within the City of Ramsey area. These aquifers are discussed in detail in the following sections. Throughout the City of Ramsey, The Tunnel City group is the uppermost Bedrock unit meaning the St Lawrence and Jordan Sandstone is only sparsely present. Above these Bedrock units are unconsolidated sediment discussed in sections above.

5.1.2.1 Jordan Aquifer

The Jordan Aquifer is generally considered to be hydrologically connected to the Prairie Du Chien Unit. However, as evident from the geologic bedrock map (Figure 2 in Appendix D) the Prairie Du Chien Unit was either not deposited or has been entirely eroded through much of this area. The thickness and presence of this aquifer through this area is scarce and laterally disconnected. Where present, Within the City of Ramsey, the Jordan Sandstone thickness is minimal at around 20-30 feet and appears heavily eroded. Quaternary deposits directly overlay this unit and the Jordan Sandstone is likely recharged by these deposits.

5.1.2.2 Wonewoc / Tunnel City Group

The Tunnel City Group and the underlying Wonewoc Sandstone (formerly known as the Franconia-Ironton-Galesville Aquifer) supply water for much of the Northwest Metro region. Presence and thickness of the Tunnel City is depicted on Figure 6 in Appendix D, and for the Wonewoc on Figure 8 in Appendix D. Areas where the Aquifer is not present primarily occur within bedrock valleys where previous streams and surface water features carved away the bedrock unit. A large unconformity of the Wonewoc Sandstone is depicted within Anoka County where heavy erosion of this unit appears to have taken place prior to the deposition of the Tunnel City Aquifer. This area is depicted where the Wonewoc aquifer thickness thins or is not present

(Figure 8 in Appendix D). Potentiometric surfaces of this units are depicted on Figures 7 in Appendix D for the Tunnel City and Figure 9 in Appendix D for the Wonewoc Sandstone. Potentiometric surfaces were created by the Minnesota Geologic Survey and provide a rough estimate for water elevations for a proposed well within these units and their groundwater flow direction.

The Metropolitan Council generally describes the productivity of the Tunnel City – Wonewoc Aquifer as variable. Yields tend to be moderate to low with some of the highest yields reported where bedrock units are highly fractured.

5.1.2.3 Mt. Simon-Hinckley Aquifer

The Mount Simon-Hinckley Aquifer is generally described by the Metropolitan Council as a high to moderate yield aquifer. New high-capacity wells are generally not permitted by the Minnesota Department of Natural Resources as use has been restricted by Minnesota Law, therefore it is not discussed in this report in greater detail.

5.1.3 Ramsey Municipal Wells

The City of Ramsey wellfields are comprised of 8 wells. Wells 1 and 2 are located in the southeastern portion of city limits, while Wells 3 through 8 are located in the south-central portion of the City. The City of Ramsey currently receives all of its potable water from the Tunnel City-Wonewoc aquifer. The well locations are depicted on Figure 1 in Appendix D. These wells are detailed in the table below.

Table 10 – Ramsey Well Data

Well No.	Unique Well No.	Date Constructed	Aquifer	Total Depth (ft)	Casing Depth (ft)	Casing Diameter (in)
1	161441	1984	Tunnel City Group	323	243	14
2	416183	1987	Tunnel City Group	320	240	14
3	580306	1997	Tunnel City-Wonewoc	345	222	30 x 24
4	580313	1998	Tunnel City-Wonewoc	321	191	30 x 24
5	593672	2000	Tunnel City-Wonewoc	316	215	30 x 24
6	706840	2005	Tunnel City-Wonewoc	390	282	30 x 24
7	743832	2007	Tunnel City-Wonewoc	332	216	30 x 24
8	743833	2007	Tunnel City-Wonewoc	354	245	30 x 24

5.1.4 Daily Volume of Water Pumped

The Minnesota Department of Natural Resources (MnDNR) permits high-capacity wells and records total water use within wells deemed to be high capacity. All of the City of Ramsey wells are considered high-capacity wells with an approved MnDNR appropriation permit. All yearly water use is recorded within MnDNR's Water Permitting and reporting system (MPARS). Additionally, The City of Ramsey has an approved Water Supply Plan (Third Generation for 2018-2028).

The City of Ramsey currently preferentially utilizes wells from their south-central well field that includes wells 3 through 8. City Wells 1 and 2 are to the southeast of the primary well field and has a decreasing utilization rate. Well locations are depicted on Figure 1 in Appendix D.

As discussed in Section 4, the average daily water demand from 2007 to 2017 ranged from 1.62 to 1.92 million gallons (MGD). The maximum daily demand ranged from 4.1 to 5.5 MGD. The projected annual average water demand for the City is expected to increase to 3.5 MGD and up to a projected daily maximum of 10.2 MGD in the year 2040.

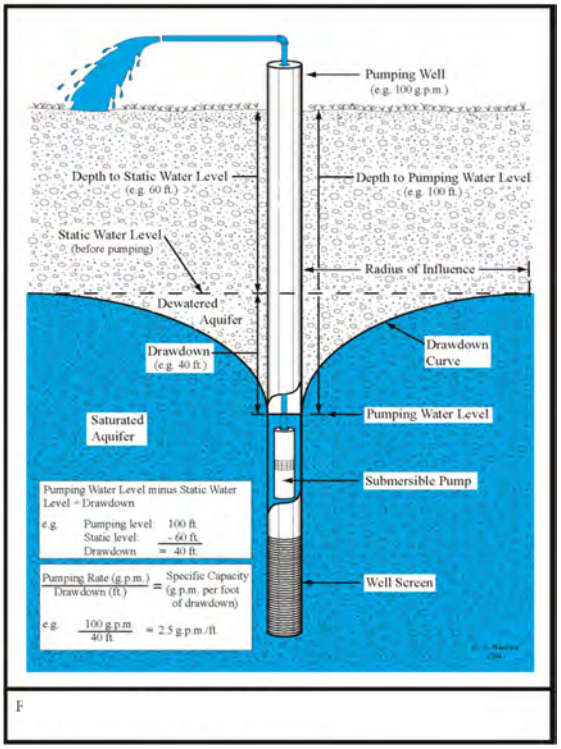
5.1.5 Aquifer Response to Well Pumping

Aquifer response to well pumping can be measured in many ways. The most common and observable measurement within a well is through measurement of the drawdown, or change in static water levels, and also through calculating the well specific capacity. These measurements help to quantify water use within a well. As a well continues to pump it creates a radius of influence where nearby water is drawn down into what is called a cone of depression. This correlates to well interference and can have a combining effect when multiple high capacity wells are pumping. These terms are discussed in the Minnesota Department of Health publication, "A Guide to the Rules Relating to Wells and Borings" (Minnesota Rules, Chapter 4725). The adjacent image from the handbook describes this terminology. The following sections will discuss these terms in detail.

5.1.5.1 Well Drawdown

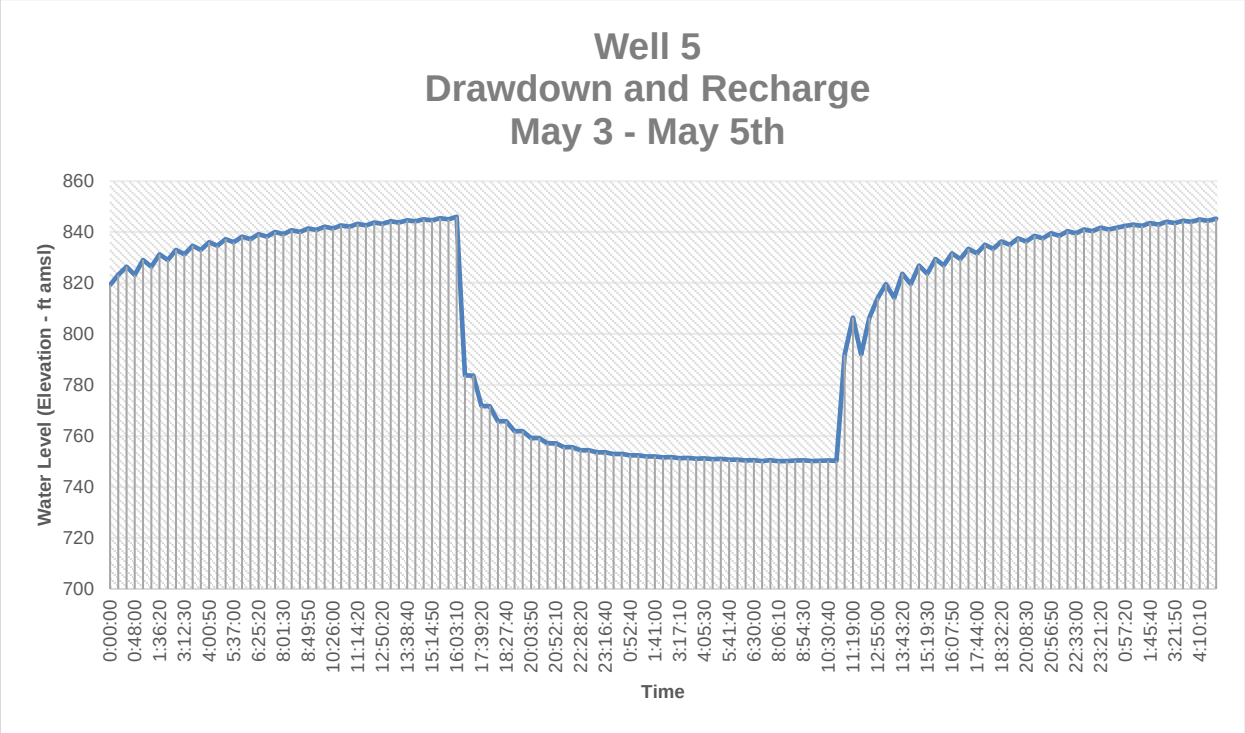
Well drawdown is the decrease of water from the baseline static water level. It can also be described as a decrease in water elevation, potentiometric surface, or water head. As a well is pumped, drawdown is induced by the removal of a volume of water from the aquifer. As the well continues to operate it can also create an area around the well where water is drawdown. This area of drawdown is known as a cone of depression or the area of Influence from a pumping well.

Figure 3 – Terms Relating to Well Performance



When a well discontinues pumping, water from surrounding aquifers will flow into the area and bring water levels back to static levels. Pumping temporary creates an area of low potentiometric water pressure, and when the well is shut off water will flow into the area to balance out that change in potentiometric surface. This is known as recharge, or recovery. The recovery period like the drawdown is determined by the hydrogeological properties of the aquifer. Drawdown observed in the City of Ramsey wells are typical for Twin Cities bedrock aquifers. The following chart depicts a drawdown and recover of Well 5 during a 2-day period starting May 3rd to May 5th in 2019.

Figure 4 – Well 5 Drawdown and Recharge



At the start of this period, Well 5 water levels were recovering to static at approximately 23 feet below ground surface. Pumping commenced at 15:15 on May 3rd and continued for the next 18 hours. Initial drawdown or instantaneous drawdown is depicted by the step increase in drawdown from 16:51 to 18:27. Water levels over this period fell 80 feet. Water levels over the following 18 hours decreased another 40 feet. The well ceased pumping at 10:30 on May 3rd and recharge to the aquifer took 17 hours to return to static water levels.

Current well pumping and rates of recharge appear good with the aquifer being able to recharge water to static in a relatively low period of time.

5.1.5.2 Well Drawdown and Available Head

Water levels from the source water aquifer, the Tunnel City-Wonewoc Aquifer, are much higher than the topographic elevation of the top of bedrock. This scenario is known as a confined aquifer, where the potentiometric surface, or water head, is higher than the topographic location of the aquifer.

Presently, water quantity throughout the region is good and there are no regulations actively being enforced on pumping levels within a well. Well interference and long-term groundwater trends through pumping/drawdown is conducted on a case by case basis by the Minnesota DNR if a problem arises.

Typically, it is not a good idea to drawdown water levels in a confined aquifer below the top of bedrock as it can introduce oxygen into the formation. Additionally, water levels should stay sufficiently above the specifications of the water pump design.

For confined aquifers, the Minnesota DNR has established a two-tiered aquifer protection threshold system to ensure the long-term viability of the pumped aquifer and to prevent exceedance of the aquifer safe yield as defined by MN Rule 6115.0630 Definitions Subps.15 and 16. These thresholds allow for appropriation from the aquifer but establishes minimum water level elevations to be maintained as a safeguard to protect the structural integrity of the aquifer itself. Threshold elevations are set in observation wells completed in the source aquifer and not pumped wells.

- The first threshold is set at an elevation that is 50% of the pre-pumping available head above the top of the aquifer. If water levels drop to the 50% threshold, pumping will need to be evaluated and a possible reduction in rate and volume may be required.
- The second is a water level elevation associated with 25% of the pre-pumping available head above the aquifer. At the 25% threshold, pumping would need to cease to prevent exceeding the safe yield for the artesian aquifer.
- If more than one aquifer is impacted by pumping, then thresholds are set similarly in the other aquifers.

The table below depicts the static water level and the approximate available head above top of aquifer in the City of Ramsey's current municipal wells taking account the Minnesota DNR 50% and 25% thresholds.

Table 11 – Drawdown in Ramsey Wells

Well No.	Unique Well No.	Total Depth (ft)	Casing Depth (ft)	Static Water Level Depth (ft)	Approximate Drawdown to Top of Aquifer (ft)	Approximate Drawdown to 50% threshold (ft)	Approximate Drawdown to 25% threshold (ft)
1	161441	323	243	9.5	233.5	116.75	175.1
2	416183	320	240	9.5	230.5	115.25	172.8
3	580306	345	222	26	196	98	147
4	580313	321	191	18	173	86.5	129.7
5	593672	316	215	25	190	95	142.5
6	706840	390	282	37	245	122.5	183.7
7	743832	332	216	25	191	95.5	143.2
8	743833	354	245	15	230	115	172.5

These MnDNR threshold values are approximate as an observation well has to be established by the MnDNR for baseline water elevations; however, the table above provides an estimate for which the city should manage water levels.

5.1.5.3 Well Specific Capacity

Well specific capacity is the rate of pumping per unit of drawdown expected. This is generally expressed as gallons per minute (GPM) per foot of drawdown. All of the City of Ramsey wills experience a sharp initial displacement of water as the wells are turned on (as seen in Well 5 drawdown examples above). For the purpose of this report, this initial displacement was not considered in the calculations for Well Specific Capacity in order to give a more accurate depiction of how the aquifer will respond once stabilized to various pumping rates.

Well Specific Capacity for the City of Ramsey was determined to be approximately 30 to 40 GPM / ft after initial displacement. This indicates a 30 to 40 GPM increase in pumping rate will increase total drawdown by 1 foot. The Specific Capacity was established analyzing the following recent results from pumping.

5.1.6 Bedrock Hydrogeologic Sensitivity to Pollution

Water quality for bedrock aquifers are generally a function of recharge rates for water originating from surficial waters, or percolation from direct precipitation, that may carry contaminants. Aquifers generally flow from areas of high potentiometric conditions to areas of low potentiometric conditions which can be influenced by surface topography, bedrock topography, Well Influence, and the hydraulic properties of the geologic units.

The areas of higher potentiometric conditions often correspond to recharge areas or where water enters the aquifer and, as a result, are the most susceptible to distributing such contamination to the bedrock aquifer. Recharge areas may have variable recharge rates and may even decrease because of the properties of the material in which it flows. Confining units, formations primarily made up of fine-grained material, reduce groundwater flow rates and provide more geologic protection. Geologic protection can be described in categories as to how quickly water can percolate from the surface to the bedrock from ‘Low’ to ‘High’.

Figure 4 in Appendix D depict bedrock protection ‘Geologic Sensitivity’ for Anoka County. While the majority of the bedrock aquifers exhibit a low geologic sensitivity, some areas are depicted with a high sensitivity. The areas of high sensitivity do not appear to correspond to specific bedrock geologic conditions. Instead, high sensitivity is more likely related to where confining units have been removed and where coarse-grained Quaternary sediment overlies the bedrock surface.

Figure 5 in Appendix D depicts tritium samples taken within the City of Ramsey. Tritium is a radioactive isotope of hydrogen that can be used to indicate water age. MDH classifies young (post-1953) water, as indicated by the presence of 1 TU or greater in the well water. Tritium results for these samples depict a mixed result. This mixed result reflects uncertainty about the pathway for young water (containing tritium) to reach the deeper bedrock aquifers. Although the presence of tritium may be the result of a compromised well casing allowing surface water seepage, conservatively, it is assumed that some pathways may exist.

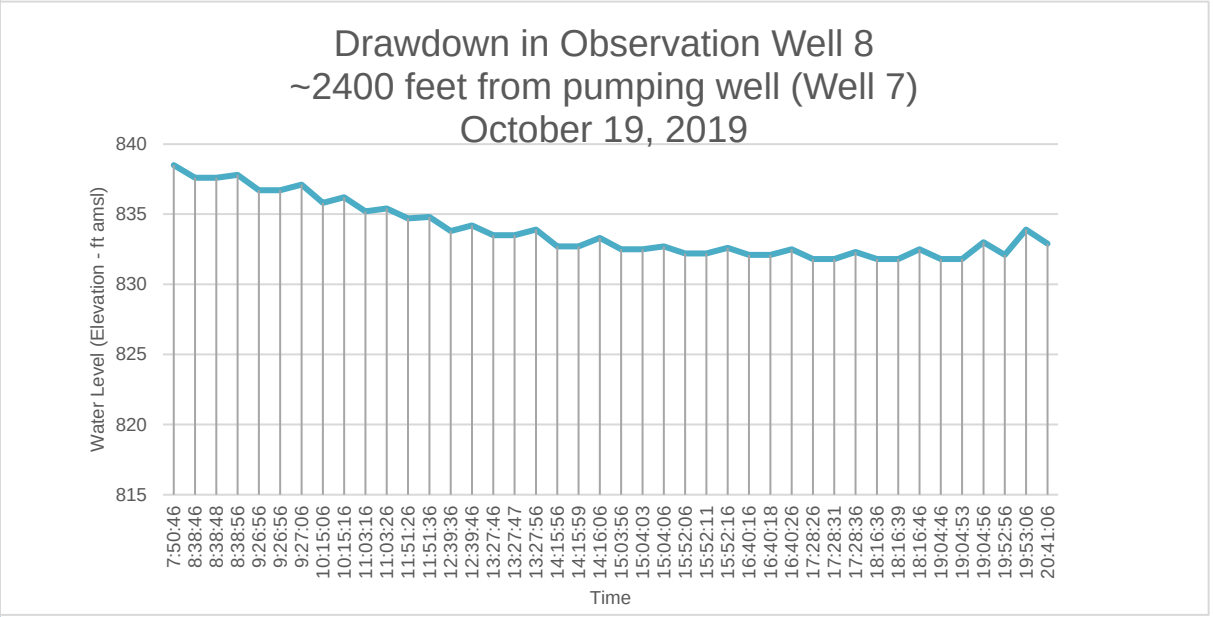
5.1.7 Well Spacing

Determining the proper spacing of wells in Artesian Aquifers is a balance of well drawdown, the ability of the surrounding formation to recharge, and further economic considerations (USGS 1961). In general, the farther apart high-capacity wells are from one another, the less mutual interference will occur on the wells. Additionally, the economics of well spacing needs to be weighed against the potential drawdown of the wells.

The USGS in 1961 developed a method utilizing the Theis equation for hydraulics to determine expected well drawdown and the surrounding cone of depression. Calculations using this equation were completed to understand the hydrogeology of this aquifer system.

The following example depicts drawdown in well 8 over the course of 12-hour period while well 7 was pumping at an Average of 800 GPM.

Figure 5 – Drawdown in Observation Well 8



During the course of Well 7 pumping, Well 8 at a distance of 2,400 feet observed approximately 6 to 9 feet of drawdown.

The Theis equation predicts a cone of depression approximately 2,448 feet from pumping well 7.

Theis Equation for the City of Ramsey		
Time =	0.5	days
Theis W(u) Function	0.752	unitless
Drawdown =	6	ft
Transmissivity =	11493	gpd/ft
Pumping Rate =	800	gpm
Theis u variable =	0.390	unitless
$r^2 = 4Ttu\ 4S$		
Storativity =	0.0002	unitless
Radius rounded for map	2400	ft

These results indicate that a single well pumping at current well field spacing does not induce mutual well interference. This 6-foot cone of depression is depicted on Figure 11.

However, complexities arise as present-day conditions see the use of 3 to 5 concurrent wells, and a 2040 demand increasing up to a projected 500% daily maximum demand. In order to model these scenarios and their resulting cone of depressions a groundwater model was developed.

5.1.8 Model

The groundwater flow and cone of depression calculation for the City of Ramsey were determined using an existing regional MODFLOW model that was developed by Barr Engineering Company for the Metropolitan Council (Metro Council, 2014). MODFLOW is a 3D, cell-centered, finite difference, saturated flow model developed by the U.S. Geological Survey (McDonald and Harbaugh, 1988; Harbaugh et al., 2000).

MODFLOW was developed by the United States Geological Survey and is publicly available. The specific software code used for this delineation was MODFLOW-2005 (Harbaugh, 2005). The program has been thoroughly documented, is widely used by consultants, government agencies, and researchers and consistently accepted in regulatory proceedings. MODFLOW is also an extremely versatile program capable of simulating groundwater flow in up to three dimensions while offering a variety of boundary condition options, confined or unconfined aquifer conditions and allowing for vertical discretization through the use of layering.

The Metro Model consists of nine layers that represent the major aquifers and aquitards within the seven-county metropolitan area. These layers represent, from top to bottom (youngest to oldest), the following units: (1) surficial aquifer of glacial deposits; (2) St. Peter Sandstone or Quaternary Buried Artesian Aquifer; (3) Prairie du Chien Group; (4) Jordan Sandstone; (5) St. Lawrence Formation (aquitard); (6) Tunnel City Group; (7) Wonewoc Aquifer, (8) Eau Claire Formation (aquitard); and (9) Mt. Simon Sandstone. The regional groundwater model was calibrated to steady-state water levels and river base flows. Model parameter development and error is discussed in the Metro Model report.

A local model limited to an approximate radius around the city limits was extracted from the regional seven-county model using telescopic mesh refinement with the Groundwater Vistas software. Constant and general head boundaries around the limits of the model along with wells, rivers and lakes, and infiltration, provided the model boundary conditions.

The model grid was refined around the City of Ramsey wells. Variable grid spacing was used, ranging from approximately 2 meters near the City of Ramsey wells to approximately 500 meters at the edge of the grid.

Prior to their use in the delineations, the following modifications were incorporated in the refined models:

- Local areas of modified horizontal conductivity were included in the model.
- The pumping rates for baseline (no pumping), maximum present-day use, and projected 2040 demand were inputted into scenarios of the model.

To determine the water contours of the aquifer and the resulting cone of depressions multiple model runs using multiple flow rates were inputted into the city wells. Baseline conditions were established creating a model that input no pumping from the City wells. This represents static aquifer water levels without influence of the City wells. Water elevations from this baseline condition is depicted on Figure 12 in Appendix D. The results from this model run are verified and match MnDNR hydrogeologic atlas potentiometric surface predictions depicted in Figure 7 and Figure 9 in Appendix D.

The second model run input pumping values from June 12, 2019 to predict the cone of depression caused from 8 hours of pumping 4 wells. The resulting head values from this model

were subtracted from the baseline model. Results from this calculation are shown in Figure 13 in Appendix D. This Figure depicts the cone of depression created on June 12, 2019. To check accuracy of the model results Well 3 a non-pumping observation well saw water levels drop approximate 12-15 feet from baseline conditions, essentially matching modeled results.

The third model run adjusted June 12, 2019 pumping wells to be increased to projected 2040 demand. The resulting cone of depression is depicted on Figure 14 in Appendix D. Results indicated almost double the drawdown depicted from the second model run. Well 3 was again input as a non-pumping observation well and would observe 40 feet of drawdown under these conditions.

5.1.8.1 Model Calibration

A qualitative evaluation of the calibration can be made by comparing the simulated potentiometric surface (Figure 12 in Appendix D) with observed water level targets obtained from the MWI database and Minnesota Department of Natural Resources Potentiometric Surfaces (Figure 7 and Figure 9 in Appendix D). Upon review, the calibrated flow model generally captures the major features of the groundwater flow system along with the elevation, shape, magnitude, and gradient of the MWI database observed flow field.

A quantitative measure by which to evaluate the success obtained during calibration is to compare the root mean square of the residuals (RMS) and the maximum observed head difference of the calibration dataset. The calibration dataset included water level information from wells in an approximate 16-mile radius of the city's wells. The root mean square residual of the calibration for layers 6 and 7 for the model was approximately 5.15 meters with a Normalized Root Mean Squared of 5.0 percent. It is noted that this error is less than the calibration target of 15 percent (Anderson et al., 2015).

5.2 Groundwater Modeling Conclusions

The Source water aquifer that the City of Ramsey currently utilizes is a deep-confined aquifer comprised of two geologic units, the Tunnel City and Wonewoc Aquifers. Throughout the region, numerous other unconsolidated and bedrock aquifers exist along with substantial surface water bodies such as the Mississippi River. Overall, the area surrounding the Twin Cities has substantial surface and groundwater resources to support present and long term portable water.

At present, there is no reason to assume that the current source water aquifer for the City of Ramsey will not be able to supply potable water for the foreseeable future. The City of Ramsey's source water aquifer and wells are able to meet present day demand and appear to have a noticeable but temporary radius of influence on the surrounding aquifer. The wells are able to support high pumping rates with specific capacity showing acceptable drawdown alongside the aquifer's ability to recharge to static levels within a day of pumping.

The City of Ramsey will need to balance water demand with drawdown to meet Minnesota Department of Natural Resources drawdown thresholds described in MN Rule 6115.0630 Definitions Subps.15 and 16. Two thresholds are in place and regulate that wells must not drawdown MnDNR assigned static water levels to within 50-percent and 25-percent to the top of aquifer. These threshold values are set by a MnDNR observation well and would typically be enforced if long term issues are observed. Thresholds for the City of Ramsey could become a concern if there is extended pumping within a single well or pumping by multiple wells in close proximity.

In summary, it is SEH's opinion that there is a 95% to 99% certainty that the source water aquifer for the City of Ramsey will continue to produce potable water to meet present and foreseeable future demands; however, the City of Ramsey should plan additional well sites to ensure static water levels remain sufficiently above top of aquifers to meet MnDNR thresholds.

Single well pumping for the City of Ramsey, as depicted by Well 5 in May, 2019 saw approximately 90 to 100 feet of temporary drawdown. This observed drawdown nears the MnDNR 50-percent threshold; however, the pumping extended multiple days and recharged within the same time period back to static levels. This supports the ability of the wells to supply continued water and ability to stay within prescribed State Statute.

A single well also creates a radius of influence drawing down adjacent water levels. The zone of influence for a single well was observed and modeled to be approximately two to three thousand feet, meaning that a single well pumping at approximately 800 feet will not cause a significant drawdown in another well. When multiple wells are being utilized such as under heavy day demand or under 2040 conditions the modeled and observed drawdown in nearby wells sees a substantial drop in static water levels from that of a single well pumping. Modeled drawdown during present heavy day conditions depict 30-40 feet of drawdown approximately 1,500 feet around the wellfield. After pumping stops, the aquifer will recharge to static levels within one or two days. In general, it appears new well sites should be spaced at least 1,500 to 2,000 feet away from existing wells to ensure a pumping scheme that gives the aquifer sufficient time to recharge.

Future well sites should attempt to balance the City's current economics, well spacing, and take into account the underlying geology. The City of Ramsey should continue to utilize the current source water aquifer for both a water quantity and a water quality standpoint. The source water aquifer is underneath protective "confining" units that appear to inhibit the influence of new water from brining contaminants to the City's wells and will likely produce consistent water quality unlikely unconfined sources such as surface water that may have a highly variable water quality.

Additional considerations for well Sites should take into account the thickness of the two hydrogeologic units that make up the source water aquifer. The Tunnel City aquifer is not as prolific an aquifer as the Wonewoc aquifer, meaning that the Wonewoc aquifer is a more economical source of water. Figure 15 in Appendix D depicts three potential well sites taking into account these issues. Well Site Area A has Tunnel City aquifer thickness ranging from 100 to 150 feet and Wonewoc thickness ranging from 45 to 60 feet. Well Site Area B has Tunnel City aquifer thickness ranging from 0 to 80 feet and Wonewoc thickness ranging from 35 to 100 feet. Well Site Area C has Tunnel City aquifer thickness ranging from 90 to 100 feet and Wonewoc thickness ranging from 15 to 35 feet. All of these sites have potential for potable water sources, but a test well will need to be installed to confirm their viability. As opportunities to investigate these well sites present themselves the City should consider these as potential well sites.

6 Regional Water Supply Study

Metropolitan Council Environmental Services in conjunction with the Cities of Ramsey, Dayton, Rogers, and Corcoran prepared a study in 2020 that looked at various options for a regional water system. SEH was the consulting engineer on the project. The *Northwest Metro Area Regional Water Supply System Study* (Study) evaluated four approaches to water supply:

- Approach 1: Regional Surface Water Treatment Plant
- Approach 2: Regional Lime Softening Groundwater Treatment Plant
- Approach 3: Regional Conjunctive Use System (Surface Water Augmented with Groundwater)
- Approach 4: Status Quo (communities construct individual lime softening groundwater treatment plants)

So that similar treated water qualities were being evaluated, Approach 2 and Approach 4 assumed that the communities would construct lime softening groundwater treatment plants. A potential driver ultimately requiring lime softened groundwater or the use of surface water is a chloride discharge limit in wastewater.

A finding in the report as it relates to surface water treatment in the vicinity of Ramsey was that *"The Mississippi River has sufficient water quantity to serve the Northwest Metro communities. The water quality in the Mississippi River appears to be acceptable for a conventional surface water treatment plant. St. Could, St. Paul, and Minneapolis utilize the Mississippi River as their source of drinking water."*

The capital cost of a surface water treatment plant is significantly higher than an iron and manganese groundwater treatment plant. Based on costs presented in the report, the project cost for a 10 MGD surface water treatment plant would be $50 million or more. In addition, the Operation and Maintenance costs of treating surface water is approximately twice as high as iron and manganese treatment.

It should be noted that a surface water treatment plant could provide softened water to the residents of Ramsey; whereas an iron and manganese treatment plant would not provide softened water. However, residents that are concerned about hard water are likely already softening their water with a home softener.

As of the preparation of this report, the Study was still in draft form. When the Study is complete, it will be available to the public on the MCES website. The citation for the report is: *Metropolitan Council. 2020. Northwest Metro Area Regional Water Supply System Study. Prepared by Short Elliott Hendrickson Inc. Metropolitan Council: Saint Paul*.

Because it has been demonstrated that Ramsey should have sufficient groundwater available to meet future demands, a surface water treatment plant is not recommended at this time. A potential Ramsey groundwater treatment plant will be located close enough to the Mississippi River that it could be converted to a surface water treatment plant in the future if it became necessary. It is recommended that surface water features be designed into a potential water treatment plant. The additional cost of the surface water features is approximately $250,000.

7 Water Treatment

To remove manganese, iron, or hardness from Ramsey's drinking water, a centralized water treatment plant should be constructed. Adding the necessary processes to treat the water supply at each pump house would not be cost-effective.

7.1 Current and Future Treatment Needs

Many of Ramsey's wells are high in manganese, which has necessitated a solution to reduce the levels due to its health concerns. Ramsey's water is also high in iron and hardness. Ramsey's water otherwise meets all of the primary and aesthetic drinking water standards.

Manganese and iron can be removed with oxidation and sand filtration as discussed in the pilot study in Appendix E. Hardness removal options are discussed in Section 7.5.

Future treatment requirements will depend upon the class of contaminant being treated. Volatile chemicals can typically be removed using an aerator (i.e. gasoline constituents, trichloroethylene [TCE], radon, hydrogen sulfide, etc.). Some organic chemical may be removed using granular activated carbon (potential taste and odor causing contaminants). It may also be possible to add chemical feed systems to remove new contaminants using sand filters (i.e. arsenic, radium). If it is not possible to remove the contaminants by volatilization, carbon filtration, or sand filtration, membrane filters could be necessary (i.e. reverse osmosis). It should be noted that sand filtration is typically required ahead of membrane filters because iron and manganese causes fouling on the membranes.

In addition to potential future contaminants, a water treatment plant could be designed with features that would allow it to be converted to a surface water treatment plant in the future. One of these features would be filter-to-waste piping and valves. Filter-to-waste piping is required for surface water treatment, but is not generally used with groundwater treatment.

Ultimately, having a treatment facility that is flexible and can be retrofitted to meet new potential requirements is very important.

7.2 Treatment Capacity

As discussed in Chapter 4, the maximum day demand ranged from 4.1 to 5.5. MGD in the last 10 years. While the overall maximum day water demand has been flat in the last 10 years, the maximum day demand nearly triples the average day demand. The projected 2040 maximum day water demand is 10.3 MGD.

The recommended capacity of a water treatment plant for Ramsey is 10 MGD under normal conditions with the ability to operate up to 15 MGD for shorter periods. This will allow the City to comfortably treat maximum days through 2040 and possibly beyond.

7.3 Manganese and Iron Removal Options

The most common and most cost effective option for manganese and iron removal is chemical oxidation followed by sand filtration. In groundwater, the manganese and iron ions are in solution. When a strong oxidant is added to the water, it converts the manganese and iron to filterable solids.

The oxidant that is added for iron oxidation is typically oxygen via aeration or chlorine. The chemical oxidant that is added for manganese oxidation is typically sodium permanganate. Chlorine is a less expensive chemical oxidant, but the reaction with manganese is too slow to be used in a filtration process. Options for gravity and pressure filtration are presented later in this chapter.

Other options for iron and manganese removal are chemical oxidation followed by membrane filtration or reverse osmosis. Both of these options are very expensive from a capital cost and operations and maintenance standpoint and are not being considered further.

7.4 Hardness Removal

Hardness in water is caused by excess calcium and magnesium ions in the water. Hard water causes scaling on fixtures and can plug pipes. Hardness can be removed from water on a municipal scale by lime softening or ion exchange softening.

7.4.1 Lime Softening

Lime softening involves adding lime to water to raise the pH to a point where the calcium carbonate is no longer soluble in the water. By forming calcium carbonate precipitate; the calcium can be removed by filtration. A lime softening water treatment plant requires sedimentation, clarification, and filtration and is very expensive. The capital cost of a lime softening water treatment facility for Ramsey could be as much as $50 million. The operation and maintenance (O&M) of a lime softening water treatment facility would also be significantly more than an iron and manganese removal water treatment facility. Higher O&M for a lime softening plant is due to a larger facility and more chemical processes. It should be noted that a lime softening water treatment plant would also remove manganese and iron, and would not require a separate treatment process.

Due to the high capital and O&M costs associated with a lime softening water treatment plant, it is not recommended for the City of Ramsey.

7.4.2 Ion Exchange Softening

Ion exchange softening involves exchanging calcium and magnesium ions for sodium ions with an ion exchange resin. This is exactly the same process that is used in a home water softener. To regenerate an ion exchange softener, the resin is flushed with a concentrated solution of brine. This regeneration process uses large quantities of salt. A municipal ion exchange water softening system treating 3.5 MGD (Ramsey's 2040 average day demand) would use as much as 6 tons of salt every day.

The capital cost of adding an ion exchange water softening treatment process to a new water treatment facility would be approximately $5 million. This cost would be in addition to an iron and manganese removal water treatment plant.

The operation cost for salt and wasted water for an ion exchange softening process is approximately $500 per million gallons of water treated. This is independent of whether it is done by the City or by a resident.

An ion-exchange softening process would add approximately 3 tons of chloride to the wastewater system which is ultimately discharged to the Mississippi River. While the MCES Metro Wastewater Treatment Plant currently meets its discharge limits, chlorides have received more regulatory scrutiny recently. Operating a municipal scale ion exchange softening process may become less feasible in the future due to chlorides in wastewater. In addition, municipal scale ion exchange softening might not be considered environmentally responsible. Due to the higher operation and maintenance costs, potential future regulations, and environmental responsibility, an ion-exchange softening process is not recommended.

7.5 Pilot Study Results

A pilot study was performed by John Thom of SEH of Ramsey's water in January 2020. The Pilot Study Report is included in Appendix E. The objectives of the pilot study were to evaluate the effectiveness of detention time prior to filtration, and to determine the optimal filter media.

The pilot study found no significant difference between direct filtration and utilizing 30 minutes of detention time prior to filtration, and found no significant difference between the silica sand/anthracite and greensand/anthracite filter media. Because the manganese oxide coating on manganese greensand filters is helpful for manganese removal, greensand/anthracite filter media is recommended.

7.6 Filter Sizing

The required filter area is determined by dividing the nominal filtration capacity by a flux rate (filtration rate). Ten States Standards requires sand filtration rates from 2 to 4 gpm / ft^2. Because the required filtration capacity is 10 MGD under normal operating conditions, the facility will be designed for 10 MGD at 2 gpm / ft^2. Therefore, if 15 MGD is necessary for short periods of time, the filtration rate will still be in the acceptable range. With a capacity of 10 MGD and a filtration rate of 2 gpm / ft^2, it is necessary to have 3,200 ft^2 of filter media. To have reasonable backwash rates and operational flexibility, this will be broken into eight filters.

7.7 Operator Input

Ramsey operators and City Staff toured existing water treatment plants in Andover and Brooklyn Center as part of this feasibility study. Operator feedback from the tours was gathered and incorporated into the building layouts discussed in the following sections.

7.8 Treatment Alternative 1 - Gravity Filter Layout

7.8.1 General

In an iron and manganese gravity filtration system, water to be filtered is pumped, under low pressure, to the treatment facility where it flows by gravity through the various treatment processes. Following the oxidation process, the water flows through the filter cells from top to bottom. As the water passes through the filter media, the insoluble particles of iron and manganese are removed.

As more and more water is filtered, the restriction to flow, created by the accumulation of iron and manganese solids on the media, steadily increases. In a gravity facility, this restriction to flow, called head, is measured in feet of water depth in the filter cells. As the solids accumulate, the depth of water in the filter cells increases. Due to the physical nature of a gravity filter, when the depth of water in a cell reaches its maximum designed head (high water level) backwashing is required. Failure to backwash at the proper time could result in the filter overflowing or poor effluent water quality being produced. Gravity filters are typically constructed of concrete or steel. Steel filters are generally found in smaller water systems. Because of the large size of the filters required for Ramsey, steel filters are not being considered.

The advantages to gravity filtration systems are:

1. Gravity filters provide for more treatment options including aeration and detention without requiring another pumping step. If regulations change or the water becomes contaminated, additional treatment steps can be added to gravity filters.
2. Water from the gravity filters does not go immediately into the distribution system. If problems with the filters occur or if sodium permanganate is overfed (causing pink water), operators have time to react and correct the problem.
3. Gravity filters are open to view and access. This is advantageous in that it enhances the observation, operation and maintenance of the filter functions and components.
4. Gravity filtration systems have a greater amount of flexibility with less disruption during normal maintenance procedures.

The disadvantages to gravity filtration systems are:

1. The facilities tend to have more capital cost than pressure type facilities.
2. Typically requires the facility to be constructed on two floor levels.
3. Provides for less available headloss than pressure facilities which can result in shorter filter run times. Shorter filter run times result in more backwashing which takes a filter out of service.

7.8.2 Building Layout/General Sequence

Gravity filter building layouts are included in Appendix F. The chemical rooms are located on the east side of the building, with exterior doors accessible for deliveries. The electrical, mechanical, high service pump room, and generator rooms are located in close proximity to each other to allow for short conduit runs to motor controls.

The gravity filter layout occurs on two levels to allow for filter height to provide head for the filtering process. The raw water enters the building through the high service pump room where chlorine and potassium permanganate are added. The water travels through the filters by gravity to the clearwell. The water travels from the clearwell to the high service pump chamber where it is pumped into the distribution system. Fluoride, chlorine, and phosphate will be added to the finished water.

7.8.3 Main Level

7.8.3.1 Chemical Rooms

Chemical rooms are clustered on the east side of the building with exterior doors to allow easy access for chemical deliveries. It is expected that chemical rooms will be required for chlorine gas, sodium permanganate, fluoride, phosphate, and possibly polymer to aid in backwash settling.

7.8.3.2 High Service Pump Room

The high service pump room contains the pumps that pump treated water from the clearwell into the distribution system. Because most of the electrical load is located in the high service pump room, it is in close proximity to the electrical room and generator room.

7.8.3.3 Electrical Room

The electrical room contains the motor control equipment and electrical panels. The location of this room in close proximity to the high service pump room, mechanical room, and generator room provide for short conduit and wire runs.

7.8.3.4 Mechanical Room

This room contains the make-up air, dehumidification, and HVAC equipment. The location of this room on an outside wall provides space for air louvers.

7.8.3.5 Blower Room

The blower room contains the filter backwash blower. The backwash blower provides air which is used to help clean the filter media during a backwash.

7.8.3.6 Office/Control Room/Lab

An office/control room/lab is provided for operators to have a SCADA computer to monitor and control the water system. A lab sink and desktop analyzer will be provided to allow operators to monitor water quality. The office is located in the front of the building next to the entrance, and has lots of windows for natural light.

7.8.3.7 Generator Room

A standby generator will be located in the generator room. The generator is capable of running the water treatment plant in the event of a power outage or possibly for peak shaving (peak shaving requires additional emissions compliance). The service entrance and automatic transfer switch are located in this room. Two exterior walls are provided for intake and exhaust louvers.

7.8.4 Upper Level

The upper level is depicted on the Upper Level Floor Plan in Appendix F. The upper level consists of filters and walkways. Windows will be provided in the filter room to allow for natural lighting. Walkways will be provided around the filters to allow the plant operator to inspect the operating conditions of the filters. Control panels (fixed or mobile) will be provided to allow the operators to manually initiate backwashes from the upper level.

7.8.5 Clearwell

A clearwell is located adjacent to the gravity filter treatment facility. The clearwell provides storage and operational flexibility (the box shown on Figure 1A in Appendix F represents 1 million gallons of underground storage). This storage is necessary to (1) maintain a volume of water for backwashing filter cells, (2) to provide the flexibility to treat water at a rate different than the raw water pumping rate, and (3) to provide additional storage for the distribution system.

To provide operational flexibility and to supplement system storage, a 1 million gallon clearwell is the minimum size recommended.

7.9 Treatment Alternative 2 – Pressure Filter Layout

7.9.1 General

In an iron and manganese pressure filtration system, water to be filtered is pumped directly to, and through, the facility's components under pressure. Oxidation occurs inside the pipelines and filter vessels upstream of the filter media. Following the oxidation process, the water flows through the filter vessels from top to bottom. As the water passes through the filter media, the insoluble particles of iron and manganese are removed from the flow.

As more and more water is filtered, the restriction to flow, created by the accumulation of iron and manganese solids on the media, steadily increases. In a pressure facility, this restriction to flow, called head, is measured in pounds per square inch (psi). As the solids accumulate, the headloss, or difference in pressures between the top and bottom sides of the filter media, increases. Due to the design and construction of pressure filters, headloss can be driven as high as 15 psi, although 5 to 6 psi is the preferred upper limit to ensure water quality.

The advantages to pressure filtration systems are:

1. The facilities tend to have less capital cost than gravity facilities.
2. Plants are typically constructed on one floor level.
3. Provide for greater available headloss than gravity facilities which can result in longer filter run times than a comparably sized gravity facility. Longer filter run times require less backwashing which keeps a filter in service longer.

The disadvantages to pressure filtration systems are:

1. Pressure filter systems have less ability to add additional treatment processes (aeration, detention) if regulations or water quality changes.
2. Closed from view and difficult to access internally. This prevents observation of the systems operation. Condition of the filter media and flow distribution during a backwash cycle cannot be readily monitored.
3. Pressure filters are constructed out of steel and require periodic blasting and painting.
4. Inspection of the pressure filters requires entry into a confined space which is a safety hazard.

7.9.2 Building Layout/General Sequence

Pressure filter building layouts are included in Appendix G. The chemical rooms are located on the east side of the building, with exterior doors accessible for deliveries. The electrical, mechanical, and generator rooms are located in close proximity to each other to allow for short conduit runs and motor controls.

The pressure filter layout occurs on one level. The raw water enters the building in pressure pipe and chlorine and permanganate are added. The water goes directly through the filters under pressure where the iron and manganese are removed. Fluoride, chlorine, and phosphate will be added to the finished water.

7.9.3 Main Level

7.9.3.1 Chemical Rooms

Chemical rooms are clustered on the east side of the building with exterior doors to allow easy access for chemical deliveries. It is expected that chemical rooms will be required for chlorine gas, sodium permanganate, fluoride, phosphate, and possibly polymer to aid in backwash settling.

7.9.3.2 Electrical Room

The electrical room contains the motor control equipment and electrical panels. The location of this room in close proximity to the mechanical room and generator room provide for short conduit and wire runs.

7.9.3.3 Mechanical Room

This room contains the make-up air, dehumidification, and HVAC equipment. The location of this room on an outside wall provides space for air louvers.

7.9.3.4 Blower Room

The blower room contains the filter backwash blower. The backwash blower provides air which is used to help clean the filter media during a backwash.

7.9.3.5 Office/Control Room/Lab

An office/control room/lab is provided for operators to have a SCADA computer to monitor and control the water system. A lab sink and desktop analyzer will be provided to allow operators to monitor water quality. The office is located in the front of the building next to the entrance, and has lots of windows for natural light.

7.9.3.6 Generator Room

A standby generator will be located in the generator room. The generator is capable of running the water treatment plant in the event of a power outage or possibly for peak shaving (peak shaving requires additional emissions compliance). The service entrance and automatic transfer switch are located in this room. Two exterior walls are provided for intake and exhaust louvers.

7.10 Backwash Alternatives

Sand filters (gravity and pressure) require periodic backwashing to remove solids from the filters. Backwashing one of the filters (either gravity or pressure) will consume between 40,000 and 70,000 gallons of water. After a backwash, the solids are allowed to settle and the clear water is recycled back to the filters. This can be done with backwash tanks or lamella plate settlers as discussed below.

7.10.1 Backwash Alternative 1 – Backwash Tanks

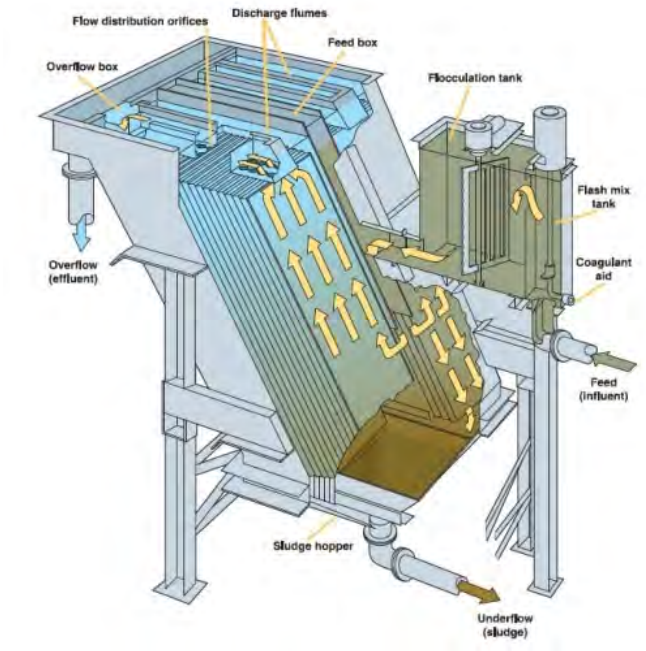
Backwash tanks simply involve discharging the backwash water to a tank where the water is allowed to settle for a period of time (typically 8 hours). Clear water is decanted from the backwash tank and recycled to the beginning of the treatment process. A backwash polymer may be utilized to increase settling efficiency.

To allow for more than one filter to be backwashed in one day, multiple backwash tanks are required. To provide for efficient operation, three backwash tanks are recommended.

7.10.2 Backwash Alternative 2 – Lamella Plate Settlers

Lamella settling is a process that receives continuous flow from the backwash tank, and provides high rate thickening of the sludge, and reclaims decanted clear water to the beginning of the treatment train. High rate inclined plate settlers typically thicken backwash sludge to approximately 0.5 to 1.5% solids prior to discharging to either a sludge storage tank for further thickening, or directly to the sanitary sewer.

Backwash waste water is pumped from the backwash tank directly into the gravity settler, alleviating settling time. A coagulant is added immediately, as the water flows through a flash mixer and into a flocculation tank. The coagulated sludge then flows into a series of inclined plates, the surfaces which collect the sludge and direct it to a sludge hopper. The clear effluent flows out the overflow and is recycled to the raw water. The inclined orientation of the plates allows for more surface area for the solids to settle upon, while limiting the total space taken up by the equipment.



As with treatment process equipment in general, redundancy is recommended so that in the event that one lamella settler is down, settling operations can continue seamlessly. Therefore, one single lamella settler is not recommended.

7.10.3 Backwash Alternative Comparison

The advantages of lamella plate settlers is that they do not require settling time prior to recycling the backwash water. This eliminates the need for batch processing of backwash water from backwash tanks and provide significant operational flexibility. Backwash tanks can dictate when and if a filter can be backwashed.

Lamella plate settlers waste between 60 and 900 gallons per million gallons of water treated, depending upon whether a sludge holding tank is utilized. Backwash tanks waste between 750 and 5,000 gallons of water per million gallons of water treated.

Because lamella plate settlers provide significantly more operational flexibility and waste less water, lamella plate settlers are recommended for Ramsey.

8 Architectural Design

The City of Ramsey's goal for the water treatment facility is to provide a building that fits with adjacent structures, includes cost effective sustainable design features, is operator friendly, and provides a civic presence to the public.

The water treatment functions of the building will be constructed of poured in-place concrete foundations with masonry, brick, and stone façade. A glass atrium is proposed as an architectural feature and to provide additional natural light. Architectural features from adjacent structures will be incorporated into the design.

For walls that are less visible to the public, cost-effective insulated load bearing precast wall panels will be use. The roof will be constructed of precast concrete double 'T's for the roof structure of the filter room which allows for a greater clear spans and more daylighting.

Sustainable architectural features will include natural daylighting throughout including the filter room, low maintenance poured-in-place and plant precast concrete structure and wall panels, building insulation which surpasses the current energy code. Rain gardens and low maintenance landscaping features can be included in the site design.

An architectural rendering that further demonstrates the design concept for the Fire Station Site is included in Appendix H. If the water treatment plant is constructed elsewhere the architectural treatments will be modified to fit with the adjacent structures.

9 Utility Space Needs Evaluation

City staff was solicited for additional space needs and features in the water treatment plant building in addition to the necessary filters and process rooms. The additional features requested in the building included a training room, and a separate laboratory. An optional 8,000 square foot garage is also included in some of the building layouts.

10 Water Treatment Plant Site Alternatives and Evaluation

Four alternatives for a new water treatment plant site were provided by the City. These alternatives include the Fire Station Site, Public Works Site, Water Shop Site, and Vacant City Property Site. These sites are shown on Figure 1 in Appendix I and are discussed below.

The watermain costs in the following sections assume that watermain is primarily installed within public utility easements, City-owned properties, or in County/City right-of-way next to roads, either in the boulevard or under paved trails.

The costs shown in this section are for purposes of comparing alternatives and do not contain contingency or indirect costs. The costs for the selected alternative are incorporated into the overall project costs presented in Section 12 where contingency and indirect costs are added.

10.1 Fire Station Site

The Fire Station Site is currently private property and would need to be acquired by the City. It was determined that a 3.2-acre site would be sufficient for the water treatment plant and a future

expansion to 20 MGD. Portions of the water treatment plant would be constructed on the existing City-owned Fire Station property. A water treatment plant layout for the Fire Station Site is shown on Figure 4 in Appendix I.

10.1.1 Raw Watermain and Costs – Fire Station Site

The raw watermain required to construct a water treatment plant at the Fire Station Site is shown on Figure 2 in Appendix I. The water main and site acquisition costs are included in Table 12. Because the Fire Station Site is remote from other City garage facilities, it is assumed that a water treatment plant garage is needed.

Table 12 – Fire Station Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	3950	$230	$908,500
24" Road Crossing (Armstrong and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
16" Raw Watermain (Bunker Lake Blvd) - Jacked Casing	LF	100	$425	$42,500
12" Raw Watermain	LF	1850	$125	$231,250
Land Purchase	LS	1	$750,000	$750,000
Garage	LS	1	$1,450,000	$1,450,000
			Total	**$3,592,250**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.2 Public Work Site

The City is in the process of constructing a new Public Works Facility on a 19.9-acre parcel shown on Figure 1 in Appendix I. The proposed water treatment plant site is a 3.5-acre portion in the northeast corner of the Public Works Site. The northwest corner of the Public Works Site will remain available for other uses or development as it offers the best visibility and has access to both 143rd Avenue and Jasper Street. In addition, constructing the water treatment plant in the northeast corner of the Public Works Site will allow the City to control access to the existing cemetery on the site. A water treatment plant layout for the Public Works Site is shown on Figure 5 in Appendix I.

10.2.1 Raw and Finished Watermain Costs – Public Works Site

The raw and finished watermain required to construct a water treatment plant at the Public Works Site is shown on Figure 3 in Appendix I. The watermain costs are included in Table 13. Because a new Public Works building is being constructed on the Public Work Site, it is assumed that a new garage is not needed with the water treatment plant.

Table 13 – Public Works Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	7300	$230	$1,679,000
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
			Total	**$3,424,750**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.3 Water Shop Site

The Water Shop Site for the water treatment plant is City-owned property on the west side of Jasper Street, across the street from the new Public Works Facility. The water treatment plant would require approximately 3.5 acres of land. The current City water operations shop is located on this site. Construction of the water treatment plant on the Water Shop Site would require demolition of the existing water operations shop and abandonment of 142nd Ave NW. A water treatment plant layout for the Water Shop Site is shown on Figure 6 in Appendix I.

10.3.1 Raw and Finished Watermain Costs – Water Shop Site

The raw and finished watermain required to construct a water treatment plant at the Water Shop Site is shown on Figure 3 in Appendix I. The water main costs are included in Table 14. Because a new Public Works building is being constructed across the street from the Water Shop Site, it is assumed that a new garage is not needed with the water treatment plant. Costs to demolish the existing water operations shop are not included in Table 14.

Table 14 – Water Shop Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	8627	$230	$1,984,210
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
			Total	**$3,729,960**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.4 Vacant City Property Site

The City owns a vacant 4.1-acre parcel located on the east side of Ramsey Blvd NW, west of the Public Works Site shown on Figure 1 in Appendix I. The 4.1-acre parcel would be sufficient to construct Ramsey's water treatment plant. A water treatment plant layout for the Vacant City Property Site is shown on Figure 7 in Appendix I.

10.4.1 Raw and Finished Watermain Costs – Vacant City Property Site

The raw and finished watermain required to construct a water treatment plant at the Vacant City Property Site is shown on Figure 3 in Appendix I. The water main and garage costs are included in Table 15. Because the Vacant City Property Site is not on or adjacent to the new Public Works Site, it is assumed that a garage is needed.

Table 15 – Vacant City Property Site Costs

Item	Unit	Est. Quantity	Unit Price	Cost[1]
24" Raw Watermain	LF	9288	$230	$2,136,240
24" Road Crossing (Ramsey Blvd and Bunker Lake Blvd) - Jacked Casing	LF	400	$525	$210,000
24" Finished Watermain	LF	3800	$230	$874,000
20" Raw Watermain	LF	1300	$185	$240,500
16" Raw Watermain	LF	1750	$165	$288,750
16" Raw Watermain (Armstrong Blvd) - Jacked Casing	LF	100	$425	$42,500
Well 8 Meter Vault	LS	1	$90,000	$90,000
Garage	LS	1	$1,450,000	$1,450,000
			Total	**$5,331,990**

[1] Costs are for comparison of alternatives and are not meant to represent the full project costs.

10.5 Water Treatment Plant Site Evaluation and Recommendation

The City had previously planned to locate a surface water treatment plant at the Fire Station site. Some of the raw watermain is in place and it is convenient for metering Well 8. However, the Fire Station site is remote from other Public Works facilities, would have operational inefficiencies, and would require building a garage. The Fire Station site would also require the City to purchase land. Due to the construction of the garage and purchasing land, the Fire Station site is more expensive than the Public Works site.

The Public Works site requires more new raw and finished watermain than the Fire Station site, but because it is on the site of the Public Works Facility that is currently under construction it would not require a garage and could share an emergency generator and security infrastructure with the Public Works Facility. Having multiple public works facilities on the same site also increases operational efficiencies. The Public Works Site is already owned by the City and doesn't require the purchase of private property. If a garage is not included with the water treatment plant, the Public Works Site is the least expensive option.

The Water Shop site requires more new raw and finished watermain than the Fire Station or Public Works sites. It also requires that the existing water operations shop be demolished and 142nd Ave NW be removed and abandoned. Because it is adjacent to the Public Works Site, a garage would not be necessary at the Water Shop Site. Due to the additional watermain and a reduced ability to share an emergency generator and security infrastructure, the Water Shop site is more expensive than the Public Works Site.

The Vacant City Property Site requires more new finished and raw watermain than the Water Shop Site, and more yet than the Public Works Site. In addition, the Vacant Property Site doesn't offer the ability to share an emergency generator or security infrastructure as the Public Works Site does, and doesn't offer operational efficiencies. A garage would also be necessary. The Vacant City Property Site is the most expensive of the four sites evaluated.

Table 16 – Alternate Site Cost Comparison

Alternate WTP Sites Considered	Cost[1]
Fire Station Site	$3,592,250
Public Works Site	$3,424,750
Water Shop Site	$3,729,960
Vacant Property Site	$5,331,990

[1] Costs are for comparison of alternatives and are not meant to represent full project costs.

In January of 2020, the City of Ramsey's Planning Commission, Economic Development Authority, and Public Works Committee all voted unanimously to recommend City Council approval to construct the water treatment plant on the Public Works site. Stall also recommends the Public Works Site because it offers the least expensive overall construction cost, and also offers the greatest operational efficiencies, which in turn will reduce future operational costs.

11 Impacts to Nearby Properties

The water treatment plant is proposed to be constructed on the new Public Works Site as shown on Figure 5 in Appendix I. The Public Works site is in an industrial area of Ramsey and will already be used for a municipal public works building. Opposition from the neighboring properties to a new water treatment plant is not anticipated.

Water treatment plants are quiet neighbors with relatively little traffic. A standby generator will be part of the water treatment plant project, but it is proposed to be located inside the building and will have sound attenuation. Sound complaints from neighbors are not anticipated.

The operators will visit the plant daily and chemical deliveries will likely be made approximately once per week. Construction complaints are not expected since the water treatment plant is in an industrial neighborhood.

12 Capital Cost Opinions

Feasibility level opinions of probable cost (OPC) broken down by construction category were prepared for the gravity and pressure filtration alternatives. A breakdown of these costs by

division are included in Appendix J. Tables 17 and 18 present the capital costs for the gravity and pressure filter treatment plants.

Table 17 – Capital Cost Opinion Summary
Gravity Filter Water Treatment Plant

Item	Cost
Water Treatment Plant:	$26,060,000
Construction Contingency (10%):	$2,606,000
Preliminary Construction Cost:	**$28,670,000**
Engineering/Construction Admin (12%)	$3,440,000
Legal/Admin (1%)	$287,000
Total Estimated Project Cost:	**$32,400,000**

Table 18 – Capital Cost Opinion Summary
Pressure Filter Water Treatment Plant

Item	Cost
Water Treatment Plant:	$24,766,000
Construction Contingency (10%):	$2,477,000
Preliminary Construction Cost:	**$27,240,000**
Engineering/Construction Admin (12%)	$3,268,800
Legal/Admin (1%)	$272,000
Total Estimated Project Cost:	**$30,780,000**

An optional 8,000 square foot garage could be added to either water treatment plant alternative for a project cost of approximately $1.64 million.

13 Life Cycle Cost Opinions

Life cycle costs represent the total cost of owning the treatment plants for 50 years and include capital cost, equipment replacement, labor, gas, chemicals, insurance, electricity, and annual equipment repair. Detailed life cycle cost tables are included in Appendix K.

The life cycle costs presented in Table 19 and Table 20 assume a 20-year financing period on the capital costs with 2% interest rates and 2.75% inflation.

Operating the water treatment plant is not anticipated to require additional Staff. While Staff will need to visit the plant on a daily basis to operate and maintain it, this time will generally be offset by the time Staff currently spends operating and maintaining the six municipal wells and three pump houses within The COR.

Table 19 – 50-Year Life Cycle Cost Summary
Gravity Filter Water Treatment Plant

Item	50-Year Life Cycle Cost	Annual Cost
Capital Project Costs	$32,400,000	$1,981,478
Equipment Replacement	$9,694,858	$308,522
Labor	$6,488,398	$110,000
Gas	$1,179,709	$20,000
Chemicals	$6,488,398	$110,000
Insurance	$1,769,563	$30,000
Electricity	$6,783,325	$115,000
Equipment Repair	$7,078,253	$120,000
Total 50 Year Life Cycle Cost	**$71,880,000**	

Table 20 – 50-Year Life Cycle Cost Summary
Pressure Filter Water Treatment Plant

Item	50-Year Life Cycle Cost	Annual Cost
Capital Project Costs	$30,780,000	$1,882,404
Equipment Replacement	$13,985,687	$445,069
Labor	$6,488,398	$110,000
Gas	$1,179,709	$20,000
Chemicals	$6,488,398	$110,000
Insurance	$589,854	$10,000
Electricity	$6,193,471	$105,000
Equipment Repair	$9,732,597	$165,000
Total 50 Year Life Cycle Cost	**$75,440,000**	

14 Alternative Evaluation & Recommendation

The two options for removing manganese from Ramsey's drinking water that have been evaluated include gravity filters and pressure filters.

The capital cost of the pressure filter treatment plant is slightly less than the gravity filter treatment plant ($30.8 million versus $32.4 million). However, the life cycle cost of the pressure filter treatment plant is more than the gravity filter treatment plant ($75.4 million versus $71.9 million). The pressure filter treatment plant has a higher life cycle cost due to the expense of painting and maintaining the steel filters; whereas concrete gravity filters require very little maintenance.

In addition to having lower life cycle costs, gravity filters have other advantages over pressure filters including:

- Gravity filters provide for more treatment options including aeration and detention without requiring another pumping step. If regulations change or the water becomes contaminated, additional treatment steps can more easily be added to gravity filters.
- Water from the gravity filters does not go immediately into the distribution system. If problems with the filters occur or if sodium permanganate is overfed (causing pink water), operators have time to react and correct the problem.
- Gravity filters are open to view and access. This enhances the observation, operation and maintenance of the filter functions and components.
- Gravity filtration systems have a greater amount of flexibility with less disruption during normal maintenance procedures.
- Gravity filters could potentially be converted from groundwater to surface water in the future if it became necessary.

A gravity filter treatment plant is the recommended alternative due to the advantages it offers at a comparable construction cost and reduced life-cycle cost.

15 Funding

Water treatment plant projects are commonly funded using general obligation bonds or loans and paid for using water rates. The following sections describe a low interest loan program and example grants opportunities. Another option would be to request bonding through the State.

15.1 Drinking Water Revolving Fund Loan

The Minnesota Drinking Water Revolving Fund (DWRF) loan program provides low interest loans to communities that qualify. DWRF loans typically have interest rates that are lower than other loans or bonds available to communities.

To qualify for a drinking water revolving fund loan, a proposal is written to place the project on the Project Priority List (PPL). The PPL ranks projects by factors including the type of project, a community's financial need, and primary contaminant exceedances. Once a City has a project on the PPL and intends to proceed with construction, the project is placed on the Intended Use Plan (IUP). Projects on the IUP are funded based upon their ranking. Not all projects on the IUP are funded.

Based upon Ramsey's financial status discussed in Section 16, the DWRF program may not be desirable based upon the fact that the City could likely receive a lower interest rate on its own, and due to the administrative requirements and loan restrictions.

15.2 Grants

Grants are available for some water projects but are most commonly given to communities that have a financial hardship. The City of Ramsey would likely not qualify.

One potential grant program that is not tied to financial need is the Clean Water Fund Grant administered through the Minnesota Board of Water and Soil Resources. Clean Water funds may only be spent to protect, enhance, and restore water quality in lakes, rivers, and streams and to protect groundwater from degradation. A total of $2,158,000 in grants was

awarded in FY2020 for 10 projects related to source water protection. All of the recipient organizations were counties, watershed districts, or conservation districts.

A smaller grant opportunity through the Clean Water Fund is a Source Water Protection grant that is administered through the Minnesota Department of Health. A Source Water Protection Grant is typically tied to a goal in a Community's Wellhead Protection Plan. A Source Water Protection Grant has a maximum value of $10,000.

16 Effect on Water Rates

The City of Ramsey currently has a minimum quarterly water rate of $42.15. This rate covers the first 15,000 gallons of water used per quarter. After the first 15,000, the cost per 1,000 of water used gets progressively more expensive. This is referred to as a conservation water rate because it discourages the use of more water.

According to the Ramsey Finance Director, the City of Ramsey has approximately $25 million set aside for a water treatment plant project, which was collected from Municipal water users for this specific purpose. The City of Ramsey currently raises its water rates 2.5% per year. If the City were to bond for the remainder of the water treatment plant project costs, the City would need to explore water rate impacts. For instance, if water rates were raised at a rate of 5% per year for 4 years, the resulting minimum quarterly rate in 2025 would be $51.23. This could also pay for additional operation and maintenance costs.

17 Public Involvement

Having informed and engaged residents is important to the success of a major municipal project. To engage residents, the following public involvement activities are recommended:

- Publish information describing the water issues and proposed water treatment plant project on the City's website in March 2020, and in the March-April edition of the Ramsey Resident.
- Send information mailers to residents in March 2020 describing the water issues and proposed water treatment plant project. Consider including discussion about municipal scale water softening, the respective costs to the public, and the fact that many people already own in-home water softeners.

18 Schedule

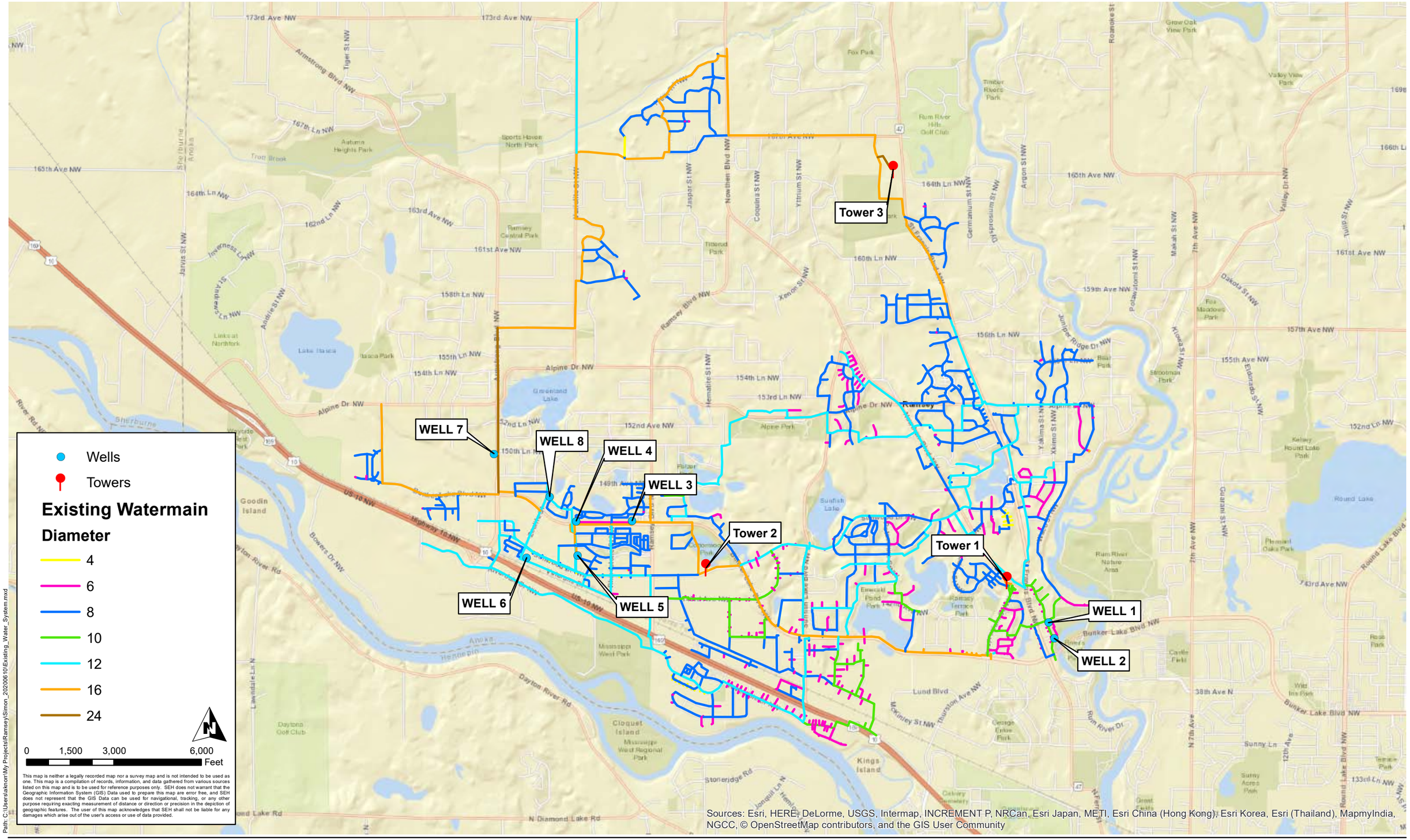
If the City elects to proceed with a water treatment plant project, the proposed project schedule could be as follows:

Item	Completion Date
Public Involvement	March 2021 – April 2021
Preparation of Plans	May 2021 – September 2021
Ad for Bid	October 2021
Bid Opening	November 2021
Construction Start	December 2021
Construction Complete	June 2023

However, Anoka County is planning “interim” improvements to Bunker Lake Boulevard between Armstrong Boulevard and Sunfish Lake Boulevard in 2021 to improve operations and safety in anticipation of traffic volumes doubling while planned improvements to Highway 10 are constructed between 2022 and 2025. Therefore, to construct the raw and finished watermain associated with the water treatment plant project as cost-effectively as possible, plans and specifications for the raw and finished watermain improvements are recommended to be prepared and bid in conjunction with Anoka County’s proposed improvements to Bunker Lake Boulevard.

Appendix A

Existing Water System Map



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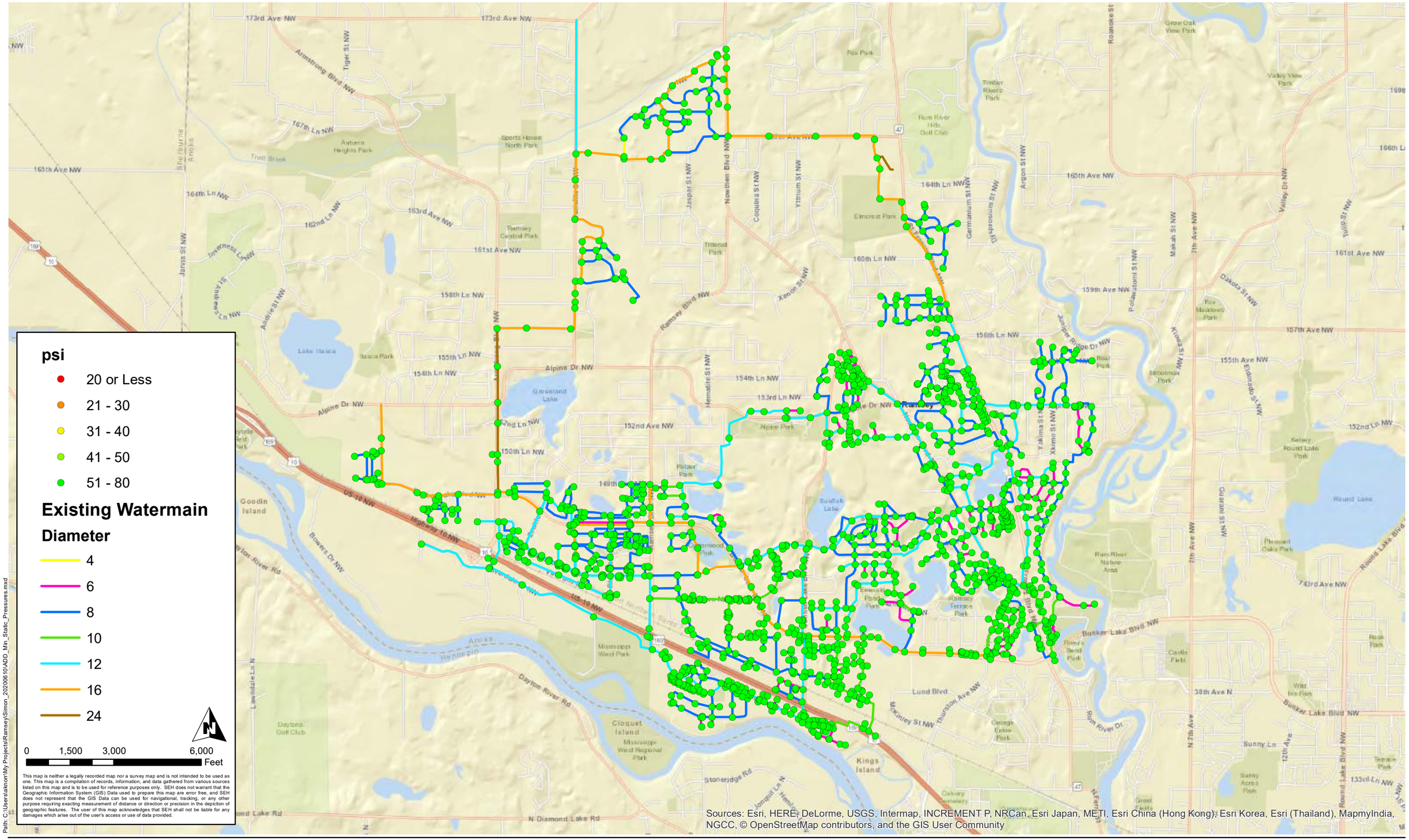
Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING WATER SYSTEM
Ramsey, Minnesota

FIGURE 1
Existing Water System

Appendix B

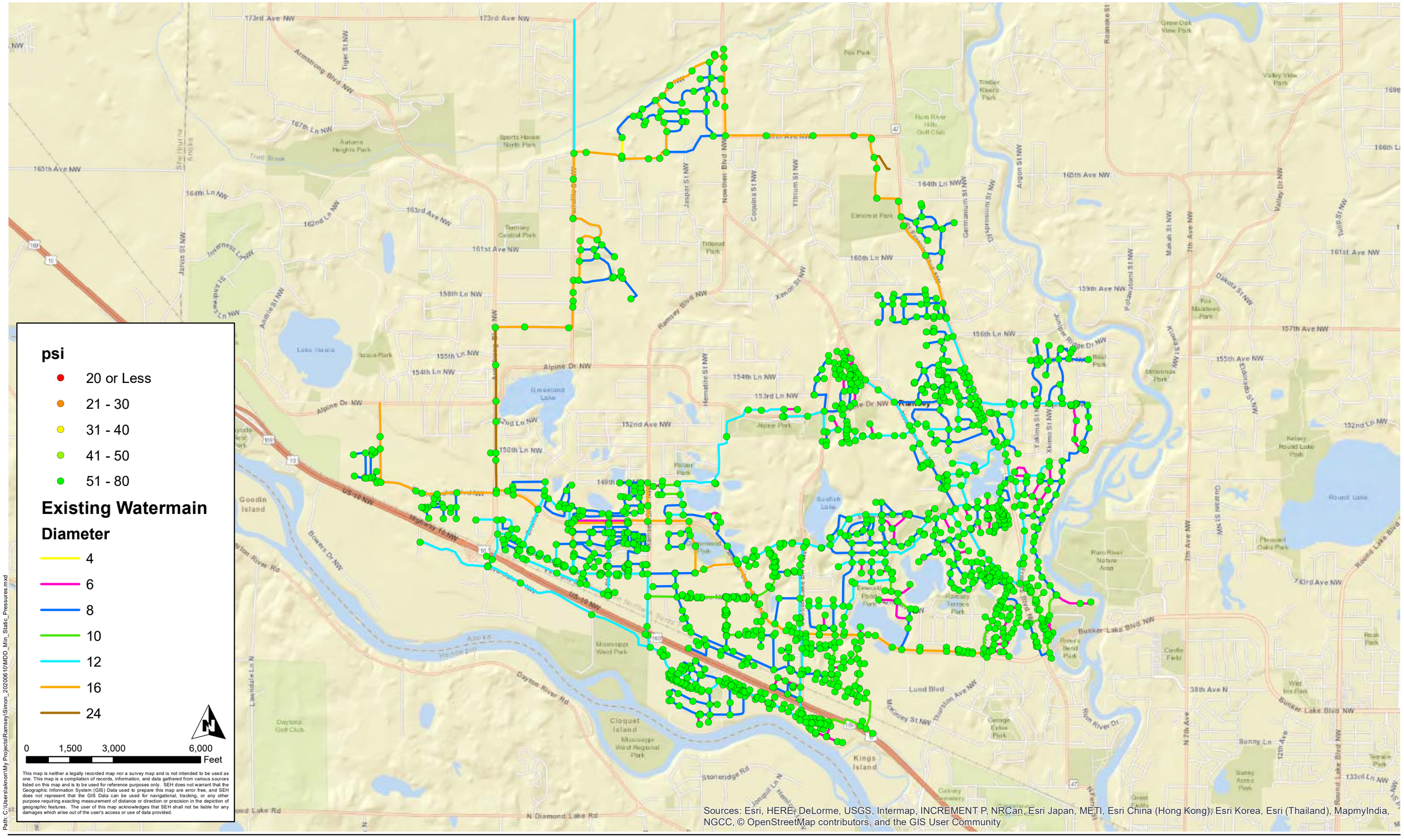
Modeling



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING ADD STATIC PRESSURE
Ramsey, Minnesota

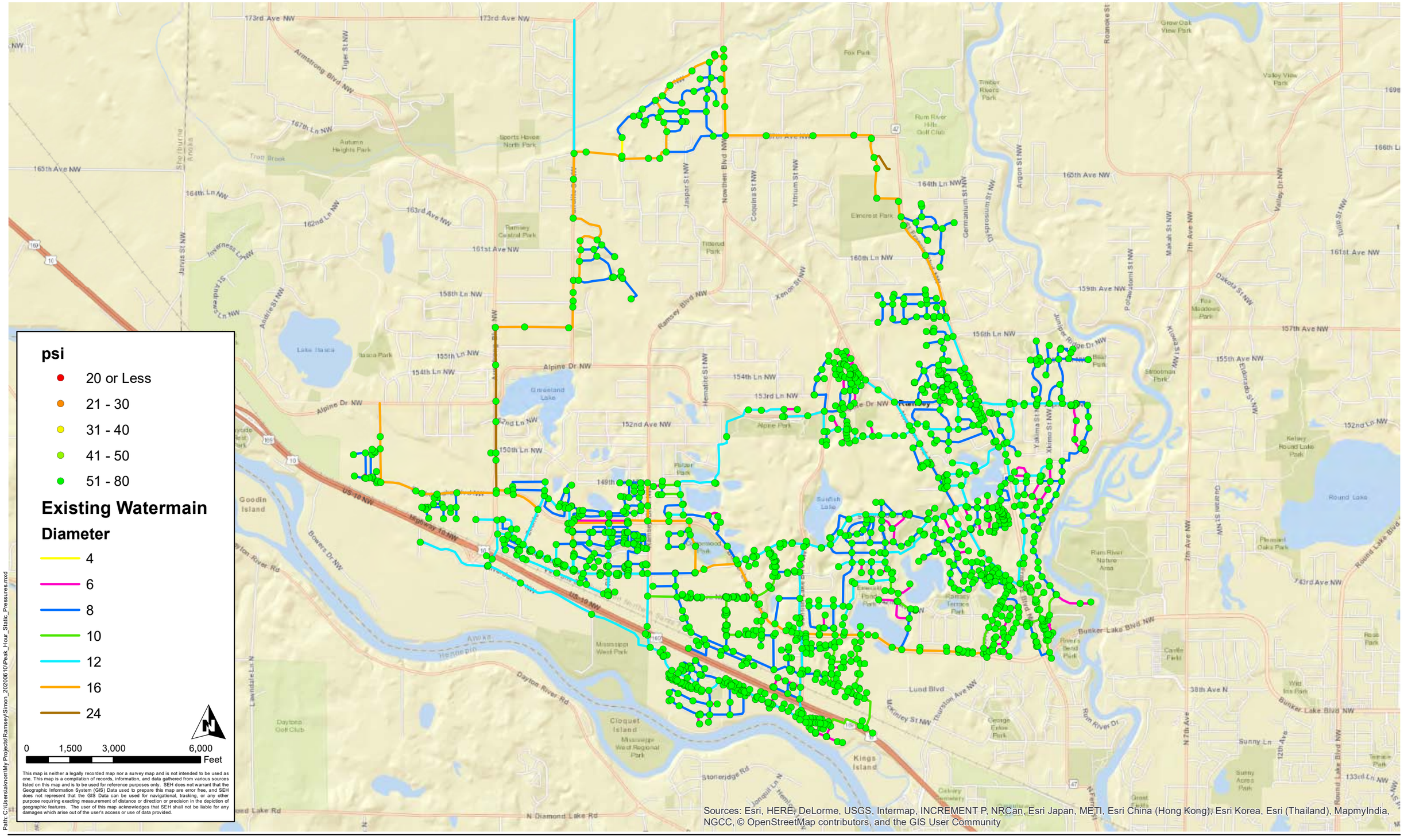
FIGURE 1
Minimum Pressures



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Print Date: Print Date: 3/4/2021

EXISTING MDD STATIC PRESSURE
Ramsey, Minnesota

FIGURE 2
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING PEAK HOUR STATIC PRESSURE
Ramsey, Minnesota

FIGURE 3
Minimum Pressures

FIGURE 4

Existing System ADD 24-Hour Simulation

Well and Tower Operation

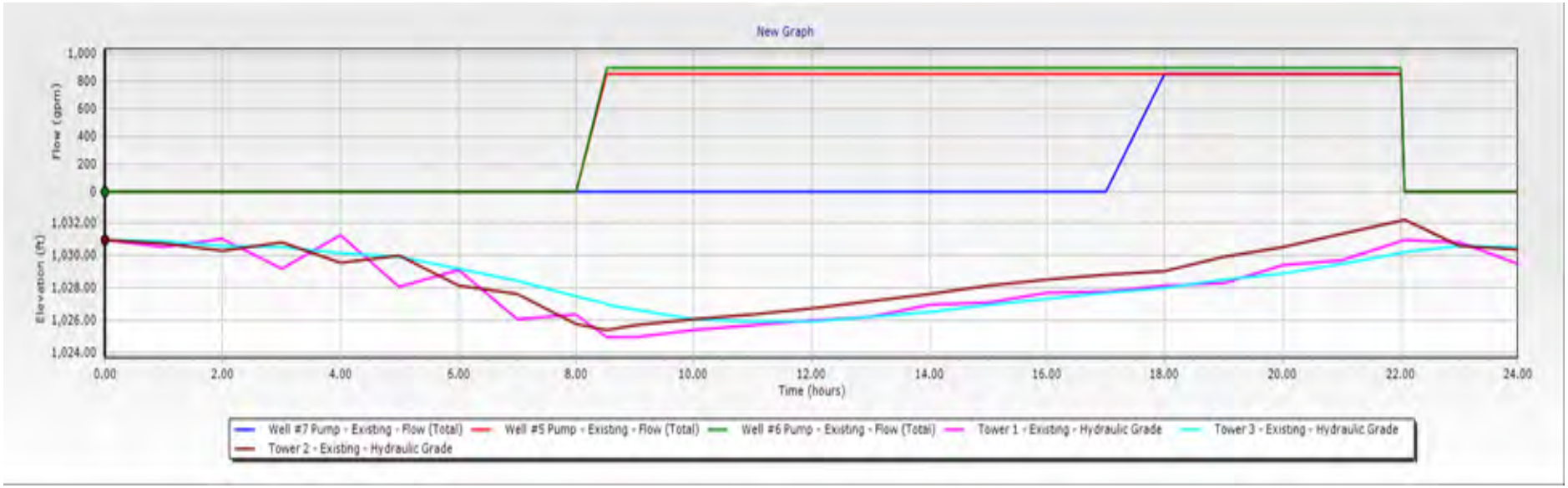
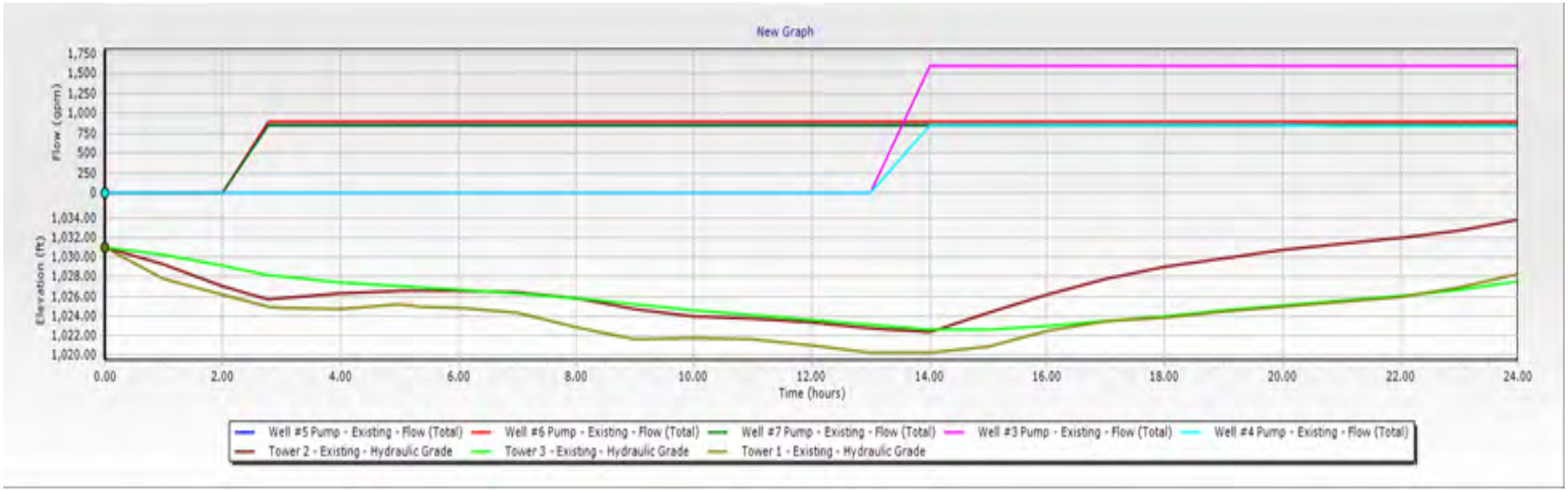


FIGURE 5

Existing System MDD 24-Hour Simulation

Well and Tower Operation



psi

54 - 75

Existing Watermain

Diameter

- 4
- 6
- 8
- 10
- 12
- 16
- 24

0 1,500 3,000 6,000 Feet

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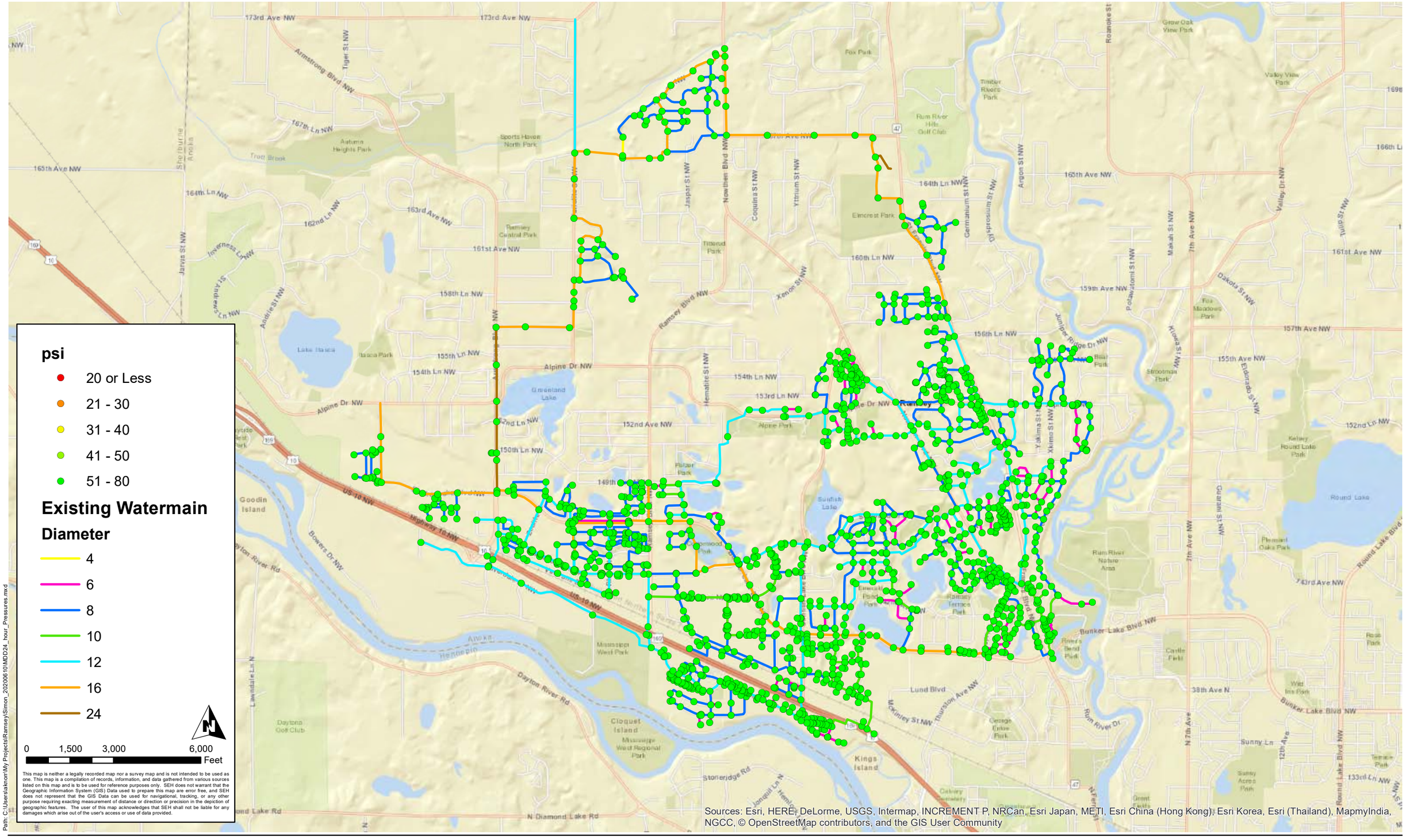
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EXISTING ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

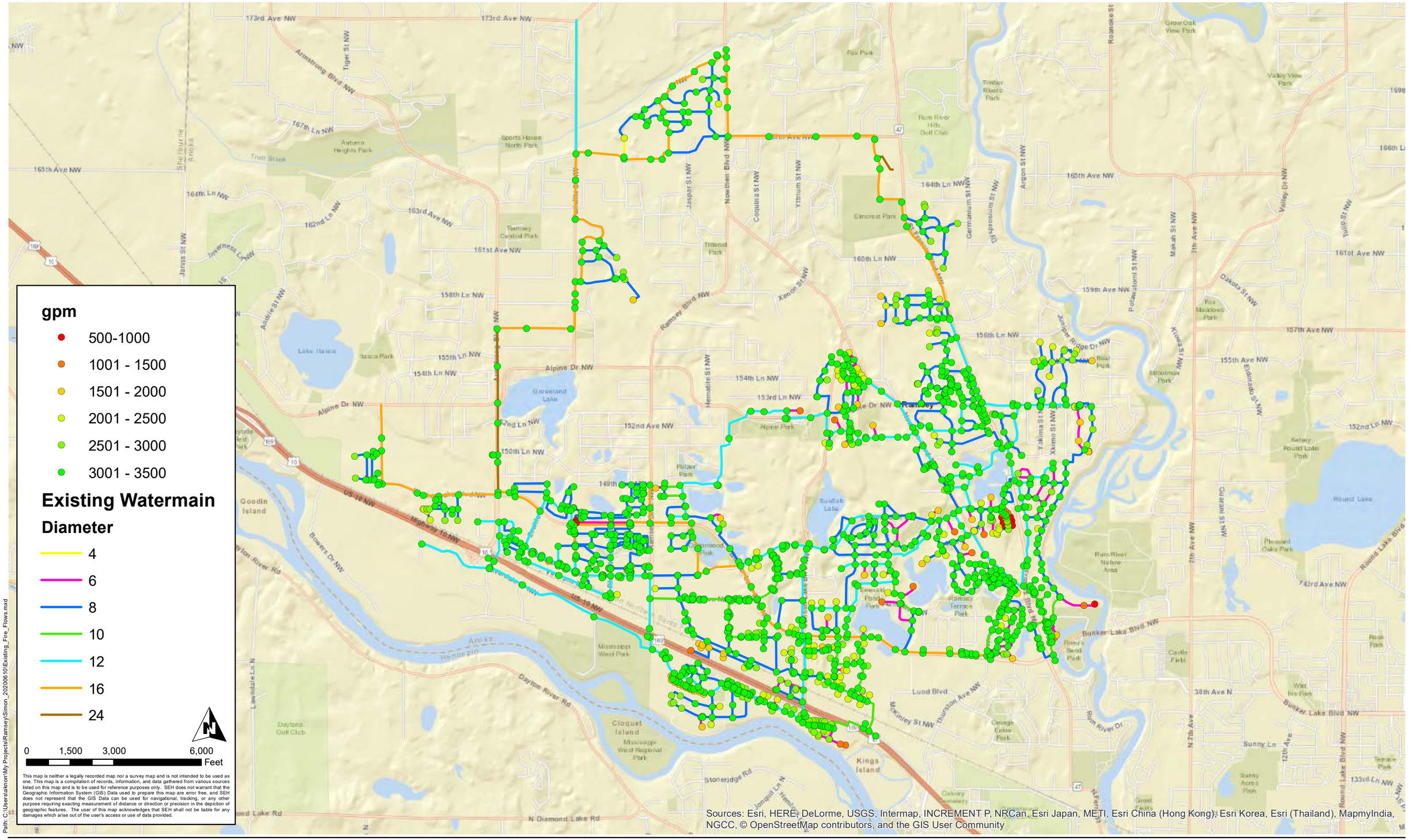
FIGURE 6
Minimum Pressures



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EXISTING MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 7
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

EXISTING AVAILABLE FIRE FLOWS
Ramsey, Minnesota

FIGURE 8
Available Fire Flows

FIGURE 9

Existing System with Treatment Plant ADD 24-Hour Simulation

High Service Pump and Tower Operation

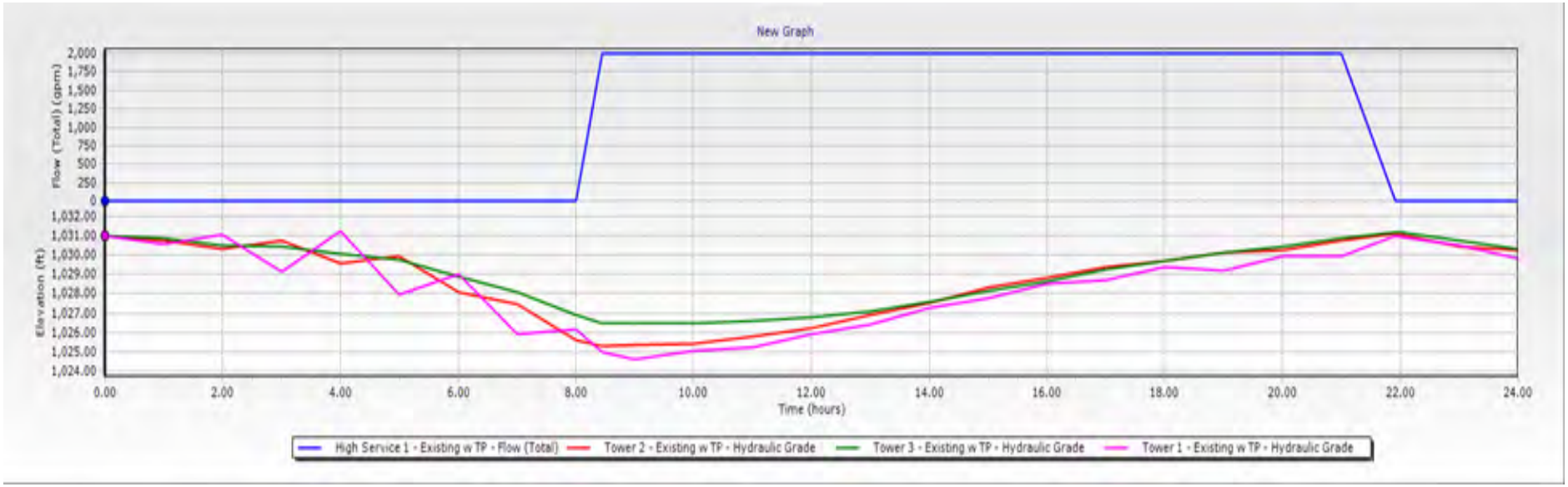
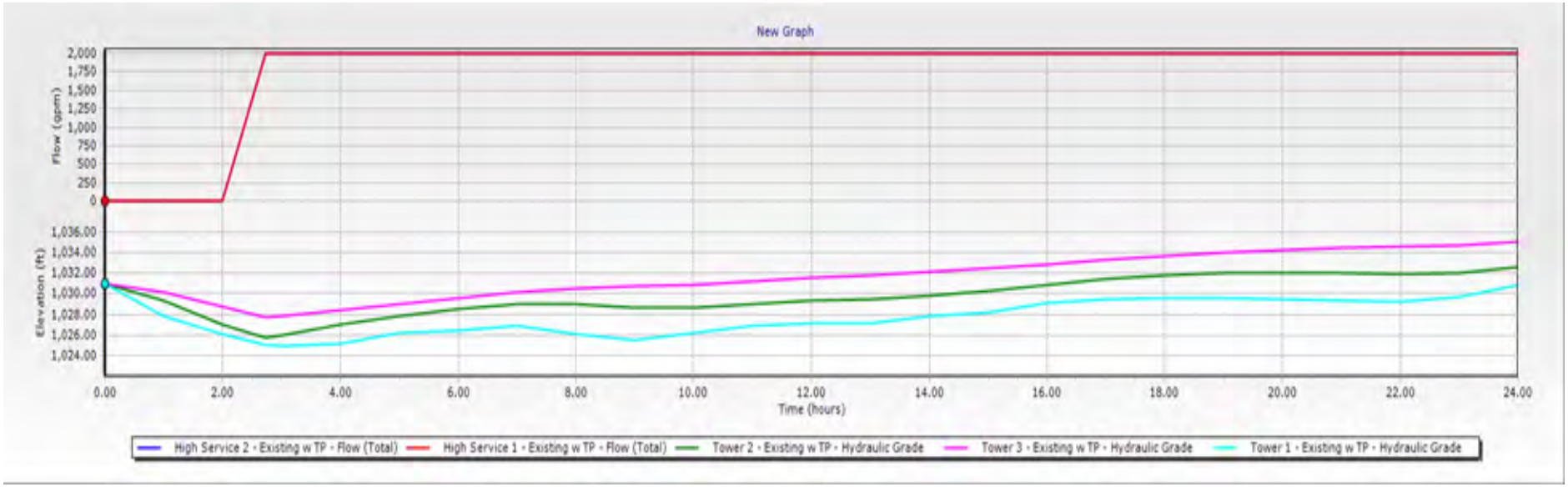
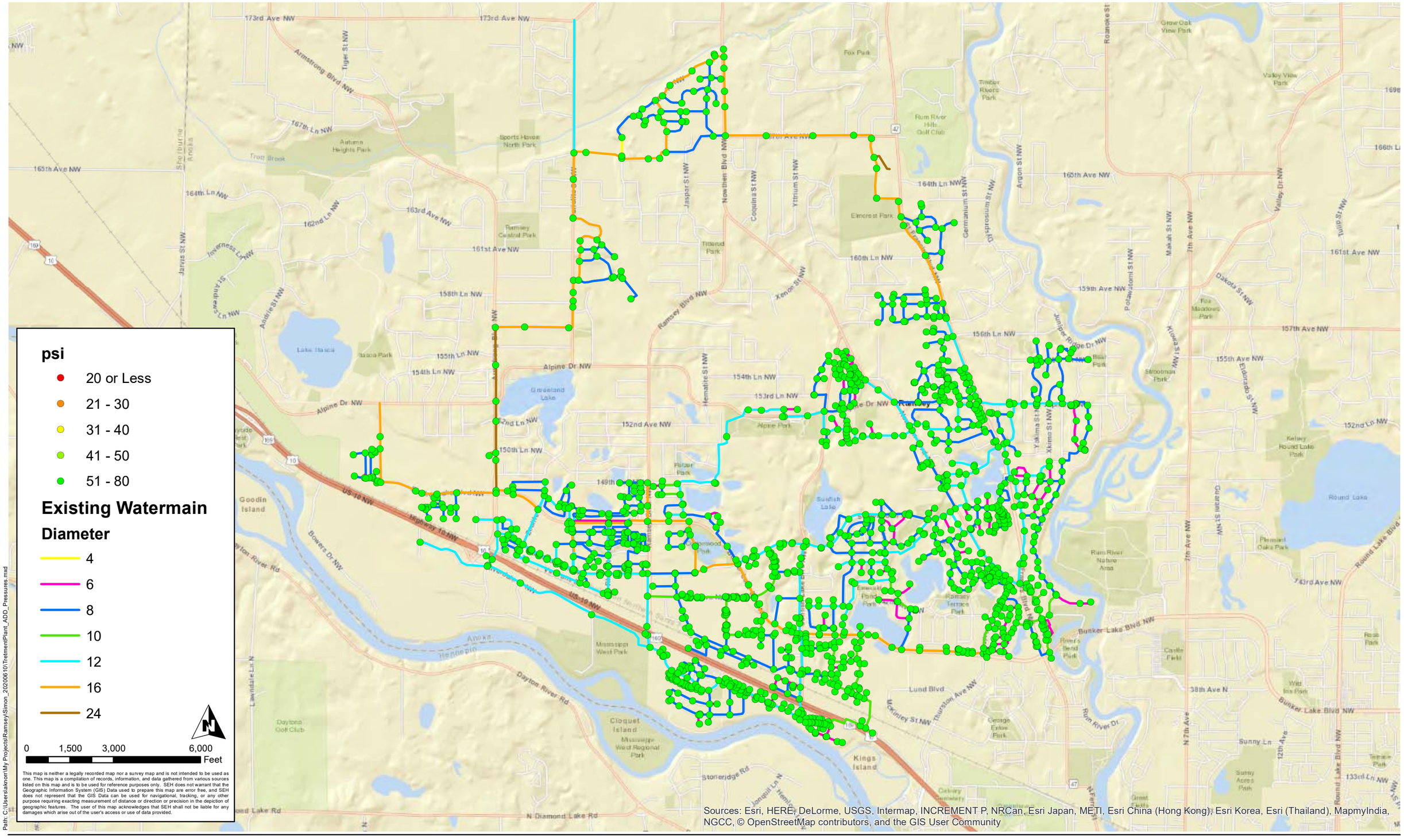


FIGURE 10

Existing System with Treatment Plan MDD 24-Hour Simulation

High Service Pump and Tower Operation

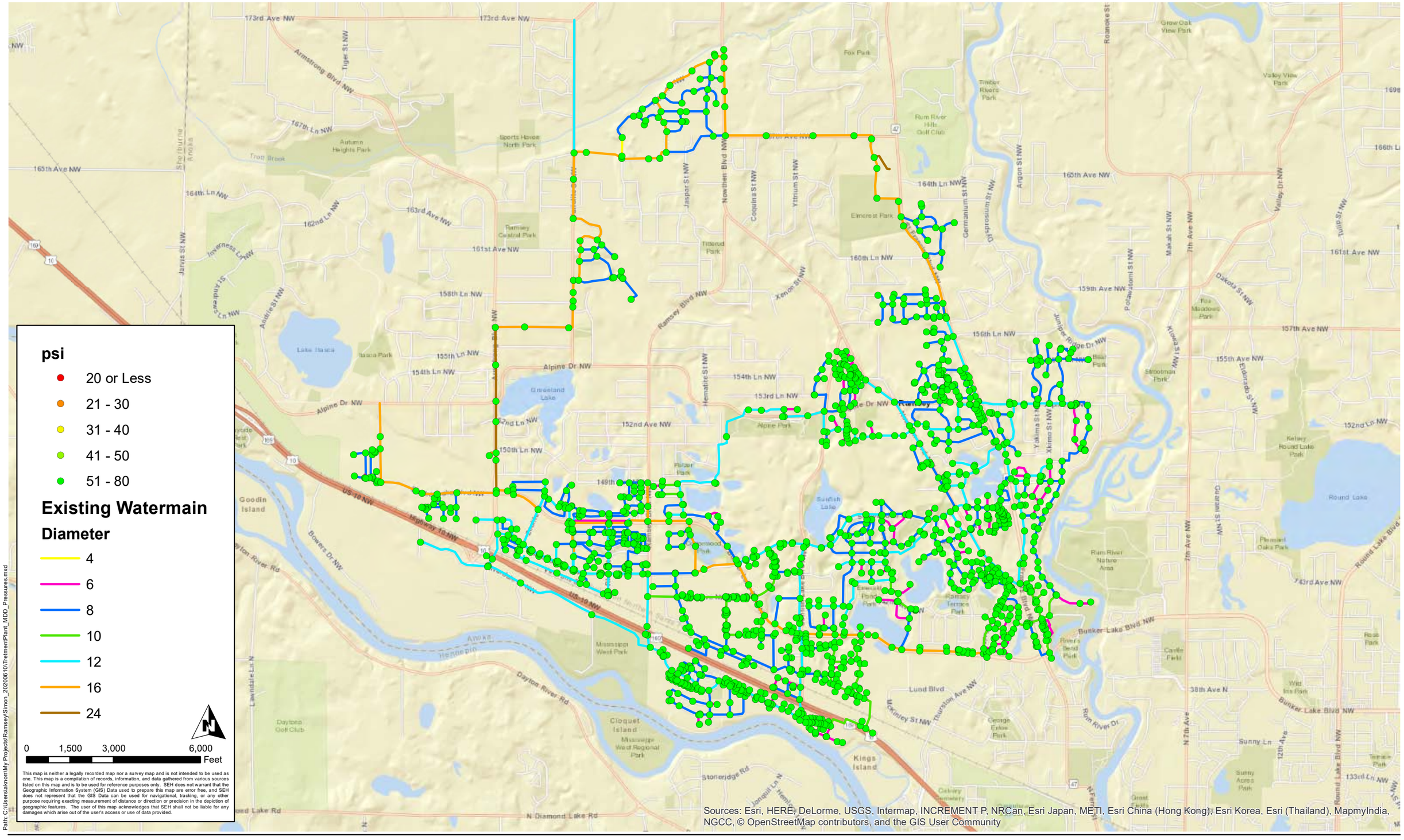




Project Number: RAMSY 154354
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TREATMENT PLANT WITH EXISTING ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 11
Minimum Pressures



Project Number: RAMSY 154354
Print Date: Print Date: 3/4/2021

TREATMENT PLANT WITH EXISTING MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 12
Minimum Pressures

FIGURE 13

2040 System ADD 24-Hour Simulation

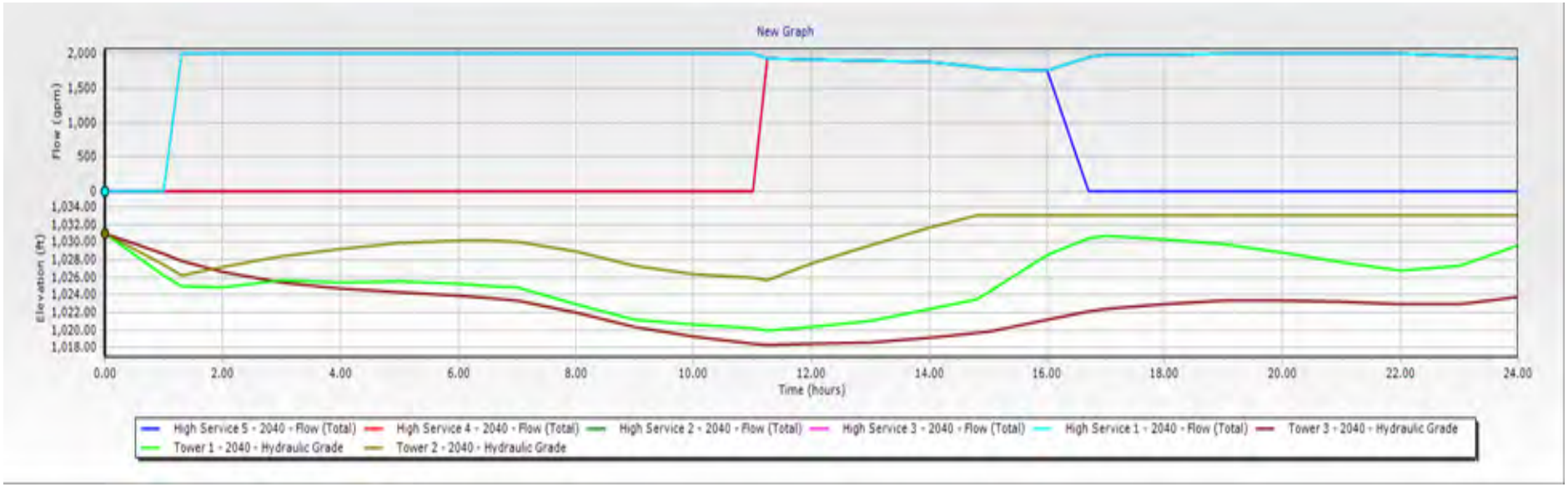
High Service Pump and Tower Operation



FIGURE 14

2040 System MDD 24-Hour Simulation

High Service Pump and Tower Operation



psi

- 20 or Less
- 21 - 30
- 31 - 40
- 41 - 50
- 51 - 80

2040 Watermain

Diameter

- 4
- 6
- 8
- 10
- 12
- 16
- 24

0 1,500 3,000 6,000 Feet

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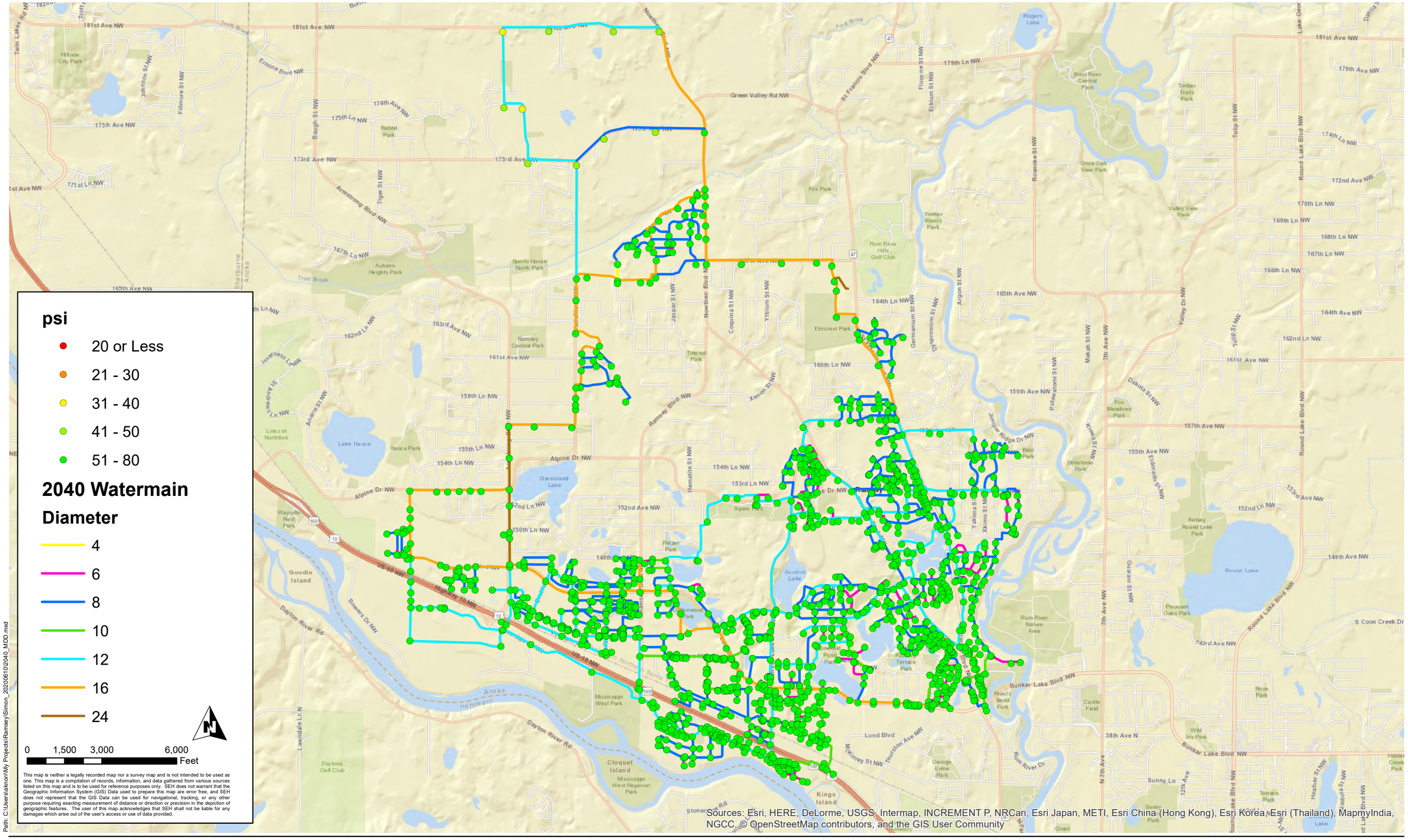
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2040 ADD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 15
Minimum Pressures



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Project Number: RAMSY 154354
Print Date: Print Date: 6/15/2020

2040 MDD 24 HOUR EPS MINIMUM PRESSURES
Ramsey, Minnesota

FIGURE 16
Minimum Pressures

Appendix C

CCL

CCL 4

Contaminant	Contaminant Type
Adenovirus	Virus
Caliciviruses	Virus (includes Norovirus)
Campylobacter jejuni	Bacteria
Enterovirus	Viruses including polioviruses, coxsackieviruses and echoviruses
Escherichia coli (0157)	Bacteria
Helicobacter pylori	Bacteria
Hepatitis A virus	Virus
Legionella pneumophila	Bacteria
Mycobacterium avium	Bacteria
Naegleria fowleri	Protozoan
Salmonella enterica	Bacteria
Shigella sonnei	Bacteria
1,1-Dichloroethane	It is an industrial solvent and an intermediate in the synthesis of other compounds.
1,1,1,2-Tetrachloroethane	It is an industrial solvent and used in the synthesis of other chlorinated compounds.
1,2,3-Trichloropropane	It is an industrial solvent, cleaning and degreasing agent as well as an intermediate in the synthesis of the other
1,3-Butadiene	It is used in the production of rubber and plastics.
1,4-Dioxane	It is used as a solvent for cellulose formulations, resins, oils, waxes and other organic substances. It is also used in wood pulping, textile processing, degreasing, in lacquers, paints, varnishes, and stains; and in paint and varnish removers.
17alpha-estradiol	It is an estrogenic hormone found in some pharmaceuticals.
1-Butanol	It is a solvent and used in production of other chemicals. compounds. It is present in a number of commercial products such as perfumes.
2-Methoxyethanol	It is used in a number of consumer products, such as synthetic cosmetics, perfumes, fragrances, hair preparations, and skin lotions.
2-Propen-1-ol	It is used in the production of other chemicals.
3-Hydroxycarbofuran	It is a pesticide degradate, the parent, carbofuran, is used as an insecticide.
4,4'-Methylenedianiline	It is used in the production of polyurethanes foams, glues, rubber and spandex fiber.
Acephate	It is an insecticide.
Acetaldehyde	It is a disinfection byproduct from ozonation; it is used in the production of other chemicals.
Acetamide	It is used as a solvent and plasticizer.
Acetochlor	It is an herbicide for weed control on agricultural crops.
Acetochlor ethanesulfonic acid (ESA)	Acetochlor ESA is an environmental degradate of acetochlor.
Acetochlor oxanilic acid (OA)	Acetochlor OA is an environmental degradate of acetochlor.

Acrolein	It is used as an aquatic herbicide, rodenticide and industrial chemical.
Alachlor ethanesulfonic acid (ESA)	Alachlor ESA is an environmental degradate of the pesticide alachlor (an herbicide for weed control on agricultural crops).
Alachlor oxanilic acid (OA)	Alachlor OA is an environmental degradate of alachlor.
alpha-Hexachlorocyclohexane	It is a component of benzene hexachloride (BHC) and was formerly used as an insecticide.
Aniline	It is used as an industrial chemical, as a solvent, in the synthesis of explosives, rubber products and in isocyanates.
Bensulide	It is an herbicide.
Benzyl chloride	It is used in the production of other substances, such as plastics, dyes, lubricants, gasoline and pharmaceuticals.
Butylated hydroxyanisole	It is used as a food additive (antioxidant).
Captan	It is a fungicide.
Chlorate	Chlorate compounds are used in agriculture as defoliants or desiccants and may occur in drinking water because of use of disinfectants such as chlorine dioxide and hypochlorites.
Chloromethane (Methyl chloride)	It is used as a foaming agent and in the production of other substances.
Clethodim	It is an herbicide.
Cobalt	It is a naturally-occurring element and was formerly used as cobaltous chloride in medicines and as a germicide. It is a part of the vitamin B12 molecule
Cumene hydroperoxide	It is used as a catalyst is used in the production of other substances.
Cyanotoxins	Toxins naturally produced and released by cyanobacteria ("blue-green algae"). The group of cyanotoxins includes, but is not limited to: anatoxin-a, cylindrospermopsin, microcystins, and saxitoxin.
Dicrotophos	It is an insecticide.
Dimethipin	It is an herbicide and plant growth regulator.
Diuron	It is an herbicide.
Equilenin	It is an estrogenic hormone used in hormone replacement therapy.
Equilin	It is an estrogenic hormone and is used in hormone replacement therapy.
Erythromycin	It is used an antibiotic.
Estradiol (17-beta estradiol)	It is an isomer of estradiol found in some pharmaceuticals.
Estriol	It is a weak estrogenic hormone used in veterinary pharmaceuticals.
Estrone	It is a precursor of estradiol used in veterinary and human pharmaceuticals.
Ethinyl estradiol (17-alpha ethynyl estradiol)	It is an estrogenic hormone and is used in veterinary and human oral contraceptives.
Ethoprop	It is an insecticide.
Ethylene glycol	It is used as antifreeze, in textile manufacturing and is a cancelled pesticide.

Ethylene oxide	It is a fungicidal and insecticidal fumigant.
Ethylene thiourea	It is used in the production of other substances, such as for vulcanizing polychloroprene (neoprene) and polyacrylate rubbers and is a metabolite of some fungicides.
Formaldehyde	It is an ozoneation disinfection byproduct, can occur naturally and has been used as a fungicide.
Germanium	It is a naturally-occurring element and is commonly found as germanium dioxide in phosphors, transistors and diodes, and in electroplating. In some cases it has been sold as a dietary supplement.
HCFC-22	It is used as a refrigerant, as a low-temperature solvent, and in fluorocarbon resins, especially in tetrafluoroethylene polymers.
Halon 1011 (bromochloromethane)	It is used as a fire-extinguishing fluid and to suppress explosions, as well as a solvent in the manufacturing of some pesticides. May also occur as a disinfection by-product in drinking water.
Hexane	It is a component of gasoline and used as a solvent.
Hydrazine	It is used as an ingredient in the production of other substances, such as rocket propellants. It is also used in the production of plastics.
Manganese	It is a naturally-occurring element used in a variety of applications including use in steel production to improve hardness, stiffness and strength. It is an essential nutrient found in vitamin/mineral supplement and in fortified foods.
Mestranol	It is a precursor to ethinylestradiol used in veterinary and human pharmaceuticals.
Methamidophos	It is an insecticide.
Methanol	It is used as an industrial solvent, a gasoline additive and as an anti-freeze ingredient.
Methyl bromide (bromomethane)	It has been used as a fumigant and fungicide.
Methyl tert-butyl ether (MTBE)	It is used as an octane booster in gasoline, in the manufacturing of isobutene and as an extraction solvent.
Metolachlor	It is an herbicide for weed control on agricultural crops.
Metolachlor ethanesulfonic acid (ESA)	Metolachlor ESA is an environmental degradate of metolachlor.
Metolachlor oxanilic acid (OA)	Metolachlor OA is an environmental degradate of
Molybdenum	It is a naturally-occurring element and is commonly found as molybdenum trioxide. It is used as a steel alloy. It is an essential dietary nutrient found in foods and nutritional supplements.
Nitrobenzene	It is used in the production of aniline, and also as a solvent in the manufacturing of paints, shoe polishes, floor polishes, metal polishes, explosives, dyes, pesticides and drugs (such as acetaminophen).,

Nitroglycerin	It is used in the production of explosives, and in rocket propellants. It is also a pharmaceutical for the treatment of angina.
N-Methyl-2-pyrrolidone	It is a solvent in the chemical industry, and is used in the formulation of pharmaceuticals for oral and dermal delivery.
N-nitrosodiethylamine (NDEA)	It is a nitrosamine used as an additive in gasoline and in lubricants, as an antioxidant and as a stabilizer in plastics. It is formed in cured foods and during high temperature cooking of meats and fish, and may be a disinfection byproduct.
N-nitrosodimethylamine (NDMA)	It was formerly used in the production of rocket fuels, anti-oxidants and softeners for copolymers. It is formed in cured foods and during high temperature cooking. It may be a leachate from rubber gaskets and fittings and may form as a disinfection byproduct.
N-nitroso-di-n-propylamine (NDPA)	It is formed in cured foods and during high temperature cooking of meats and fish and may be a disinfection byproduct. It is a contaminant in dinitrofluralin herbicides.
N-Nitrosodiphenylamine	It is used in the vulcanization of rubber and as an inhibitor of polymerization in the production of polystyrene. It may be a disinfection byproduct.
N-nitrosopyrrolidine (NPYR)	It is used in rubber production. It is formed in cured foods and during high temperature cooking of meats and fish and may be a disinfection byproduct.
Nonylphenol2	The main use of nonylphenol is in the manufacture of nonylphenol ethoxylates, which have been used in a wide range of industrial applications and consumer products including laundry detergents, cleaners, degreasers, paints and coatings and other uses. Several other CASRNs are associated with nonyphenol due to varying chemical structures including: 104-40-5, 84852-15-3, 91672-41-2, and 139-84-4.
Norethindrone (19-Norethisterone)	Norethindrone is a synthetic hormone used in oral contraceptives and for hormone replacement therapy.
n-Propylbenzene	It is a constituent of asphalt and naptha and used in the manufacture of methyl styrene. It is a solvent for printing and dying of textiles.
o-Toluidine	It is used in the production of dyes, rubber, pharmaceuticals and pesticides.
Oxirane, methyl	It is an industrial chemical used in the production of other substances. It is a registered pesticide.
Oxydemeton-methyl	It is an insecticide.
Oxyfluorfen	It is an herbicide.
Perfluorooctanesulfonic acid (PFOS)	PFOS has been used to make carpets, leathers, textiles, fabrics for furniture, paper packaging, and other materials that are resistant to water, grease, or stains. It is also used in firefighting foams at airfields. Many of these uses have been phased out by its primary U.S. manufacturer; however, there are still some ongoing uses.

Perfluorooctanoic acid (PFOA)	PFOA has been used to make carpets, leathers, textiles, fabrics for furniture, paper packaging, and other materials that are resistant to water, grease, or stains. It is also used in firefighting foams at airfields. Many of these uses are being phased out by U.S. manufacturers; however, there are still some ongoing uses.
Permethrin	It is an insecticide.
Profenofos	It is an insecticide and an acaricide.
Quinoline	It is a component of coal tars and used in the production of other substances, and as a pharmaceutical (anti-malarial).
RDX (Hexahydro-1,3,5-trinitro-1,3,5-triazine)	It is an explosive.
sec-Butylbenzene	It is used as a solvent for coatings in organic synthesis, as a plasticizer and in surfactants.
Tebuconazole	It is a fungicide.
Tebufenozide	It is insecticide.
Tellurium	It is a naturally-occurring element and is commonly used as sodium tellurite in bacteriology and medicine.
Thiodicarb	It is an insecticide.
Thiophanate-methyl	It is a fungicide.
Toluene diisocyanate	It is used in the manufacturing of plastics.
Tribufos	It is an insecticide and used as a cotton defoliant.
Triethylamine	It is used in the production of other substances, as a stabilizer in herbicides and pesticides, in consumer products, in photographic chemicals and in carpet cleaners.
Triphenyltin hydroxide (TPTH)	It is a pesticide.
Urethane	It is a paint and coating ingredient (polyurethanes).
Vanadium	It is a naturally-occurring element. Vanadium pentoxide is a catalyst for the production of other substances catalyst. It is sometimes an ingredient in mineral supplements but is not classified as an essential nutrient
Vinclozolin	It is a fungicide.
Ziram	It is a fungicide.

Appendix D

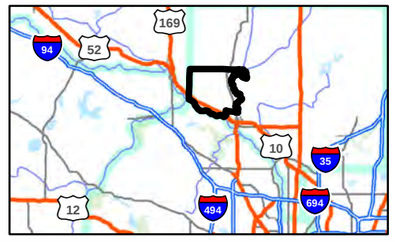
Groundwater Modeling Memo

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

0 1,500 3,000 6,000

Feet



Distribution System

Source Water Analysis
City of Ramsey
Minnesota

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SEH

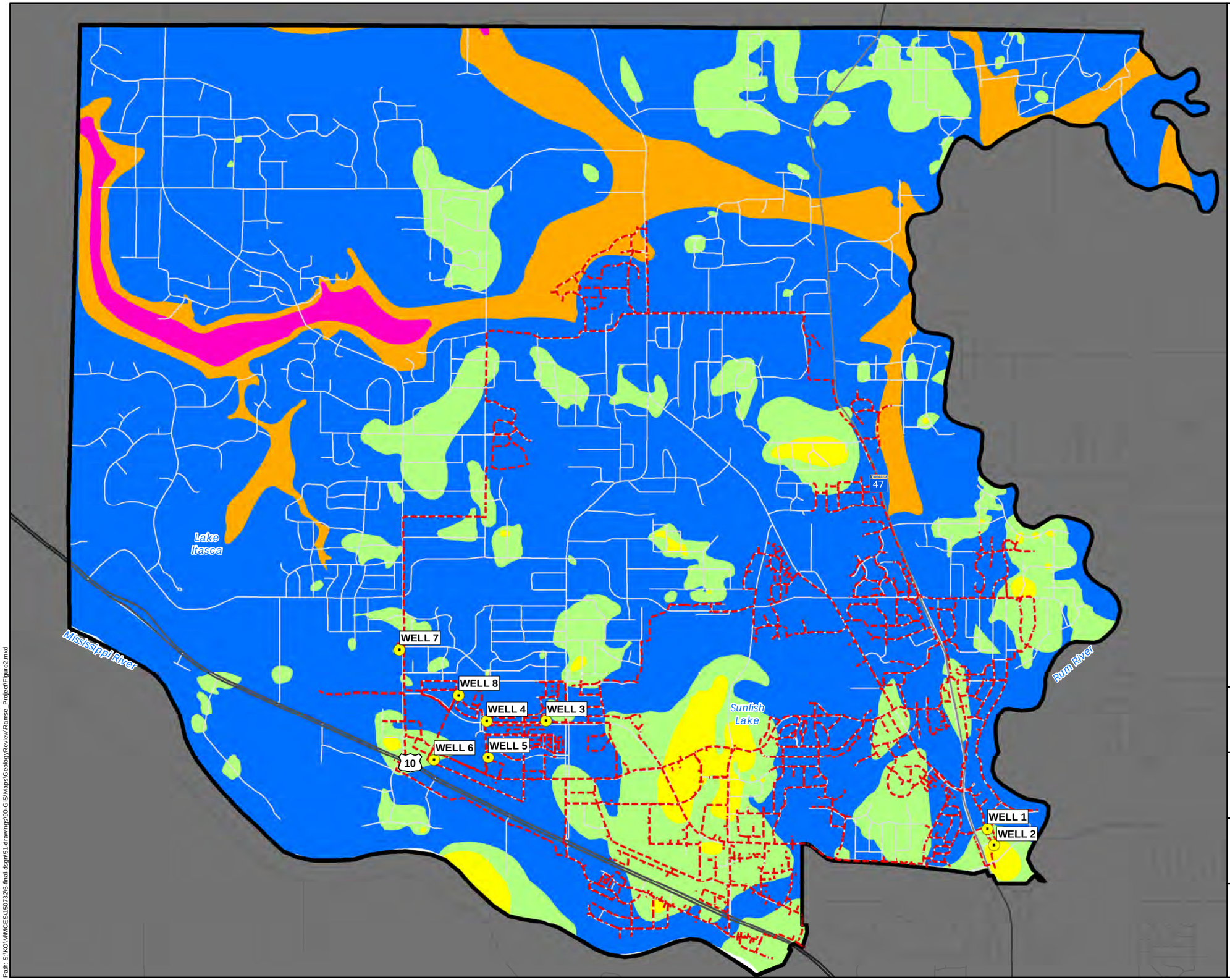
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 1

Path: S:\KO\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geobyb\Review\Ramsey_Project\Figure1.mxd



Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

Anoka County Bedrock Geology

- Jordan Sandstone, Up. Camb.
- St. Lawrence Formation, Up. Camb.
- Tunnel City group,Up. Camb.
- Wonewoc Sandstone, Up. Camb.
- Eau Claire Formation, Mid. to Up. Camb.

0 1,500 3,000 6,000 Feet

Bedrock Geology

Source Water Analysis
City of Ramsey
Minnesota

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SEH

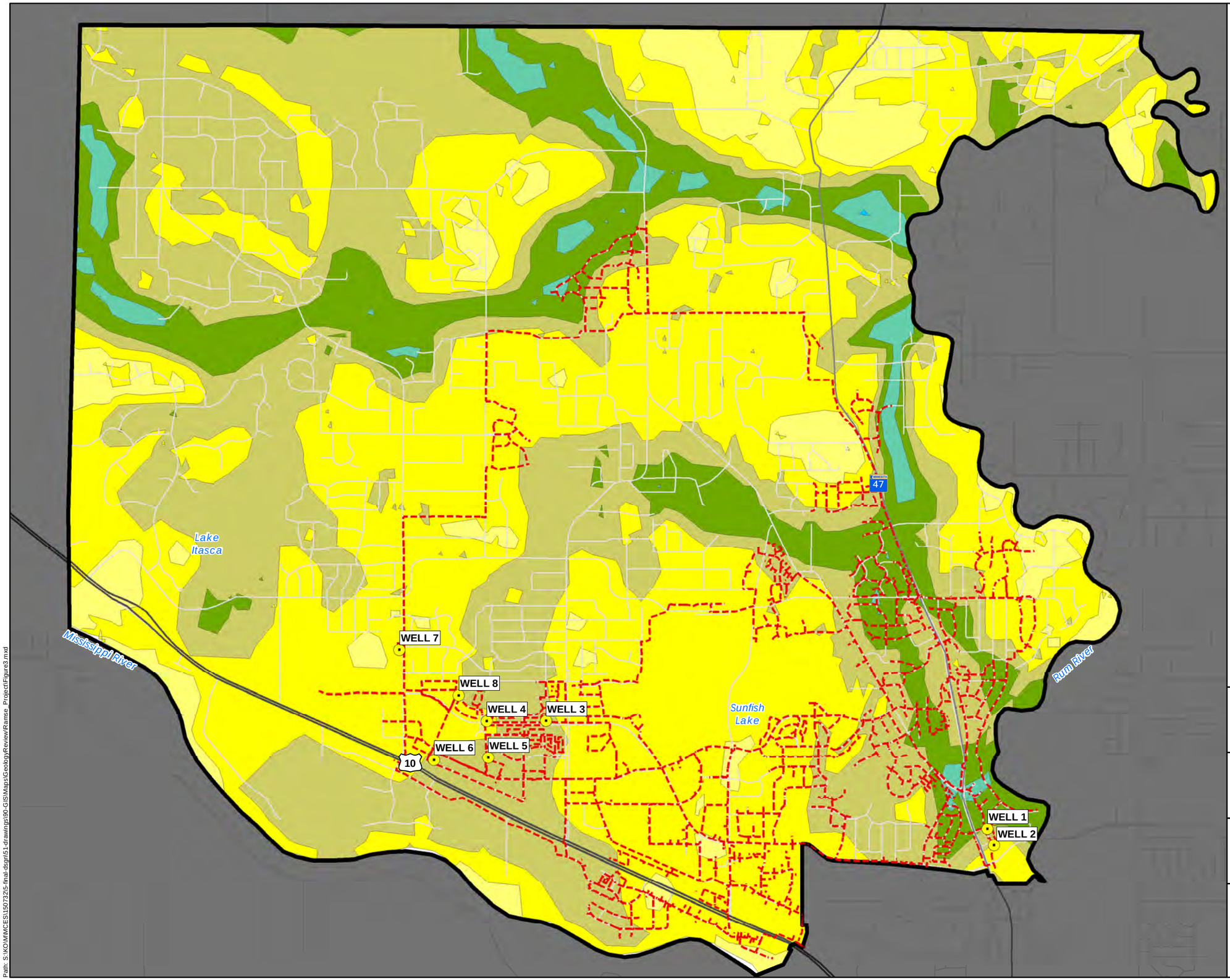
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 2

Path: S:\KOM\MCES\150732\5-final-design\51-drawings\90-GIS\Mxds\GeologyReviewRamsa_Project\Figure2.mxd



Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary

Anoka County Depth to Bedrock (ft)

Depth to bedrock (ft.)

- 1-50
- 51-100
- 101-150
- 151-200
- 201-250
- 251-300
- 301-350
- 351-400
- 401-450
- 451-500

0 1,500 3,000 6,000 Feet



Depth to Bedrock

Source Water Analysis
City of Ramsey
Minnesota

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SEH

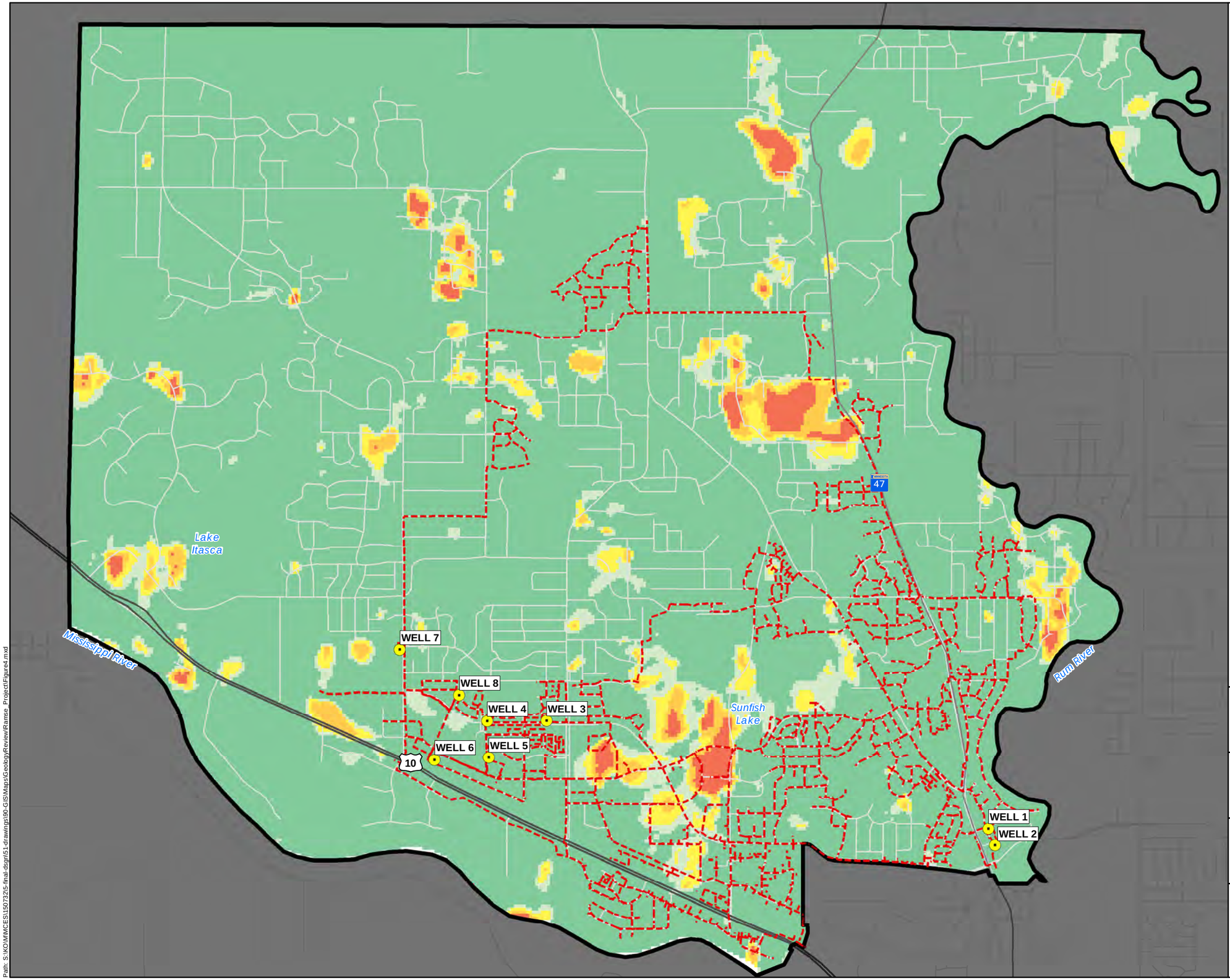
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 3

Path: S:\KOM\MCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\GeobyReview\Ramse_Project\Figure3.mxd

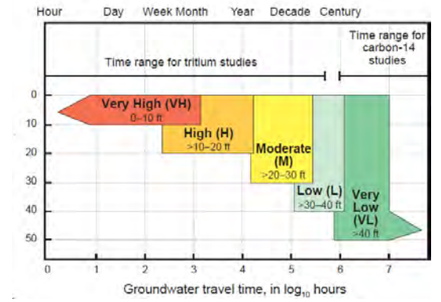


Legend

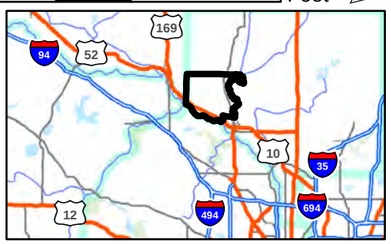
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Pollution Sensitivity (Top of Bedrock)

- Very High
- High
- Moderate
- Low
- Very Low



0 1,500 3,000 6,000 Feet



Pollution Sensitivity

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 4

Path: S:\KOI\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geology\Review\Ramsey_Project\Figure4.mxd

CTCG
CSLT
CTCG
CTCG
CTCG
CTCG
CTCG
47
Lake Itasca
Mississippi River
WELL 7
CTCG
WELL 8
WELL 4
WELL 3
WELL 6
WELL 5
10
Sunfish Lake
CTCG
Rum River
WELL 1
WELL 2

Legend

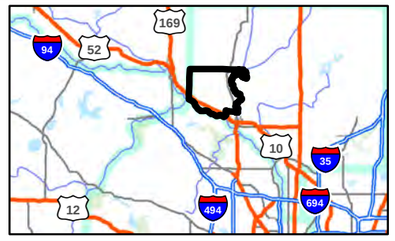
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Tritium

Bedrock Water Age Dating Method

- recent
- mixed
- vintage
- not sampled

0 1,500 3,000 6,000
Feet



Tritium Data

Source Water Analysis
City of Ramsey
Minnesota

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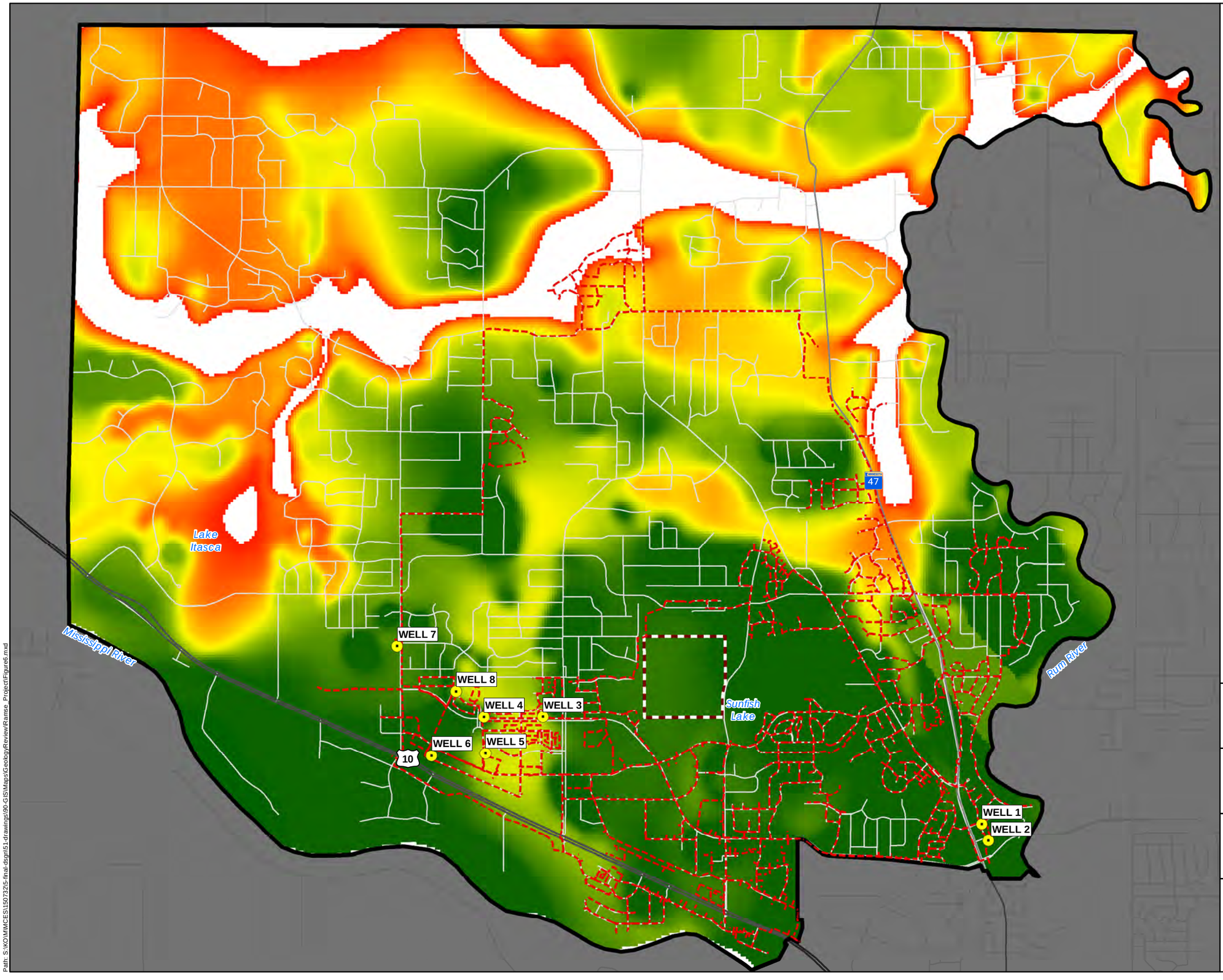
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 5

Path: S:\KO\MMCES\150732\5-final-dsn\51-drawings\90-GIS\Maps\Geobyn\Review\Ramsey_Project\Figure5.mxd



Legend

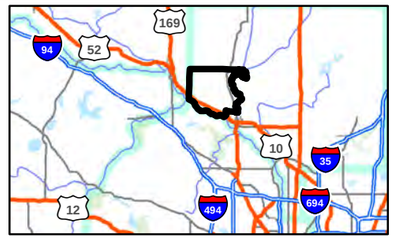
- Municipal Well
- Municipal Watermain
- Municipality Boundary
- Landfill Boundary

Tunnel City Thickness (Feet)

Value

- 158.106
- 142.296
- 126.486
- 110.676
- 94.866
- 79.0561
- 63.2461
- 47.4361
- 31.6261
- 15.8161
- 0.00610352

0 1,500 3,000 6,000 Feet



Tunnel City Thickness

Source Water Analysis
City of Ramsey
Minnesota

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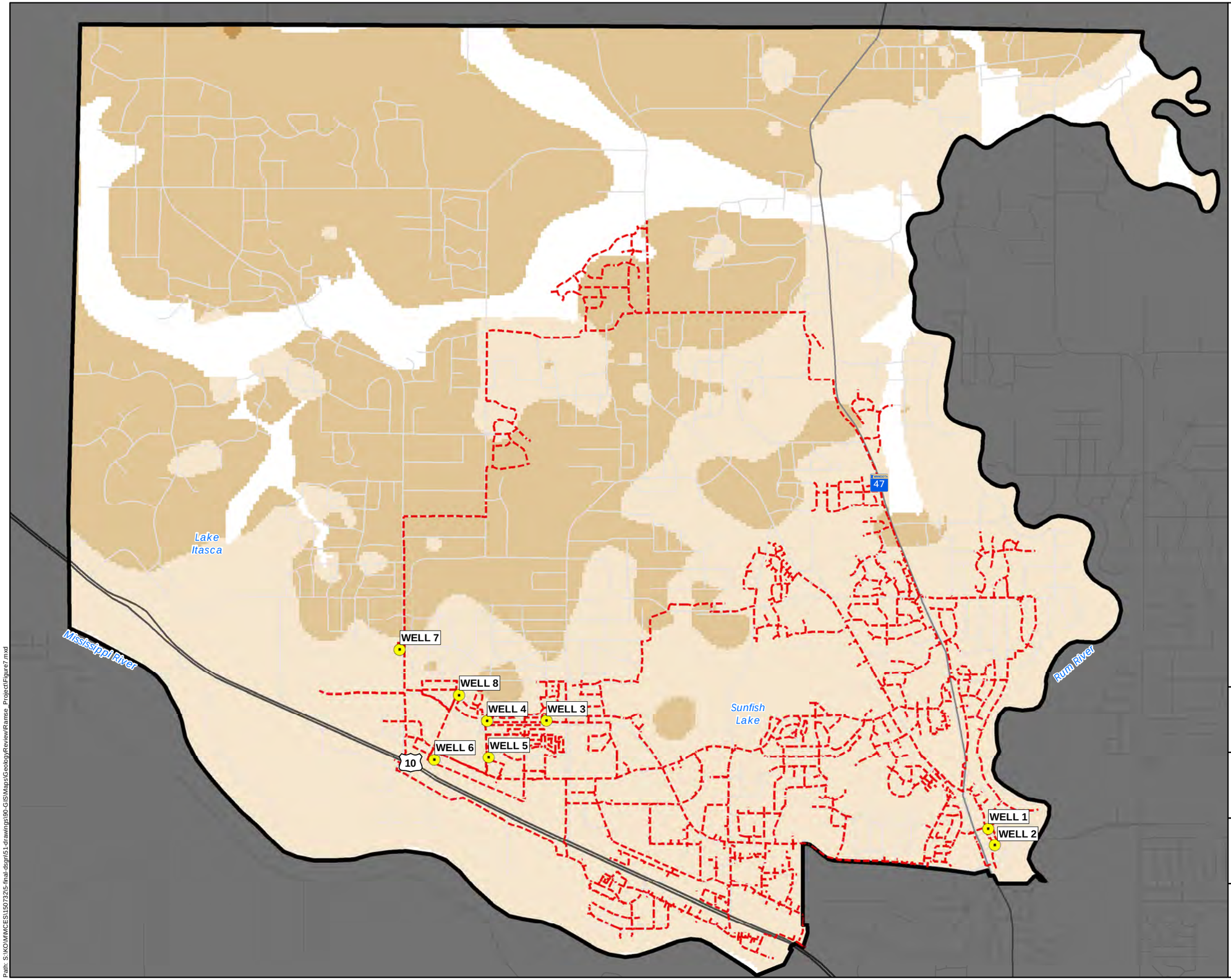
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 6

Path: S:\KO\MMCES\150732\5-final-dsn\t51-drawings\90-GIS\Maps\GeoExpyReview\Ramse...Project\Figure6.mxd



Legend

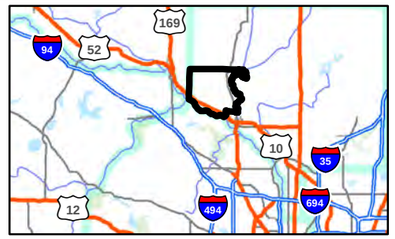
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Potentiometric surface elevation

ELEVATION

- >820 to 860
- >860 to 900
- >900 to 940

0 1,500 3,000 6,000 Feet



Tunnel City Potentiometric Water Elevation

Source Water Analysis
City of Ramsey
Minnesota

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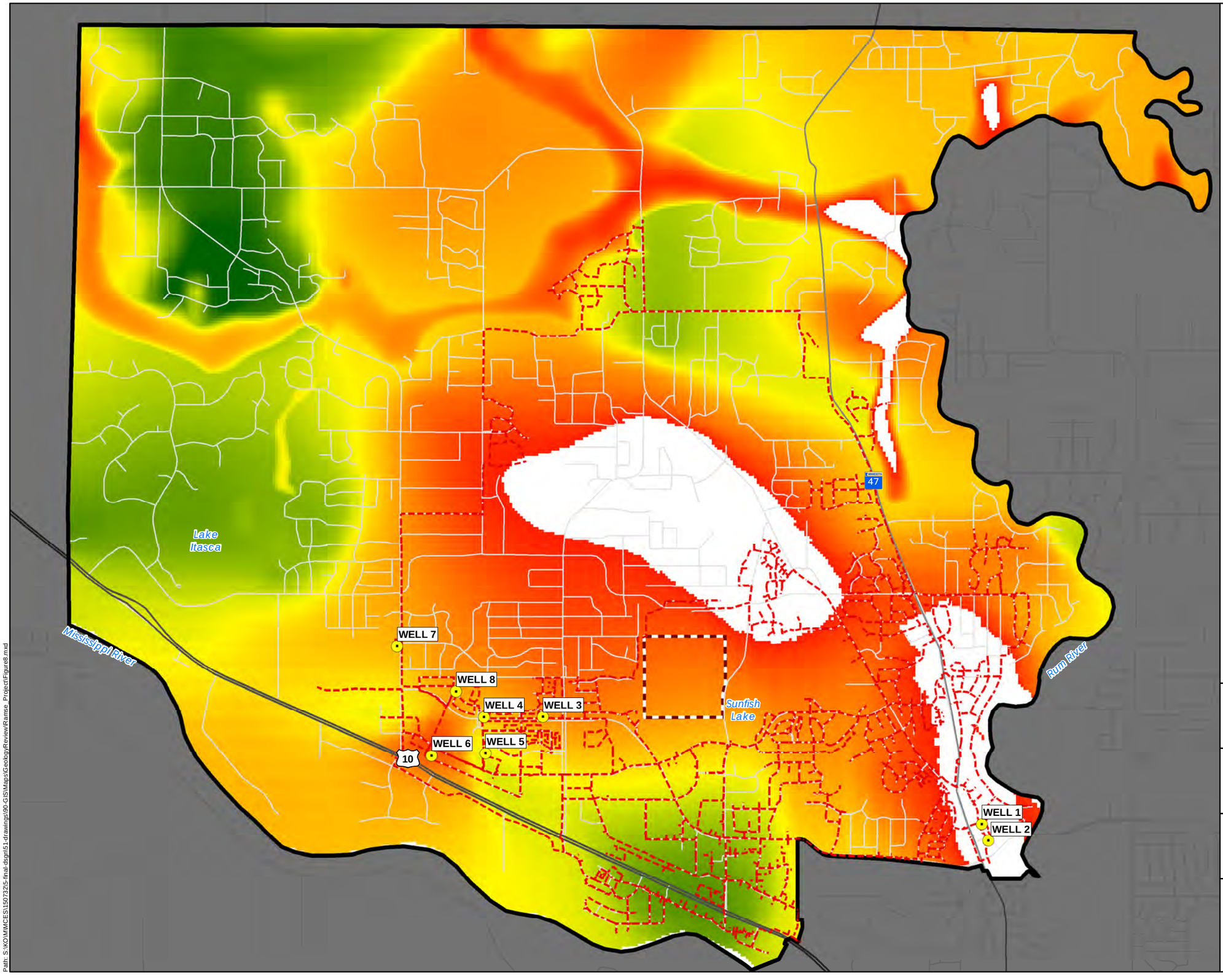
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 7

Path: S:\KOM\MCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\GeobyrReview\Ramse - Project\Figure7.mxd



Legend

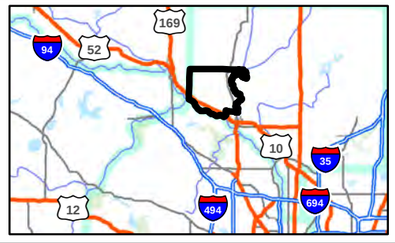
- Municipal Well
- Municipal Watermain
- Municipality Boundary
- Landfill Boundary

Wonewoc Thickness (feet)

Value

- 133.674
- 120.307
- 106.939
- 93.5718
- 80.2044
- 66.837
- 53.4696
- 40.1022
- 26.7348
- 13.3675
- 6.10352e-05

0 1,500 3,000 6,000 Feet



Wonewoc Thickness

Source Water Analysis
City of Ramsey
Minnesota

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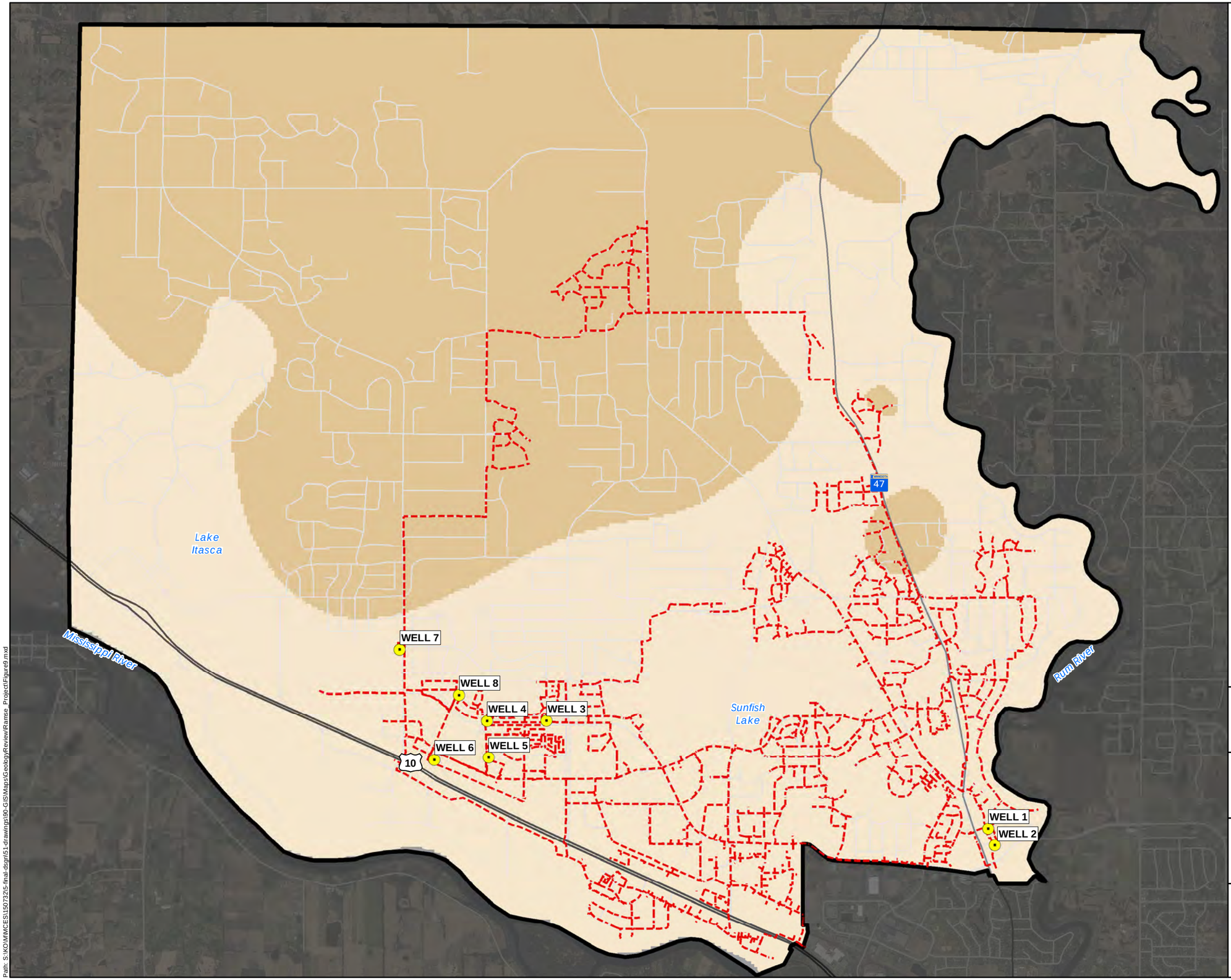
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 8

Path: S:\KOI\MMCES\150732\5-final-dsp\fi51-drawings\90-GIS\Maps\GeobpyReviewRamse_Project\Figure8.mxd



Legend

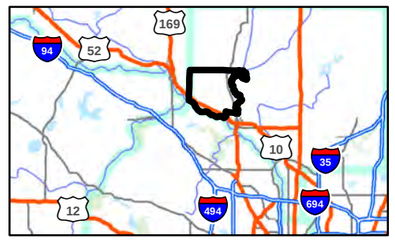
- Municipal Well
- Municipal Watermain
- Municipality Boundary

Potentiometric surface elevation

ELEVATION

- >820 to 860
- >860 to 900
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

0 1,500 3,000 6,000 Feet



Wonewoc Potentiometric Surface Elevation

Source Water Analysis
City of Ramsey
Minnesota

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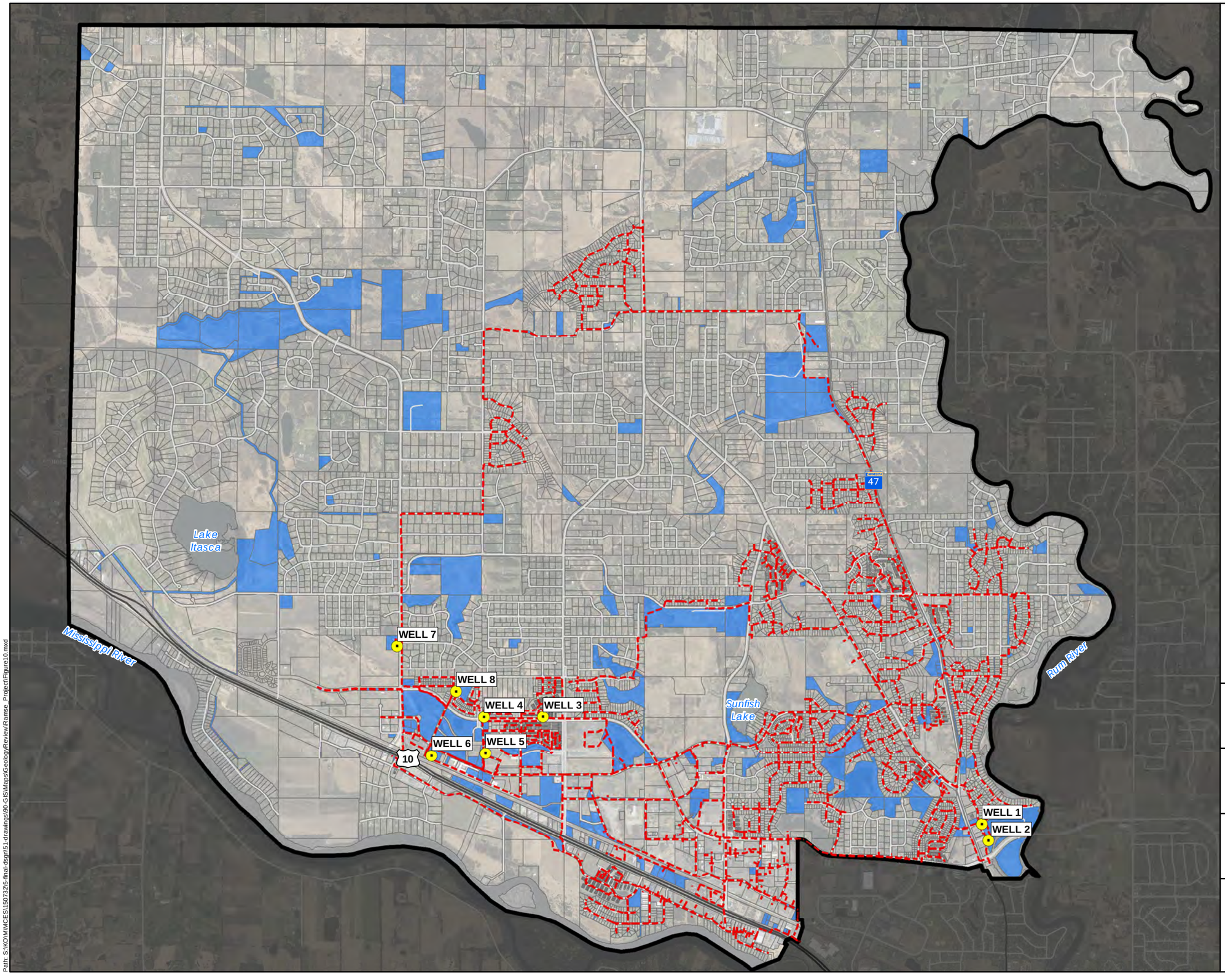
SEH

Project: MCES 150732
Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 9

Path: S:\KO\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geobyte\Review\Rames- Project\Figure9.mxd

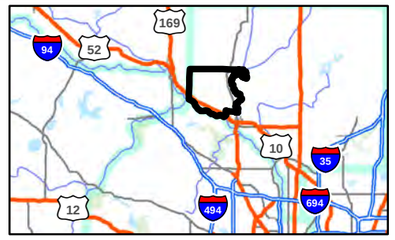


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

0 1,500 3,000 6,000

Feet



Parcel Data

Source Water Analysis
City of Ramsey
Minnesota

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SEH

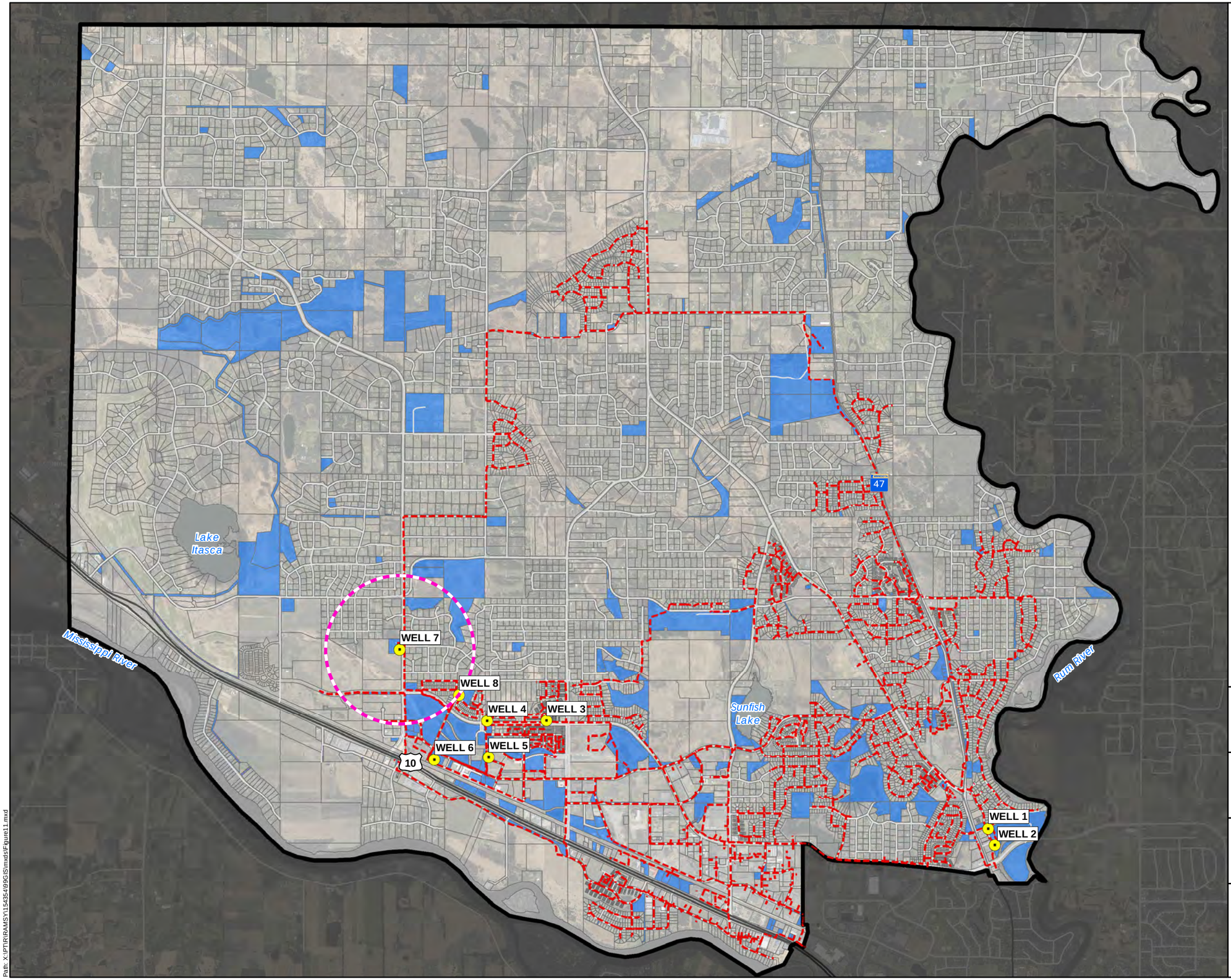
Project: MCES 150732

Print Date: 11/7/2019

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 10

Path: S:\KO\MMCES\150732\5-final-dsgn\51-drawings\90-GIS\Maps\Geobyp\Review\Ramsa- Project\Figure10.mxd

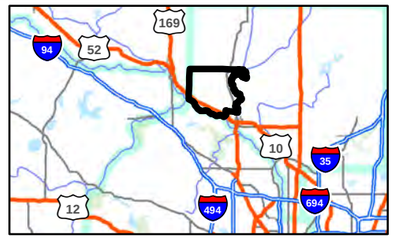


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- 2400 ft Radius of Influence for 3 feet of Drawdown.

Note:
Radius of Influence calculation was based upon "Methods for Determining the Proper Spacing of Wells" (USGS, 1961) for a single pumping well.

0 1,500 3,000 6,000
Feet



Radius of Influence and Parcel Data

Source Water Analysis
City of Ramsey
Minnesota

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SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 11

Path: X:\PTW\RAMSY\115435499\GIS\mxd\sFigure11.mxd

906.7151

886.4228

866.1305

Lake Itasca

Mississippi River

WELL 7

WELL 8

WELL 4

WELL 3

WELL 6

WELL 5

10

47

Sunfish Lake

Rum River

WELL 1

WELL 2

866.1305

845.8382

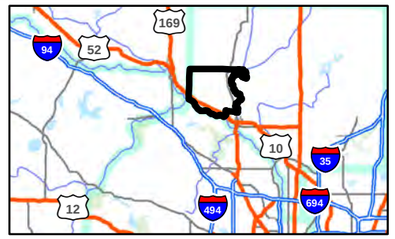
Path: X:\PTW\RAMSY\115435499\GIS\mxds\Figure12.mxd

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000
Feet



Present Day - No Pumping Wells Aquifer Water Level Contours

Source Water Analysis
City of Ramsey
Minnesota

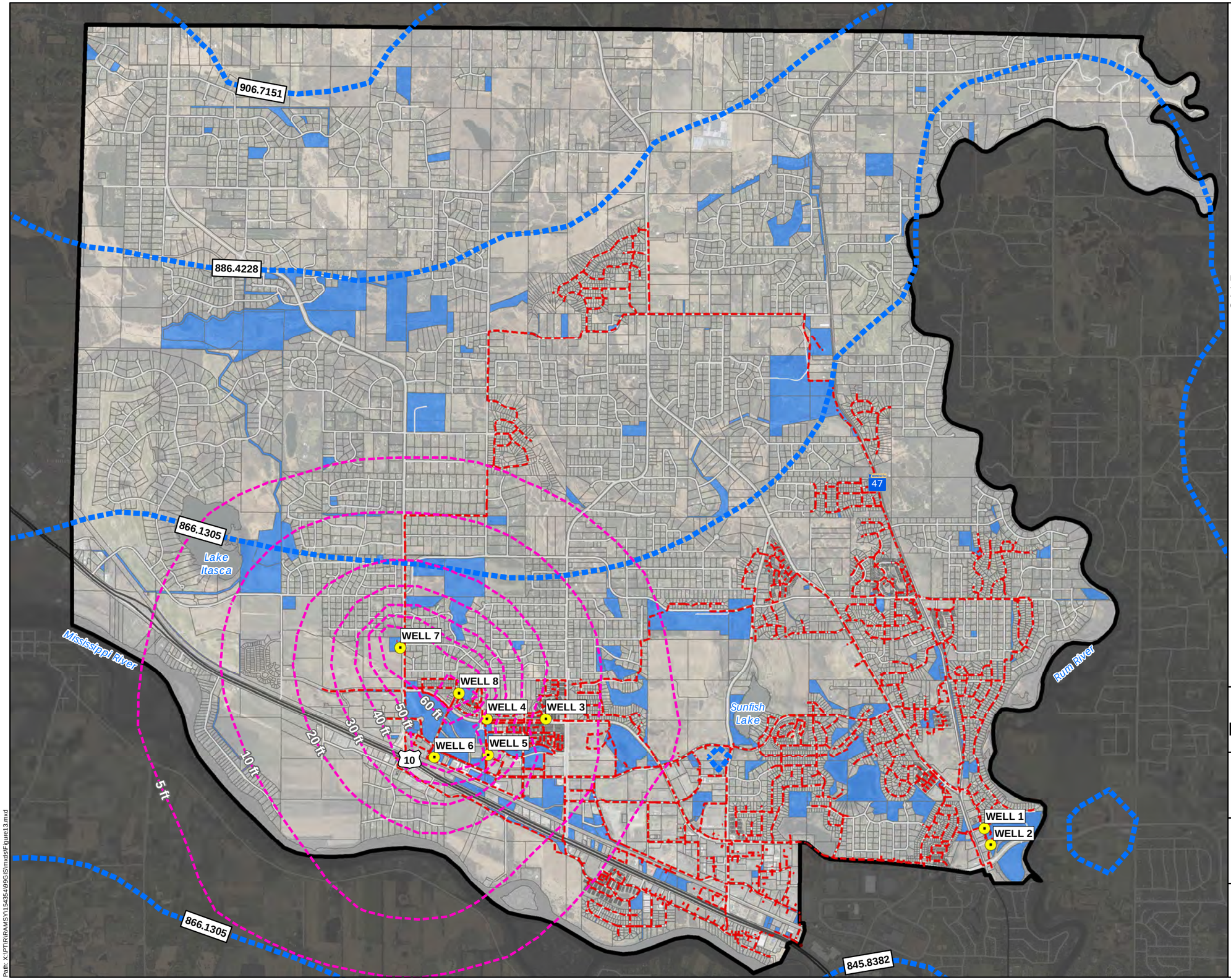
This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 12

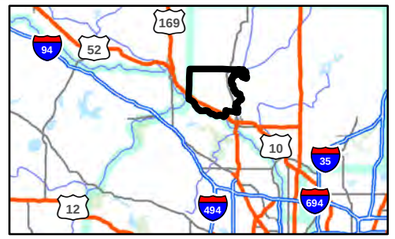


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping
- Feet of Modeled Drawdown from June 13, 2019 Well Pumping

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000 Feet



Modeled Drawdown of June 13th Pumping on Aquifer Water Levels

Source Water Analysis
City of Ramsey
Minnesota

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

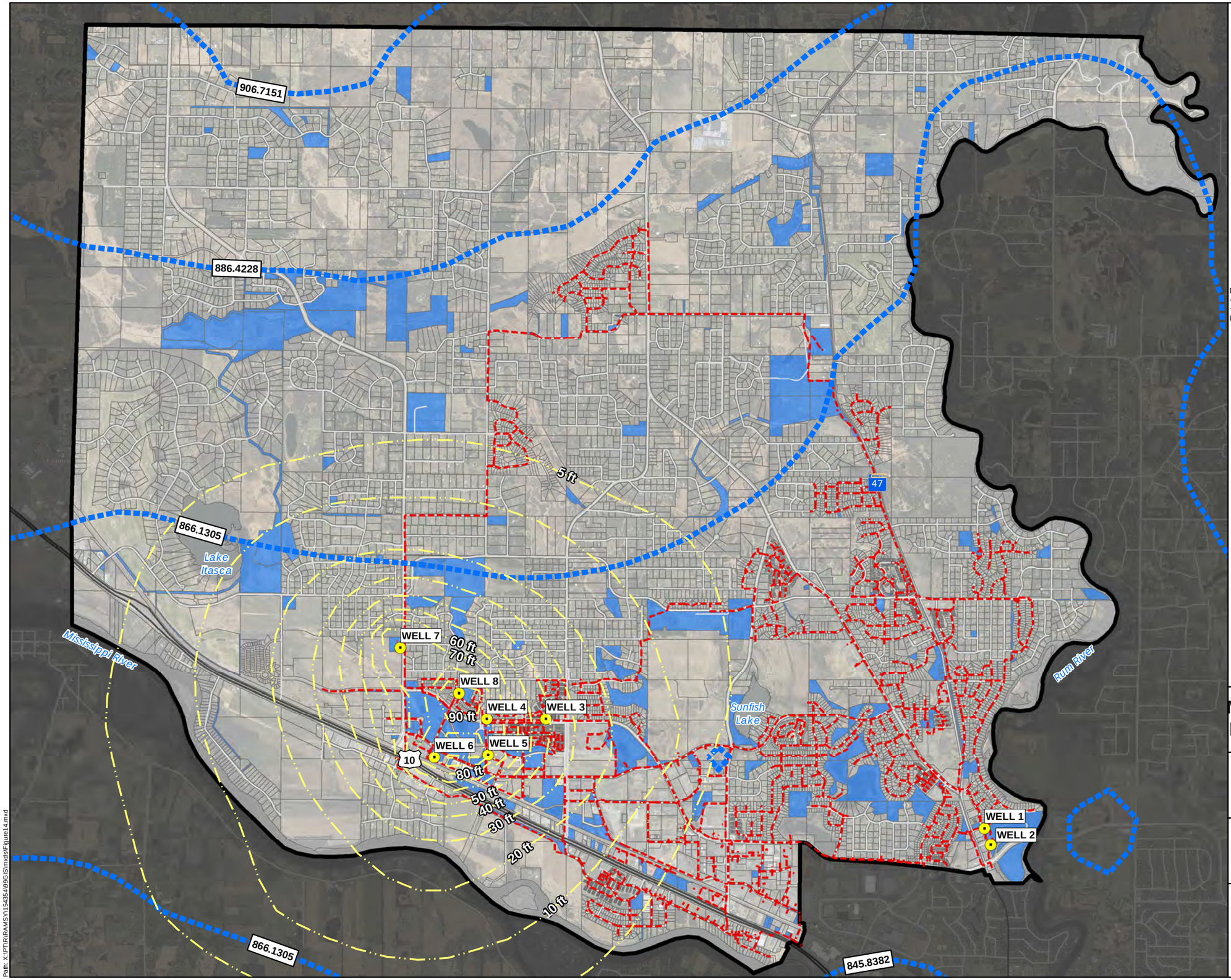
SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 13

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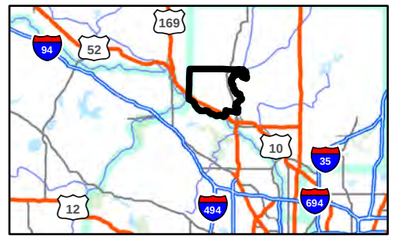


Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset
- Modeled Steady State Source Water Aquifer Water Level with no City Wells Pumping
- Feet of Modeled Drawdown from Project 2040 Daily Demand Well Pumping of 10.25 Million Gallons

Note:
-Source Water Aquifer referes to the Tunnel City and Wonewoc Aquifers.
-Contours were modeled utilizing the Twin Cities Area Groundwater Flow Model (Metro Model 3, Metropolitan Council and Barr Engineering.)

0 1,500 3,000 6,000 Feet



Modeled Drawdown of 2040 Daily Demand on Aquifer Water Levels

Source Water Analysis
City of Ramsey
Minnesota

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

SEH

Project: MCES 150732
Print Date: 5/19/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 14

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Armstrong Blvd NW

Potential Well Siting Area B

Potential Well Siting Area C

Potential Well Siting Area A

Lake Itasca

Mississippi River

Sunfish Lake

Rum River

WELL 1

WELL 2

WELL 3

WELL 4

WELL 5

WELL 6

WELL 7

WELL 8

47

10

Legend

- Municipal Well
- Municipal Watermain
- Municipality Boundary
- City of Ramsey Owned Parcel
- Anoka County Parcel Dataset

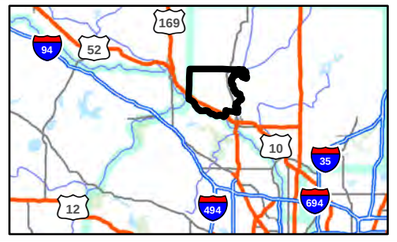
Potential Well Sites

- Potential Well Siting Area A
- Potential Well Siting Area B
- Potential Well Siting Area C

0 1,500 3,000 6,000

Feet

N



Potential Well Sites

Source Water Analysis City of Ramsey Minnesota

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

SEH

Project: MCES 150732

Print Date: 6/5/2020

Map by: Msherrill
Projection: UTM Zone 15N
Source: ESRI, SEH Digi MnDOT, Minnesota Geologic Survey (MGS)

Figure 15

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Appendix E

Pilot Study

Pilot Study Report

Water Treatment Plant

City of Ramsey, Minnesota

RAMSY 154354 | June 18, 2020

SEH

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Engineers | Architects | Planners | Scientists

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Certification Page
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Pilot Study Report

Water Treatment Plant

Prepared for the City of Ramsey, Minnesota

1 Introduction

1.1 Background

SEH was contracted by the City of Ramsey to conduct a centralized water treatment plant feasibility study. As part of the study, SEH conducted a pilot study to consider options for the removal of iron and manganese from their water supply. The water quality in Ramsey is high in both iron and manganese with levels exceeding the United States Environmental Protection Agency (US EPA) secondary standards of 0.3 mg/L and 0.05 mg/L respectively. Along with the manganese secondary standard, Ramsey's average manganese levels exceed Minnesota Department of Health's (MDH's) Health Based Value (HBV) of 0.1 mg/L for bottle-fed infants less than one year of age.

1.2 Objectives

The objectives of the study were to evaluate the effectiveness of various treatment methods for removing iron and manganese, and then to select treatment methods for the design of a Water Treatment Plant for the City of Ramsey.

The study included the following objectives:

- Evaluate the effectiveness of chlorine and permanganate for the removal of iron and manganese;
- Establish filter run lengths;
- Evaluate filter loading rates;
- Select the filter media type that provides the best removal of iron and manganese, and;
- Evaluate the use of aeration and detention as part of the treatment process.

2 Existing Facilities

2.1 Wells

The City of Ramsey has eight wells all located in the southern part of town north of U.S. Highway 10. The City's original two wells, Wells No. 1 and 2, are located in the southeast part of town, while the other wells are all located in the southwest part of town. The wells are capable of producing approximately 11 million gallons per day, although the treatment plant would be located within the southwest well field and thus would not be fed by Wells No. 1 or 2, making the potential treatment capacity 9.5 million gallons per day.

Current treatment at the wells consists of chemical treatment including polyphosphate for iron and manganese sequestration, gas chlorine for disinfection, and fluoride for dental health.

3 Pilot Study

The pilot study was conducted in the SEH pilot water plant trailer. Equipment used for the pilot study included chemical feed systems, an aerator, detention tank, and filter columns (filters). Train 1 of the study utilized direct filtration where the well water was treated with chemical injections of chlorine (sodium hypochlorite) and potassium permanganate, and then filtered through filters with two different media types. Train 2 of the study utilized the chemical injections and two different filter media types, but included aeration prior to the chemical injections, and detention prior to filtration. Sampling as part of the pilot study were conducted and analyzed by SEH's pilot plant operator.

3.1 Pilot Testing Processes

The pilot study was conducted for Ramsey's Wells No. 3 and 4 to establish the efficiency and reliability of the two treatment processes and filter media types to remove iron and manganese. Processes for the pilot study were selected based on the concentrations of iron and manganese, and on prior experience. The figures below show the processes for Train 1 and Train 2.

Figure 1 – Pilot Sudy Train 1

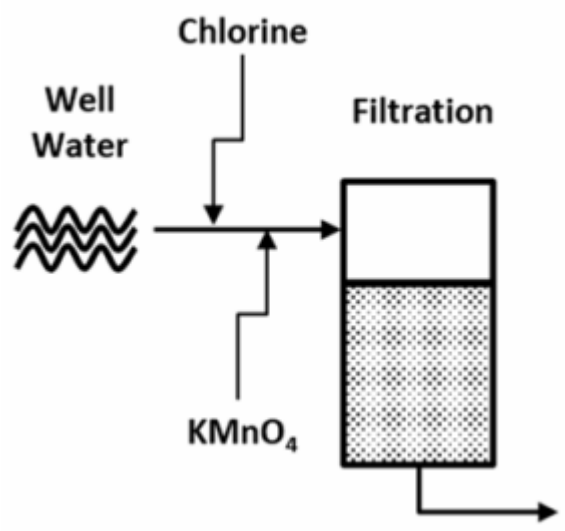
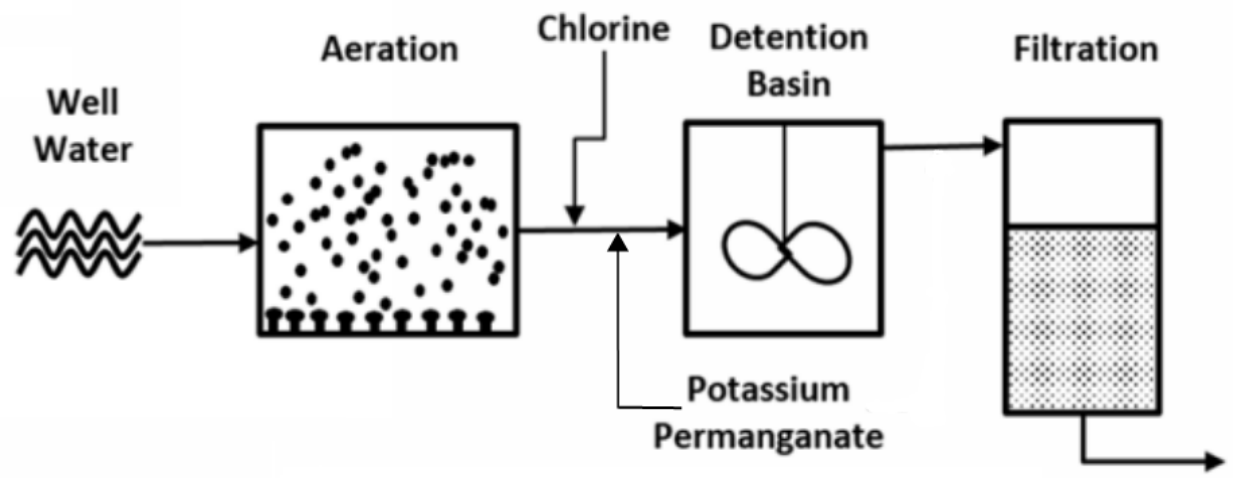


Figure 2 – Pilot Study Train 2



3.1.1 Forced Draft Aerator

The SEH pilot water plant utilized a forced draft aerator, which consists of an aerator column, packing material, and a blower. During treatment of the water for Train 2, water was pumped from the well into the pilot water plant aerator, and then percolated down through the packing material in the aerator column as air was blown up through the packing material. Aeration of water is done to oxidize the iron into solids so that they can be filtered out. Aeration of water can also remove dissolved gases in water such as hydrogen sulfide.

3.1.2 Detention Tank

After aeration during Train 2, a detention tank in the pilot water plant was used to provide additional reaction time for chlorine to oxidize iron and potassium permanganate to oxidize manganese in the water. For this study, the system was set up to provide 30 minutes of detention before filtration.

3.1.3 Chemical Feed System

The chemicals used for the pilot study included chlorine, in the form of sodium hypochlorite, and potassium permanganate ($KMnO_4$). While chlorine is used for oxidizing iron, potassium permanganate is used for the oxidation of manganese. Both chemicals are commonly used in treatment systems for the removal of iron and manganese. The sodium hypochlorite solution was fed at a strength of 15 grams per liter (gpl). Potassium permanganate was fed at a strength of 4 gpl.

The chemical feed systems used in the pilot study included Qdos peristaltic metering pumps capable of feeding a maximum of 31 gallons per hour (gph).

Chemical addition was measured using calibration columns for each chemical feed pump. The volume (in milliliters) of each chemical pumped was measured per unit of time and the dosage was calculated based on the flow to the individual treatment trains.

3.1.4 Filters

The SEH Pilot Water Plant contains four filter columns (filters) that each measure 8 inches in diameter and 72 inches tall. The resulting surface area for filtration of each filter is 0.35 ft^2. The filters each have a 0.75 inch inlet, 1.5 inch backwash waste outlets, underdrains, air release system, rate of flow meters, sample taps, and filter media. Pressure taps are located on the inlet and outlet of each filter to obtain filter head loss by comparing the two pressures. For the Ramsey pilot study, Filters 1 and 2 (Train 1) were operated without aeration and detention. Filters 3 and 4 (Train 2) were operated with aeration and detention. Each filter was supplied 1.05 gpm to achieve a target filtration rate of 3.0 gpm/ft^2 for this study. Each type of filter media used in the study was new and had not been used in other studies. The filters were backwashed with a combination of air and water between filter runs.

Table 1 – Pilot Study Filter Characteristics

Filter	Media	Filtration Rate (gpm/ft^2)	Effective Size (mm)	Media Depth (in)
1	Greensand	3	0.30-0.35	18
	Anthracite		0.9-1.0	12
2	Silica Sand	3	0.45-0.55	18
	Anthracite		0.9-1.0	12
3	Greensand	3	0.30-0.35	18
	Anthracite		0.9-1.0	12
4	Silica Sand	3	0.45-0.55	18
	Anthracite		0.9-1.0	12

3.2 Sampling and Analysis

Sampling and analysis was completed by the onsite SEH pilot plant operator. Field testing for iron and manganese was conducted using a Hach DR/890 Portable Colorimeter, and was done for the raw water and from the effluent of each filter. Testing for iron was conducted using the Hach Method 8147 (DR800 FerroZine Solution Pillow), which has a range of 0-1.3 mg/L iron (Fe), and an estimated detection limit of 0.011 mg/L Fe. Testing for manganese was conducted using the Hach Method 8149 (DR800 PAN), which has a range of 0-0.70 mg/L manganese (Mn), and an estimated detection limit of 0.020 mg/L Mn. Temperature and pH analyses were conducted using a Hach HQ 40 pH meter, and was done for the raw water. Samples for the analysis of chlorine were collected from the effluent of each filter and analyzed using the Hach DR/890 Portable Colorimeter. The chlorine demand was calculated by subtracting the residual chlorine after filtration from the dose of chlorine added to the raw water to oxidize iron. The results of the sampling and subsequent analysis are presented in the remainder of this report.

4 Pilot Study Results

As discussed, the pilot study was conducted for Ramsey's Wells No. 3 and 4 to establish the efficiency and reliability of the two treatment processes, as well as the two filter media types, to remove iron and manganese. Identical pilot studies were conducted at both wells. The purpose of this was to determine how well the treatment processes would do with more than one source

water. The finished water quality met the EPA secondary standards for iron and manganese, as well as MDH's HBV for manganese, for both treatment processes and filter media types.

4.1 Well No. 3 Results

4.1.1 Raw Water Quality

The pilot study for Well No. 3 was completed between January 21, 2020 and January 22, 2020. Well No. 3 currently pumps approximately 1,450 gpm directly into the distribution system with polyphosphate, chlorine, and fluoride added in a shared pump house with Well No. 4. Table 2 below summarizes the raw water results collected from Well No. 3 during the pilot study.

Table 2 – Well No. 3 Raw Water Quality

Iron (mg/L)			Manganese (mg/L)			pH		
Min.	Avg.	Max	Min.	Avg.	Max.	Min.	Avg.	Max.
0.500	0.640	0.850	0.160	0.200	0.240	7.46	7.72	7.85

Results from the raw water sampling show that Well No. 3 exceeds EPA's secondary standards for iron and manganese, which can cause aesthetic water quality issues related to color, taste, sediment, and staining. Well No. 3 also exceeds MDH's HBV 0.1 mg/L for manganese for bottle-fed infants less than one year of age. Infants who drink water with manganese above 0.1 mg/L may develop learning and behavior problems.

4.1.2 Water Treatment

Water from Well No. 3 went through both treatment trains provided by the SEH pilot water treatment plant. Train 1 utilized direct filtration through Filters 1 and 2 after chlorine and potassium permanganate injection, while Train 2 utilized aeration and detention prior to filtration through Filters 3 and 4. With Train 2, aeration was provided prior to chemical injection to help oxidize iron, followed by chlorine and potassium permanganate injection, and then 30 minutes of detention time to allow for adequate chemical reaction time before filtration. The chemical doses to treat water from Well No. 3 are provided in Table 3. All four filters in the pilot water plant were operated at a rate of 3.0 gpm/ft^2.

Table 3 – Well No. 3 Chemical Dosages

Train 1 – Filters 1 and 2 (Direct Filtration)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
2.15	2.92	3.58	0.49	0.49	0.49
Train 2 – Filters 3 and 4 (Aeration and Detention)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.95	3.24	4.53	0.10	0.10	0.10

The chlorine dosages for the two treatment trains were similar, although the chlorine dosage with Train 2 may be able to be reduced as aeration provides significant iron oxidation, and 30 minutes

of detention allows for additional chemical reaction time to increase iron oxidation. The potassium permanganate dosage in Train 2 was able to be lowered to about a fifth of that in Train 1, as the added chemical reaction time with 30 minutes of detention increases manganese oxidation.

4.1.3 Finished Water Quality

The SEH pilot water plant was able to treat water from Well No. 3 to levels that meet the EPA secondary standards, as well as MDH's HBV for manganese. In fact, no sample result exceeded the EPA secondary standards, and both treatment trains were able to remove both iron and manganese on average below the method detection limits of 0.011 mg/L and 0.020 mg/L respectively.

The finished water quality for Well No. 3 during the pilot study is summarized in Table 4 below.

Table 4 – Well No. 3 Finished Water Quality

Filter	Iron (mg/L)			Manganese (mg/L)		
	Min.	Avg.	Max.	Min.	Avg.	Max.
1	nd	nd	0.040	nd	nd	0.043
2	nd	nd	0.020	nd	nd	nd
3	nd	nd	0.020	nd	nd	0.048
4	nd	nd	nd	nd	nd	nd
Notes: nd = below method detection limit						

The use of detention in Train 2 did not provide a significant treatment advantage over Train 1 in removing iron and manganese, although the use of aeration in Train 2 provided slightly better results in the removal of iron. There also wasn't a significant difference in treatment effectiveness between the two filter media types, although Filters 1 and 3 each had at least one spiked result for manganese that approached the secondary standard.

4.2 Well No. 4 Results

4.2.1 Raw Water Quality

The pilot study for Well No. 4 was completed between January 20, 2020 and January 21, 2020. Well No. 4 currently pumps approximately 850 gpm directly into the distribution system with polyphosphate, chlorine, and fluoride added in a shared pump house with Well No. 3. Table 5 below summarizes the raw water results collected from Well No. 4 during the pilot study.

Table 5 – Well No. 4 Raw Water Quality

Iron (mg/L)			Manganese (mg/L)			pH		
Min.	Avg.	Max.	Min.	Avg.	Max.	Min.	Avg.	Max.
0.180	0.240	0.360	0.035	0.392	0.360	7.51	7.61	7.71

Results from the raw water sampling show that Well No. 4 exceeds EPA's secondary standards for iron and manganese, which can cause aesthetic water quality issues related to color, taste,

sediment, and staining. Well No. 4 also exceeds MDH's HBV 0.1 mg/L for manganese for bottle-fed infants less than one year of age. Infants who drink water with manganese above 0.1 mg/L may develop learning and behavior problems.

4.2.2 Water Treatment

Like Well No. 3, water from Well No. 4 went through both treatment trains provided by the SEH pilot water treatment plant. The chemical doses to treat water from Well No. 4 are provided in Table 3. All four filters in the pilot water plant were operated at a rate of 3.0 gpm/ft^2.

Table 6 – Well No. 4 Chemical Dosages

Train 1 – Filters 1 and 2 (Direct Filtration)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.43	2.57	3.43	0.49	0.49	0.52
Train 2 – Filters 3 and 4 (Aeration and Detention)					
Chlorine (mg/L as Cl_2)			$KMnO_4$ (mg/L)		
Min.	Avg.	Max.	Min.	Avg.	Max.
1.95	2.66	2.72	0.21	0.21	0.21

The chlorine dosages for the two treatment trains were similar, although the chlorine dosage with Train 2 may be able to be reduced as aeration provides significant iron oxidation, and 30 minutes of detention allows for additional chemical reaction time to increase iron oxidation. The potassium permanganate dosage in Train 2 was able to be lowered to less than half of that in Train 1, as the added chemical reaction time with 30 minutes of detention increases manganese oxidation.

4.2.3 Finished Water Quality

The SEH pilot water plant was able to treat water from Well No. 4, on average, to levels that meet the EPA secondary standards, as well as MDH's HBV for manganese. Although the average iron and manganese levels were below those standards, the pilot water plant was not able to remove iron below the method detection limit on average like it did with Well No. 3. Filter 4 also saw a spike in manganese at the beginning of the filter run, which was above the MDH HBV, but quickly reduced manganese below the secondary standard and MDH HBV thereafter.

The finished water quality for Well No. 4 during the pilot study is summarized in Table 7 below.

Table 7 – Well No. 4 Finished Water Quality

Filter	Iron (mg/L)			Manganese (mg/L)		
	Min.	Avg.	Max.	Min.	Avg.	Max.
1	nd	0.018	0.080	nd	nd	0.044
2	nd	0.014	0.080	nd	nd	0.028
3	nd	0.014	0.080	nd	nd	0.031
4	nd	0.015	0.090	nd	nd	0.128

Notes: nd = below method detection limit

The use of detention and aeration in Train 2 did not provide a significant treatment advantage over Train 1 in removing iron and manganese. There also wasn't a significant difference in treatment effectiveness between the two filter media types, although Filter 4 saw the spike in manganese that was above the secondary standard and MDH HBV.

5 Conclusions and Recommendations

The SEH pilot water plant was able to treat water from Well No. 3 and Well No. 4 to concentrations below the EPA secondary standards for iron and manganese, as well as the MDH HBV for manganese. Implementing either treatment trains at full-scale would allow the City of Ramsey to provide aesthetically pleasing as it relates to iron and manganese, as well as provide safe drinking water to the residents as it relates to manganese.

5.1 Aeration

Aeration of the water provided better results in terms of iron removal for Well No. 3, which had much higher raw water iron levels than Well No. 4, but provided similar results in terms of iron removal for Well No. 4. It is expected that the benefits of aeration will be more pronounced in water quality similar to that of Well No. 3. Based on the results and on previous experience, the use of an aerator may be preferred as it provides an additional layer in the removal or iron, and may also provide additional treatment benefits such as the removal of dissolved gases like hydrogen sulfide.

5.2 Detention

The addition of a detention tank did not provide a significant difference in treatment effectiveness for iron and manganese removal, but it did allow for the potassium permanganate dosage to be lowered. Although 30 minutes of detention was suitable for the removal of iron and manganese, and allowed for the reduction in the potassium permanganate dosage, it is not needed to provide quality water for the City of Ramsey. If a water treatment plant is pursued, the City should compare the cost savings of reducing the potassium permanganate dosage with the construction cost of a detention tank.

5.3 Chemical Feed

The pilot study evaluated the use of chlorine and potassium permanganate as oxidants. Feed rates are within normal ranges for the type of water treated. It is recommended to use these chemicals for a full-scale design, although chlorine may be fed as sodium hypochlorite solution or gas chlorine, and potassium permanganate may be fed as sodium permanganate instead.

5.4 Filtration

Both filter media types were effective in removing iron and manganese and successfully operated at a loading rate of 3.0 gpm/ft^2, but there wasn't a significant difference in effectiveness. Although there wasn't a significant difference between the two filter media types, SEH recommends the use of 12 inches of anthracite over 18 inches of Greensand Plus™, rather than 12 inches of anthracite over 18 inches of silica sand for full-scale filters. This is because Greensand Plus™ is a filter media that is coated with manganese dioxides that further aid in the removal of manganese.

Figure 3 – Well #3 Manganese Results

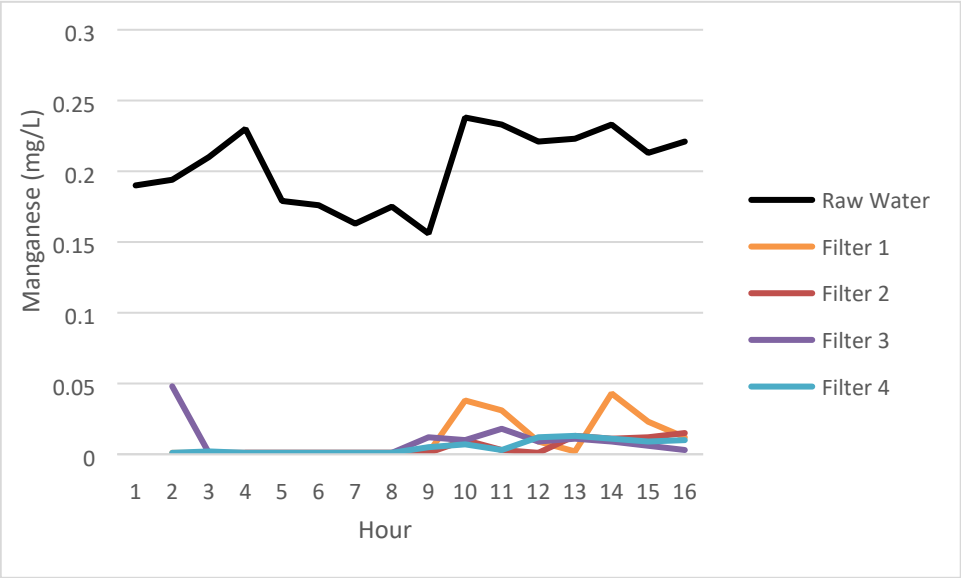


Figure 4 – Well #3 Iron Results

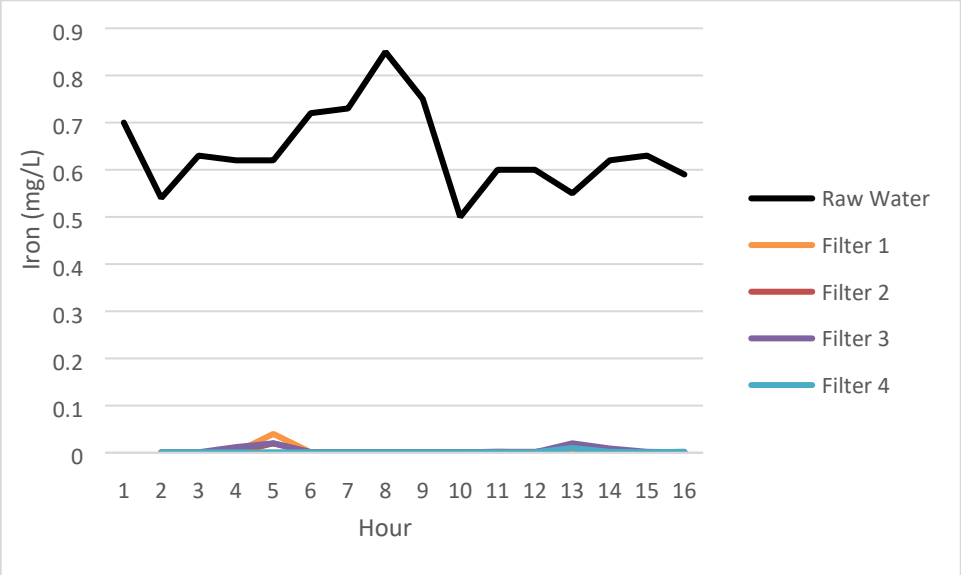


Figure 5 – Well #4 Manganese Results

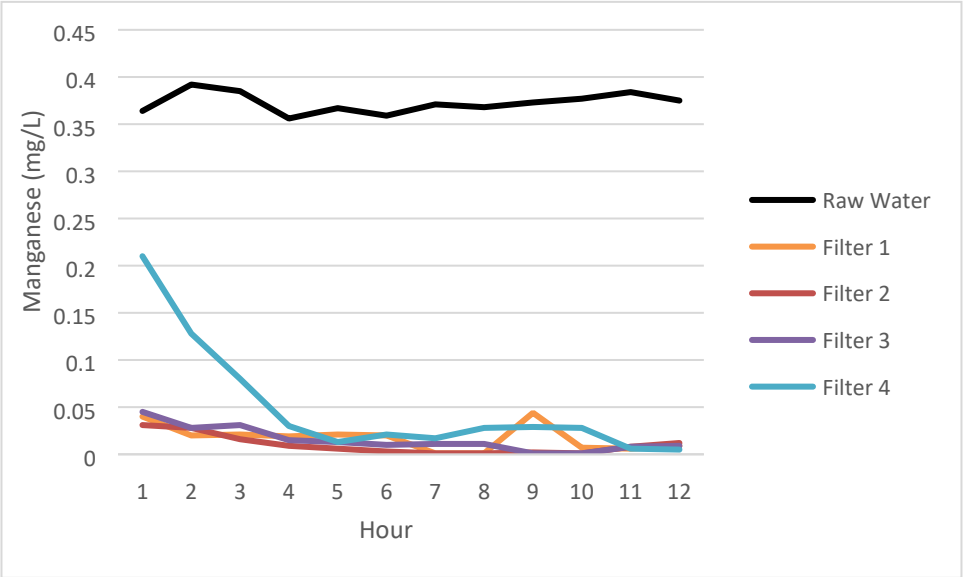
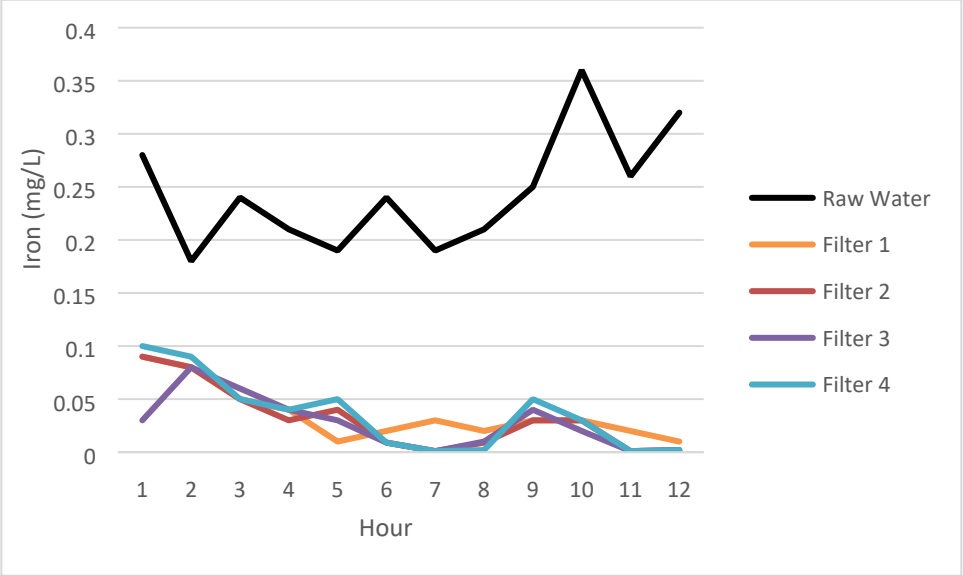


Figure 6 – Well #4 Iron Results



dmk



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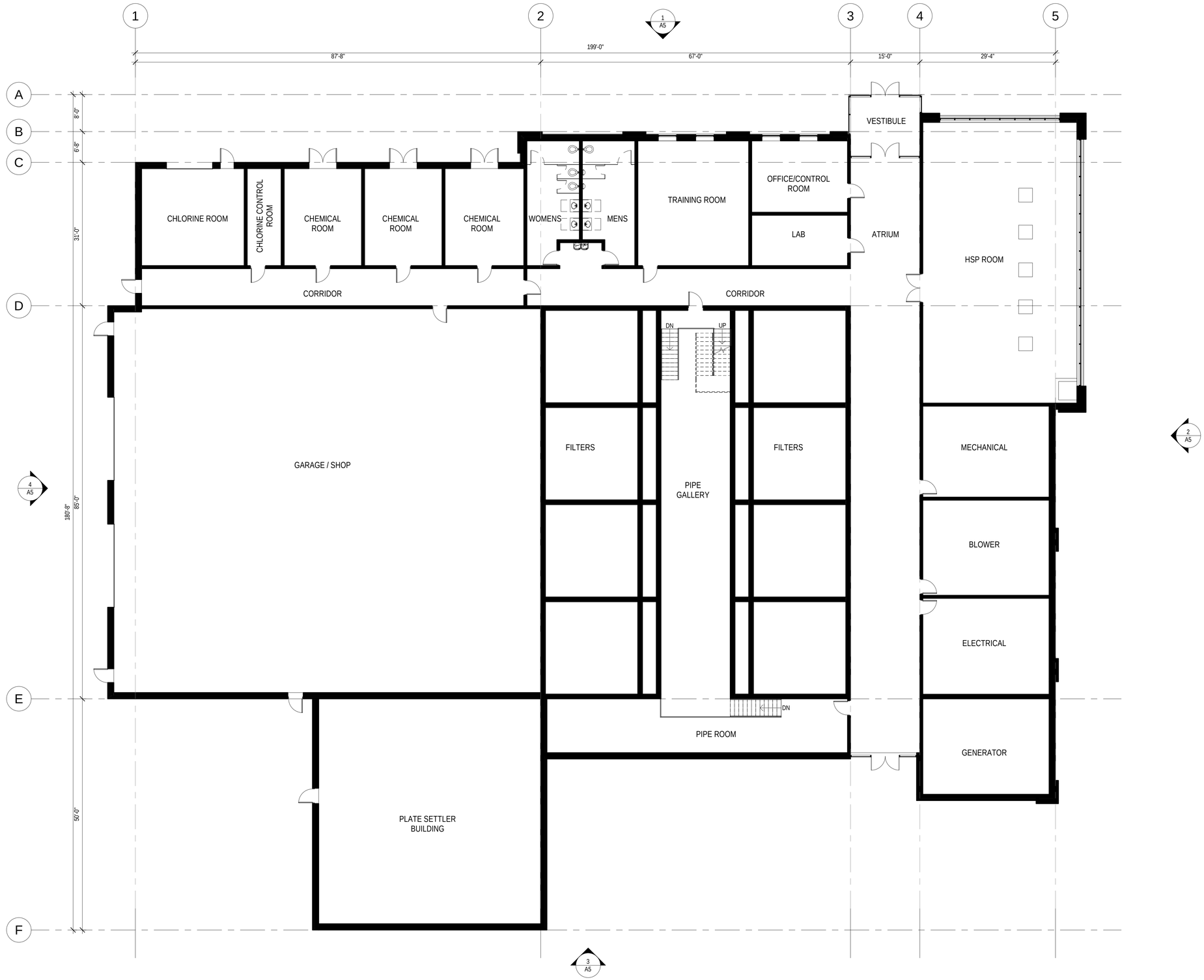
Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

Join Our Social Communities

Appendix F

Gravity Filter Layouts



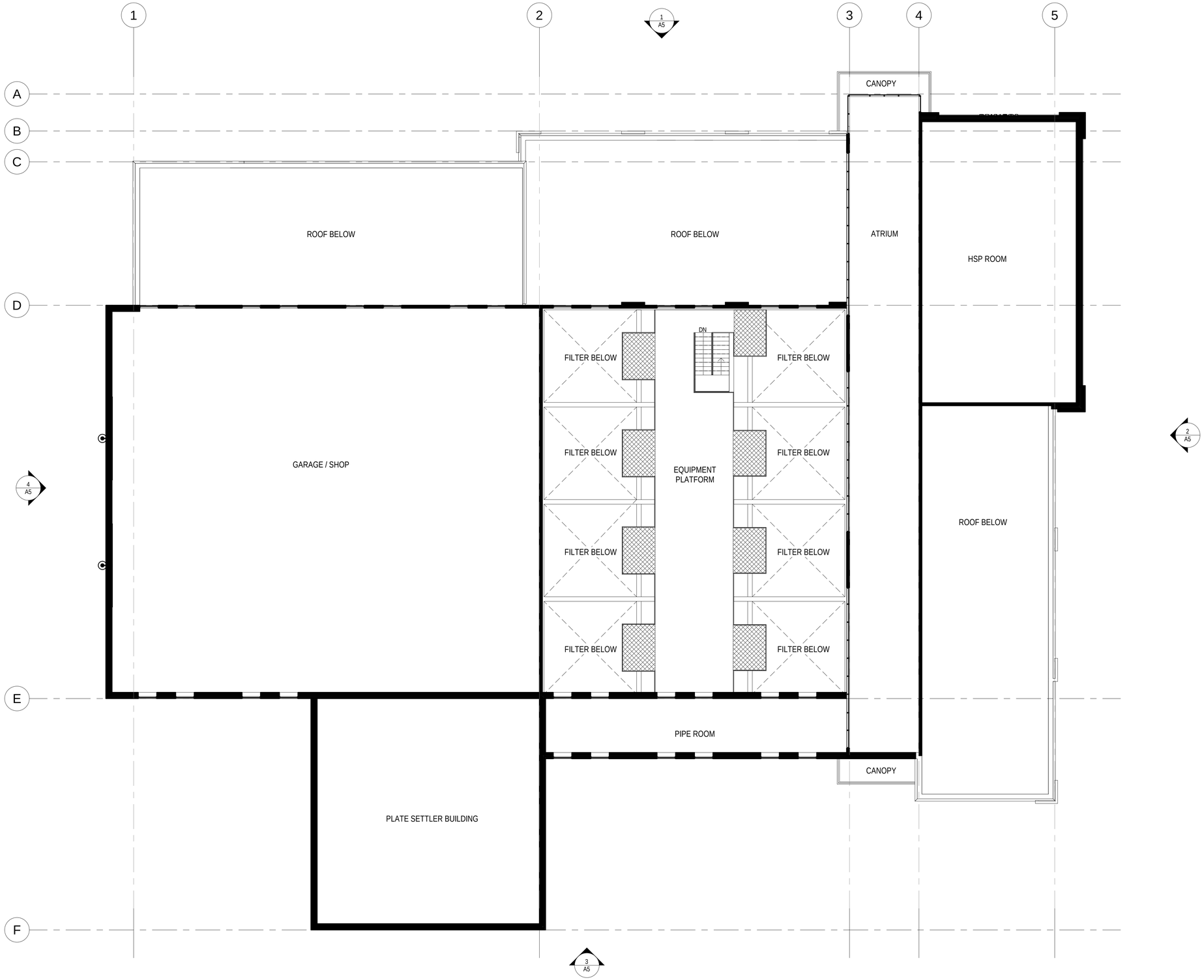
1 A3 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 1 - WITH GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |



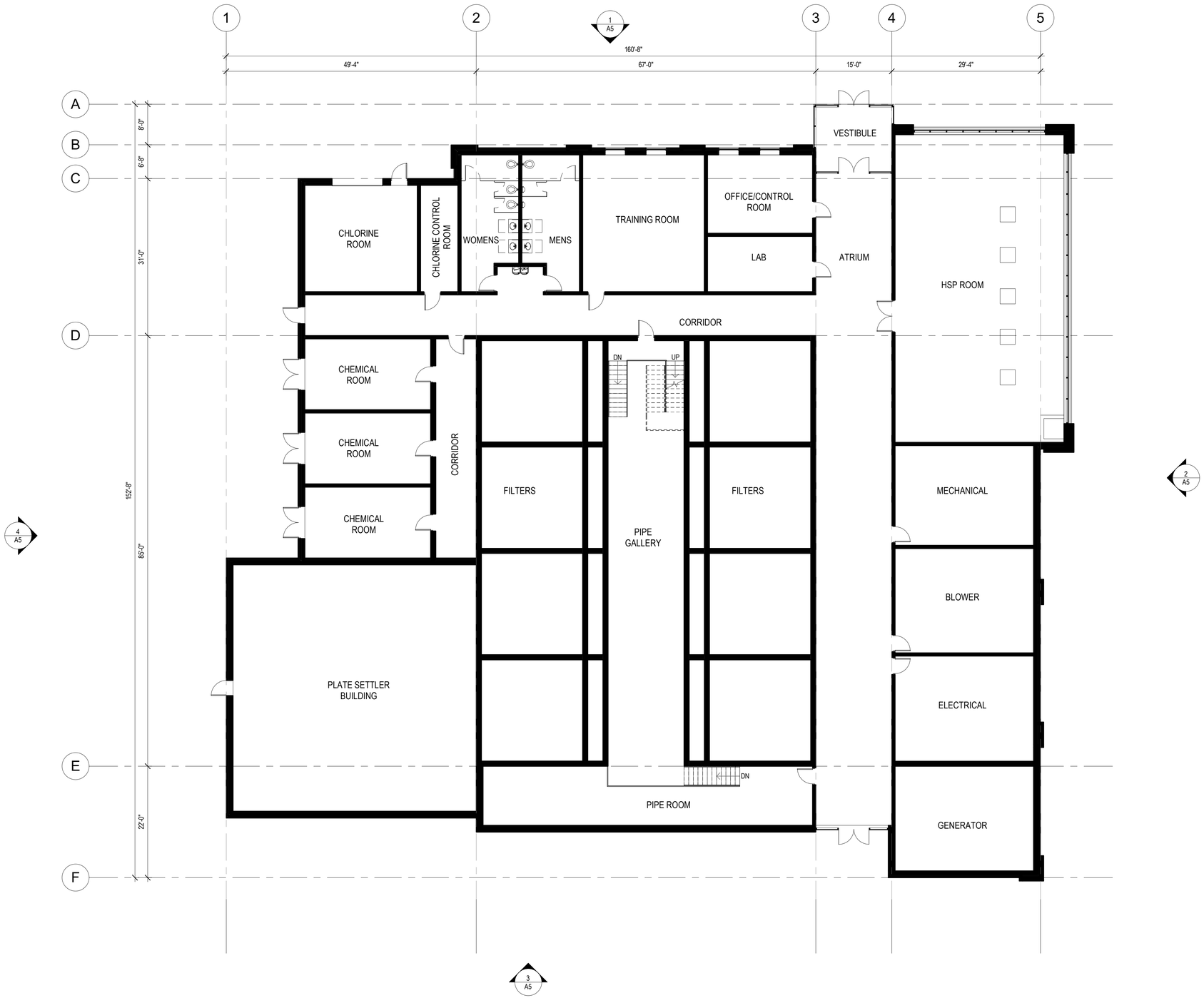
1 A4 UPPER LEVEL FLOOR PLAN - ALTERNATIVE 1 - WITH GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| UPPER LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |



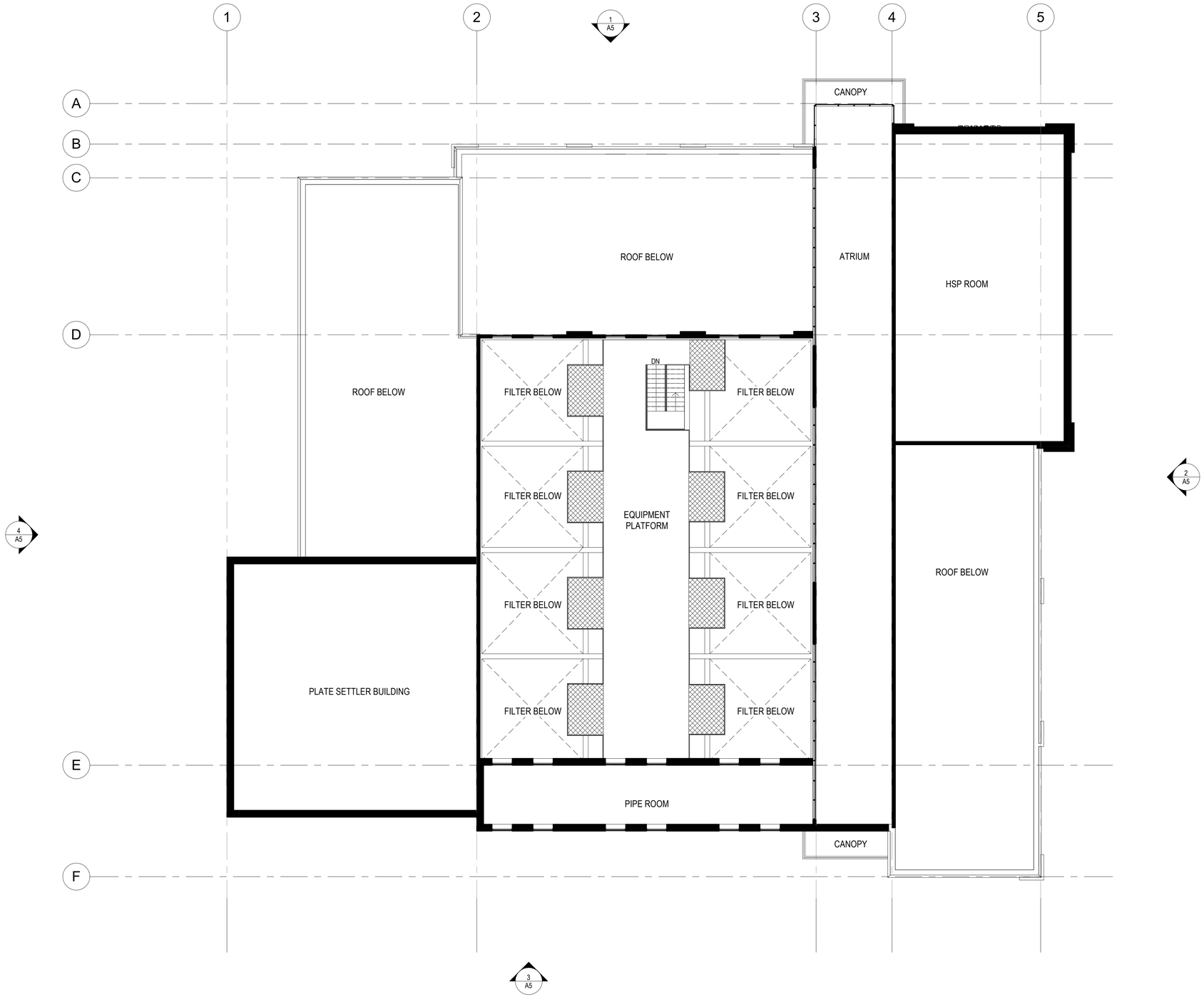
1 A3 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 1 - NO GARAGE

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 11/2020 |



1 A4 UPPER LEVEL FLOOR PLAN - ALTERNATIVE 1 - NO GARAGE

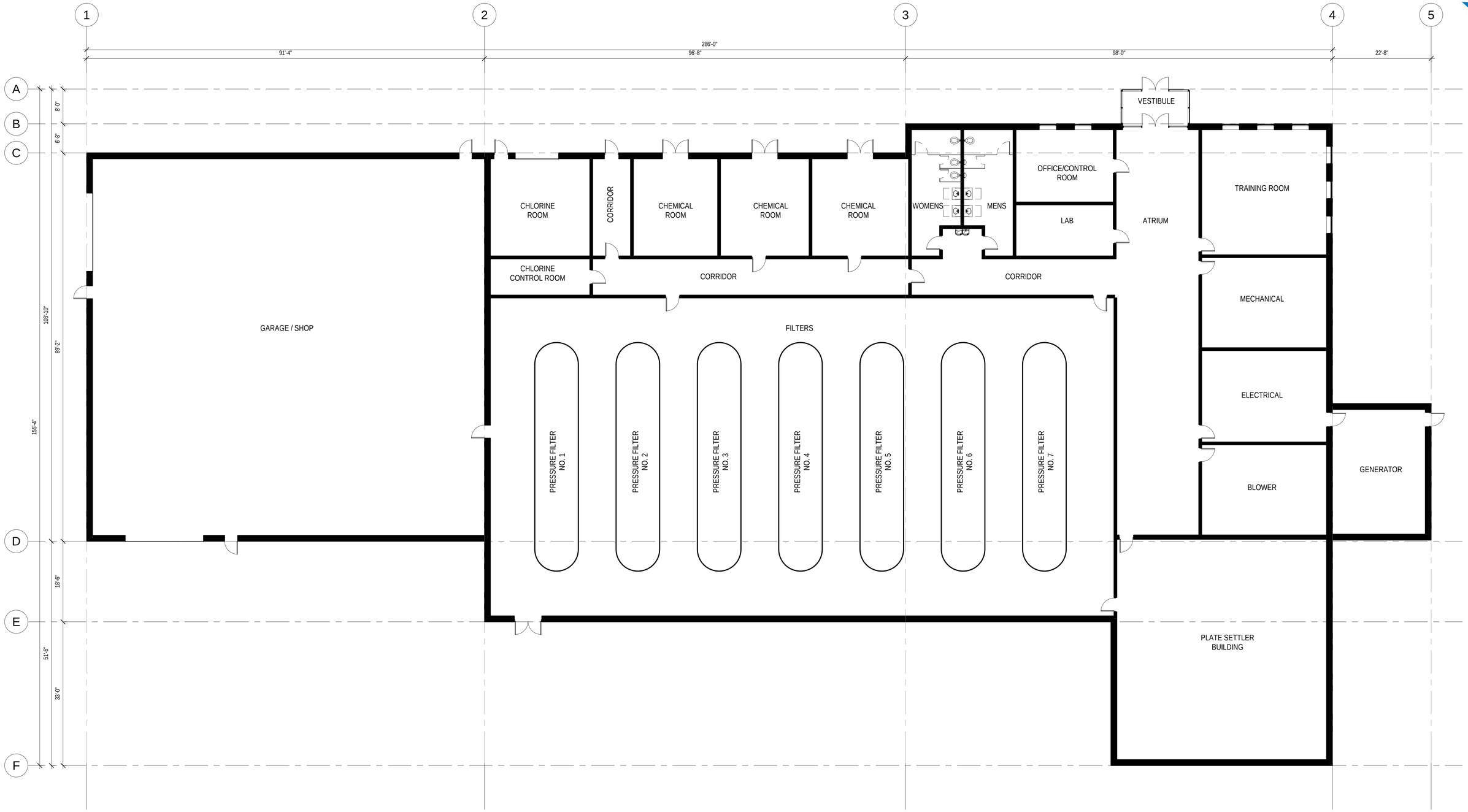
3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

Appendix G

Pressure Filter Layouts



1 / A2 MAIN LEVEL FLOOR PLAN - ALTERNATIVE 2

3/32" = 1'-0"

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 2 - PRESSURE FILTER WATER TREATMENT PLANT

| MAIN LEVEL FLOOR PLAN | RAMSEY, MN | 06/2020 |

Appendix H

Architectural Renderings

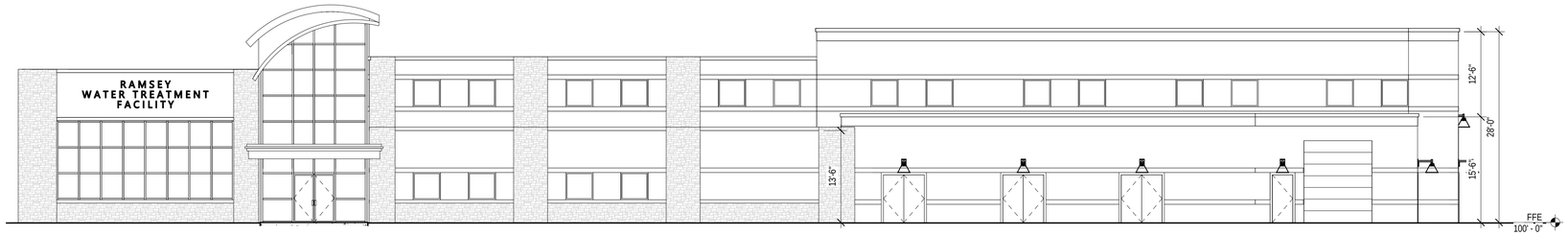


1
A1 EXTERIOR RENDERING - ALTERNATIVE 1

1
A2 EXTERIOR RENDERING - ALTERNATIVE 1

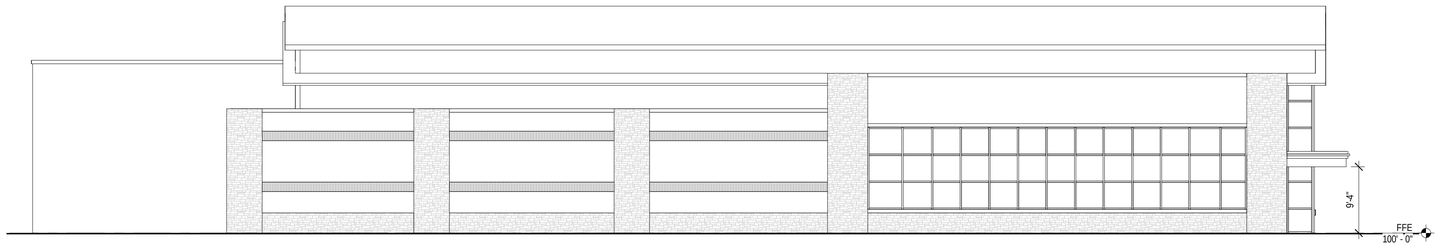
WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| EXTERIOR RENDERING | RAMSEY, MN | 06/2020 |



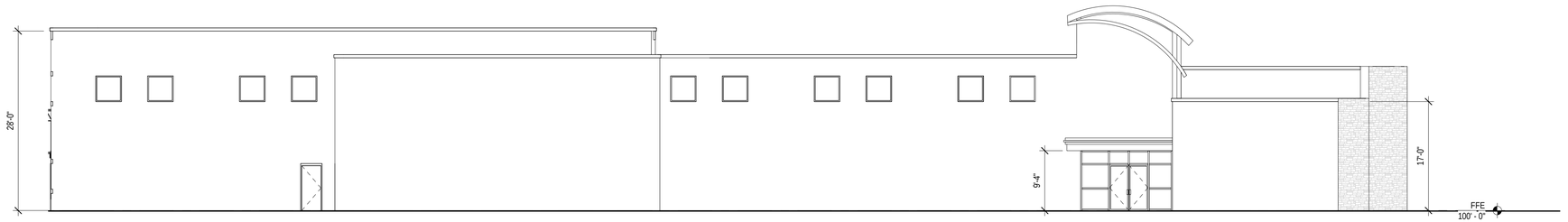
1 / A5 EXTERIOR ELEVATION - FRONT - ALTERNATIVE 1

3/32" = 1'-0"



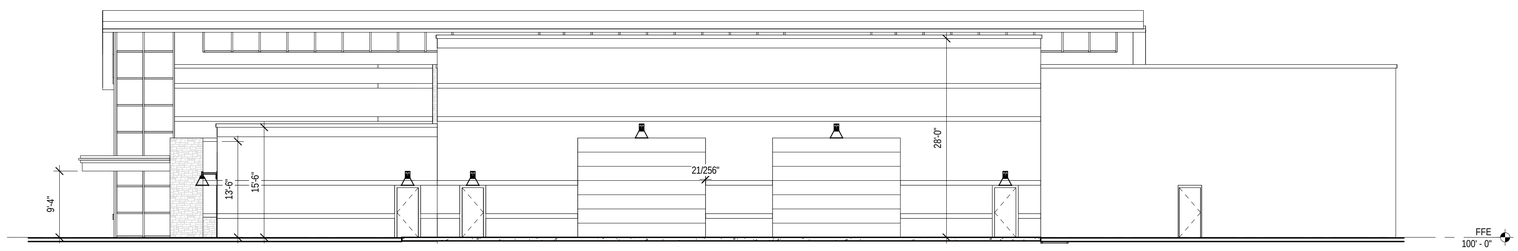
2 / A5 EXTERIOR ELEVATION - LEFT - ALTERNATIVE 1

3/32" = 1'-0"



3 / A5 EXTERIOR ELEVATION - BACK - ALTERNATIVE 1

3/32" = 1'-0"



4 / A5 EXTERIOR ELEVATION - RIGHT - ALTERNATIVE 1

3/32" = 1'-0"

SEH

WTP FEASIBILITY REPORT FOR RAMSEY, MINNESOTA - ALTERNATIVE 1 - GRAVITY FILTER WATER TREATMENT PLANT

| EXTERIOR ELEVATIONS | RAMSEY, MN | 06/2020 |

Appendix I

Treatment Plant Sites and Raw Watermain

Fire Station Site
3.2 Acres

Water Shop Site
3.5 Acres

Vacant City Property Site
4.1 Acres

Public Works Site
3.5 Acres

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Path: X:\PTR\R\RAMSY\154354\5-final-dsgn\51-drawings\90-GIS\PDFs\SiteAlternatives.mxd

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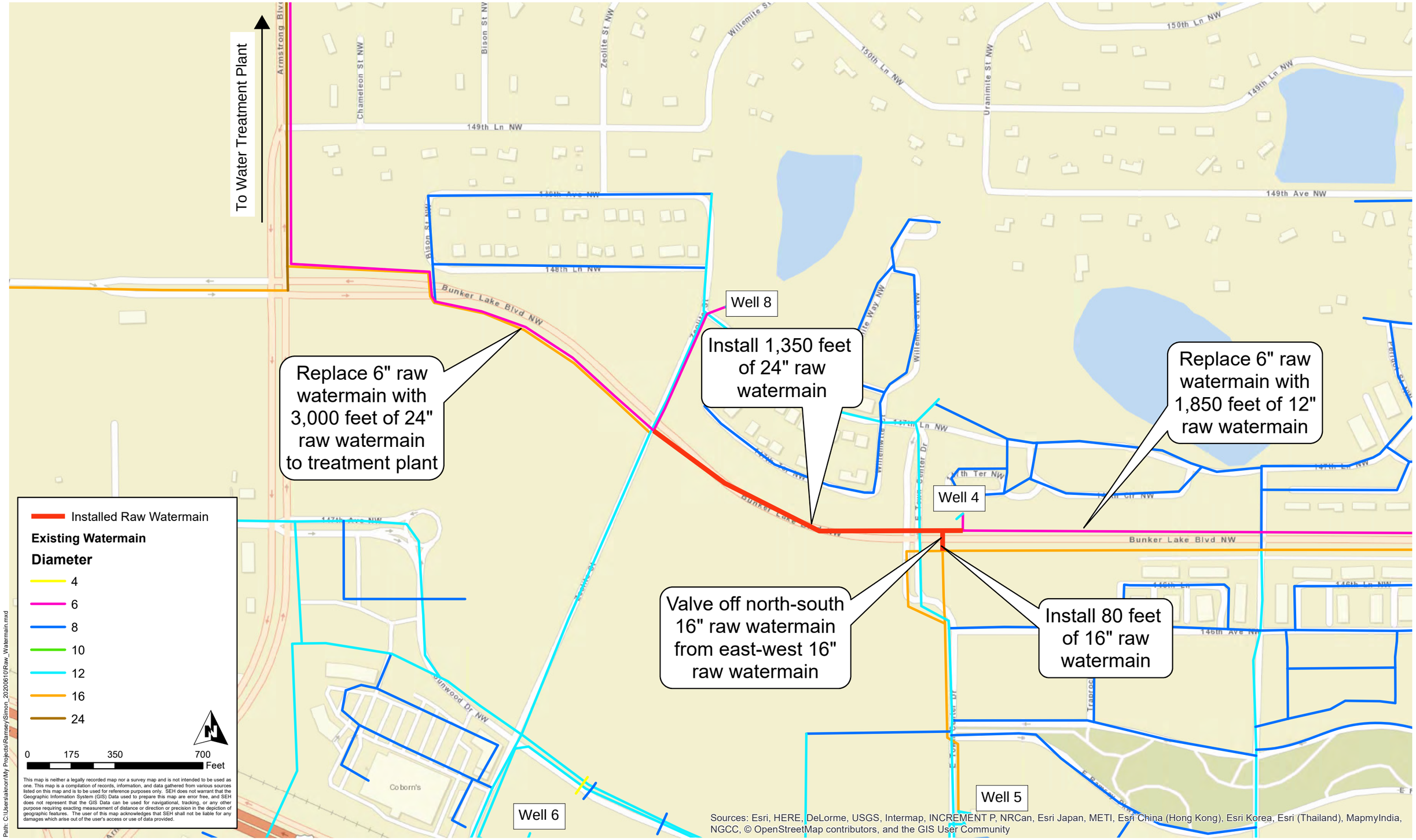
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Print Date: 12/8/2020

WTP SITE ALTERNATIVES

Ramey, Minnesota

Figure
1

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Project Number: RAMSY 154354
Print Date: Print Date: 6/16/2020

RAW WATERMAIN - FIRE STATION SITE

Ramsey, Minnesota

Figure 2
Raw Watermain

Well 7

Existing 6" Raw Watermain

Install 150 Feet of 16" Raw Watermain for Future Wells

Install 1,700 Feet of 16" Raw Watermain

Well 8

Existing 6" Raw Watermain

Existing 6" Raw Watermain

Install 7,700 Feet of 24" Raw Watermain for Future Public Works Site

Install 1,300 Feet of 20" Raw Watermain

Well 4

Well 3

Existing 16" Raw Watermain

Replace 3,800 feet (entire 143rd Ave NW stretch) of Existing 10" Finished Watermain with 24" Finished Watermain

Well 5

Well 6

Existing 12" Raw Watermain

Water Shop Site

Vacant Property Site

Public Works Site

Path: X:\PT\RR\RAMSY\154354\5-final-dsgn\51-drawings\90-GIS\PDF's\WTP_Site_Options_2 New Wells.mxd

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WATERMAIN - PUBLIC WORKS, WATER SHOP, OR VACANT PROPERTY SITES

Ramsey, Minnesota

Figure 3

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WTP Alternatives - Fire Station Site

Ramsey, Minneota

Figure
4



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WTP Alternatives - Public Works Site

Ramsey, Minneota

Figure
5



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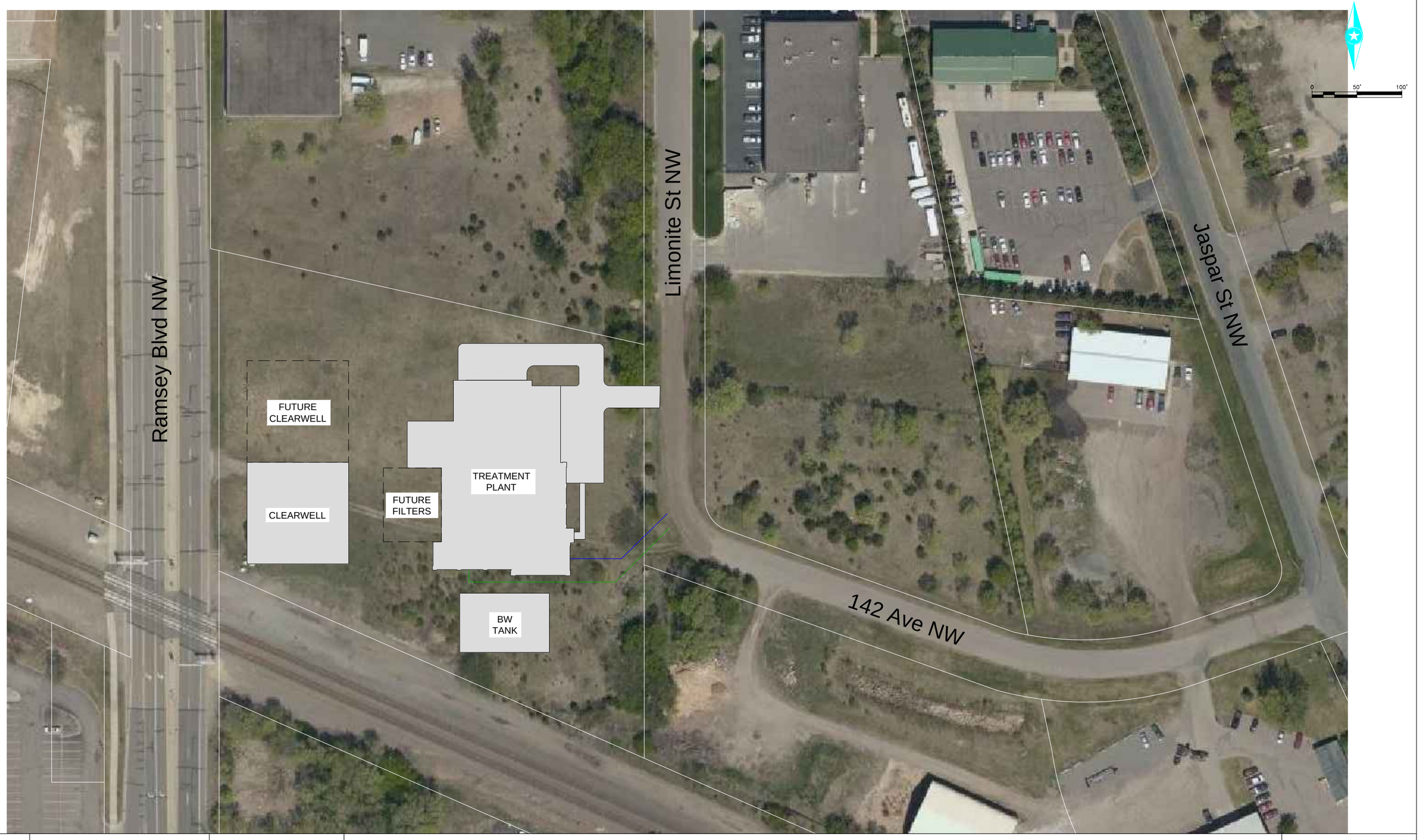
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WTP Alternatives - Water Shop Site

Ramsey, Minneota

Figure 6



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WTP Alternatives - Vacant City Property Site

Ramsey, Minneota

Figure
7

Appendix J

Capital Cost Opinions

Project Name:	**Ramsey WTP Feasibility Study**
SEH Project No:	**154354**
Date:	**March 3, 2021**
Estimator:	**MBJ**
Description:	**Alternative 1 - Concrete Gravity WTP**

DIVISION 1 - GENERAL REQUIREMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
GENERAL CONDITIONS	LUMP SUM	1	$ 2,368,955.00	$ 2,368,955.00
SUBTOTAL DIVISION 0 AND 01				*$ 2,368,955.00*
DIVISION 3 - CONCRETE	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CAST IN PLACE CONCRETE - BACKWASH TANKS	CU YD	950	$ 1,100.00	$ 1,045,000.00
CAST IN PLACE CONCRETE - CLEARWELL	CU YD	1500	$ 1,100.00	$ 1,650,000.00
CAST IN PLACE CONCRETE - FILTERS	CU YD	1050	$ 1,100.00	$ 1,155,000.00
CAST IN PLACE CONCRETE - SLAB ON GRADE/FOOTINGS	CU YD	600	$ 900.00	$ 540,000.00
PRECAST STRUCTURAL CONCRETE - 8" PLANK	SQ FT	9800	$ 25.00	$ 245,000.00
PRECAST STRUCTURAL CONCRETE - 12" PLANK	SQ FT	12700	$ 35.00	$ 444,500.00
SUBTOTAL DIVISION 3				*$ 5,079,500.00*
DIVISION 4 - MASONRY	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
BRICK/STONE VENEER	SF	14600	$ 40.00	$ 584,000.00
CONCRETE UNIT MASONRY	SQ FT	34000	$ 35.00	$ 1,190,000.00
SUBTOTAL DIVISION 4				*$ 1,774,000.00*
DIVISION 5 - METALS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
RAILING, ALUMINUM - WTP	LIN FT	1000	$ 115.00	$ 115,000.00
MISCELLANEOUS METALS - WTP	LUMP SUM	1	$ 200,000.00	$ 200,000.00
SUBTOTAL DIVISION 5				*$ 315,000.00*
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLASTIC FABRICATIONS - FRP LADDERS	EACH	14	$ 3,000.00	$ 42,000.00
ROUGH CARPENTRY	LUMP SUM	1	$ 40,000.00	$ 40,000.00
GYPSUM DRYWALL	SF	8000	$ 4.00	$ 32,000.00
SUBTOTAL DIVISION 6				*$ 114,000.00*
DIVISION 7 - THERMAL & MOISTURE PROTECTION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
JOINT SEALANTS	LUMP SUM	1	$ 40,000.00	$ 40,000.00
WATERPROOFING/AIR BARRIER	LUMP SUM	1	$ 200,000.00	$ 200,000.00
MEMBRANE ROOFING AND INSULATION	SF	21600	$ 25.00	$ 540,000.00
SUBTOTAL DIVISION 7				*$ 780,000.00*
DIVISION 8 - OPENINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FRP DOORS (SINGLE LEAF)	EACH	30	$ 3,300.00	$ 99,000.00
FRP DOORS (DOUBLE LEAF)	EACH	3	$ 6,600.00	$ 19,800.00
OVERHEAD DOOR - CHLORINE ROOM	EACH	1	$ 17,500.00	$ 17,500.00
ALUMINUM STOREFRONT	LUMP SUM	1	$ 260,000.00	$ 260,000.00
WINDOWS	EACH	28	$ 3,000.00	$ 84,000.00
FIRE RATED ALUM. FRAME AND GLASS	LUMP SUM	1	$ 5,000.00	$ 5,000.00
TANK HATCHES	UNIT	10	$ 3,000.00	$ 30,000.00
LOUVERS	LUMP SUM	1	$ 20,000.00	$ 20,000.00
SUBTOTAL DIVISION 8				*$ 535,300.00*
DIVISION 9 - FINISHES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ACOUSTICAL CEILING	SF	2000	$ 6.00	$ 12,000.00
FLOORING - TILE AND CARPET	LUMP SUM	1	$ 170,000.00	$ 170,000.00
WALL & CEILING PAINTING	SF	69000	$ 3.00	$ 207,000.00
EQUIPMENT/PROCESS PIPING PAINTING	LUMP SUM	1	$ 150,000.00	$ 150,000.00
SUBTOTAL DIVISION 9				*$ 539,000.00*
DIVISION 10 - SPECIALTIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
TOILET ACCESSORIES	LUMP SUM	2	$ 2,500.00	$ 5,000.00
FIRE EXTINGUISHERS	EACH	10	$ 250.00	$ 2,500.00
INTERIOR PANEL SIGNAGE	LUMP SUM	1	$ 3,000.00	$ 3,000.00
SUBTOTAL DIVISON 10				*$ 10,500.00*
DIVISION 12 - FURNISHINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
METAL CASEWORK - BASE AND UPPERS	LUMP SUM	1	$ 35,000.00	$ 35,000.00

FURNITURE	LUMP SUM	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 12				*$ 65,000.00*
DIVISION 21 - FIRE SUPPRESSION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FIRE PROTECTION SYSTEM (WET)	LUMP SUM	1	$ 75,000.00	$ 75,000.00
SUBTOTAL DIVISION 21				*$ 75,000.00*
DIVISION 22 - PLUMBING	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLUMBING	LUMP SUM	1	$ 430,000.00	$ 430,000.00
SUBTOTAL DIVISION 22				*$ 430,000.00*
DIVISION 23 - HVAC	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HVAC	LUMP SUM	1	$ 910,000.00	$ 910,000.00
SUBTOTAL DIVISION 23				*$ 910,000.00*
DIVISION 26 - ELECTRICAL	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ELECTRICAL	LUMP SUM	1	$ 2,900,000.00	$ 2,900,000.00
SUBTOTAL DIVISION 26				*$ 2,900,000.00*
DIVISION 31 - EARTHWORK	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CLEAR AND GRUB	ACRE	2.00	$ 10,000.00	$ 20,000.00
BUILDING EXCAVATION	CU YD	8500	$ 15.00	$ 127,500.00
CLEARWELL EXCAVATION	CU YD	8000	$ 15.00	$ 120,000.00
BACKWASH TANK	CU YD	7500	$ 15.00	$ 112,500.00
HAULING EARTH	CU YD	12000	$ 8.00	$ 96,000.00
BACKFILLING & COMPACTING	CU YD	15000	$ 25.00	$ 375,000.00
EROSION CONTROL	EACH	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 31				*$ 881,000.00*
DIVISION 32 - EXTERIOR IMPROVEMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
AGGREGATE BASE (CL 5)	CU YD	1500	$ 40.00	$ 60,000.00
BITUMINOUS PAVEMENT	TON	1300	$ 100.00	$ 130,000.00
4" CONCRETE SIDEWALK	SQ FT	4000	$ 10.00	$ 40,000.00
TOPSOIL BORROW (3" DEPTH)	CU YD	500	$ 25.00	$ 12,500.00
LANDSCAPING	LUMP SUM	1.0	$ 40,000.00	$ 40,000.00
CHAIN LIKE FENCE	LIN FT	1200	$ 90.00	$ 108,000.00
SUBTOTAL DIVISION 32				*$ 390,500.00*
DIVISION 33 - UTILITIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
24" RAW WATERMAIN	LIN FT	7300	$ 230	$ 1,679,000.00
24" ROAD CROSSING (RAMSEY BLVD and BUNKER LAKE BLVD) - JACKED CASING	LIN FT	400	$ 525	$ 210,000.00
24" FINISHED WATERMAIN	LIN FT	3800	$ 230	$ 874,000.00
20" RAW WATERMAIN	LIN FT	1300	$ 185	$ 240,500.00
16" RAW WATERMAIN	LIN FT	1750	$ 165	$ 288,750.00
16" RAW WATERMAIN (ARMSTRONG BLVD) - JACKED CASING	LIN FT	100	$ 425	$ 42,500.00
WELL 8 METER VAULT	LUMP SUM	1	$ 90,000	$ 90,000.00
HYDRANTS	EACH	4	$ 10,000	$ 40,000.00
SITE PROCESS PIPING	LUMP SUM	1	$ 450,000	$ 450,000.00
SANITARY SEWER	LUMP SUM	1	$ 50,000.00	$ 50,000.00
STORM SEWER	LUMP SUM	1	$ 40,000.00	$ 40,000.00
SUBTOTAL DIVISION 33				*$ 4,004,750.00*
DIVISION 40 - PROCESS INTERCONNECTIONS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PROCESS PIPING AND VALVES	LUMP SUM	1	$ 2,700,000.00	$ 2,700,000.00
SUBTOTAL DIVISION 40				*$ 2,700,000.00*
DIVISION 43 - PROCESS GAS & LIQUID HANDLING, PURIFICATION & STORAGE EQUI	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HIGH SERVICE VERTICAL TURBINE PUMPS	EACH	5	$ 50,000.00	$ 250,000.00
BACKWASH VERTICAL TURBINE PUMP	EACH	1	$ 50,000.00	$ 50,000.00
MAGNETIC FLOW METERS	LUMP SUM	1	$ 80,000.00	$ 80,000.00
SUBTOTAL DIVISION 43				*$ 380,000.00*
DIVISION 44 - POLLUTION & CONTROL EQUIPMENT	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
COMPRESSED AIR SYSTEM	LUMP SUM	1	$ 16,000.00	$ 16,000.00
AIR SCOUR BLOWER	EACH	1	$ 25,000.00	$ 25,000.00
GRAVITY FILTER EQUIPMENT	LUMP SUM	1	$ 900,000.00	$ 900,000.00
LAMELLA PLATE SETTLERS	EACH	2	$ 350,000.00	$ 700,000.00
GAS CHLORINATION SYSTEM	LUMP SUM	1	$ 50,000.00	$ 50,000.00
POLYPHOSPHATE FEED EQUIPMENT	LUMP SUM	1	$ 25,000.00	$ 25,000.00

SODIUM PERMANGANATE FEED EQUIPMENT	LUMP SUM	1	$ 40,000.00	$ 40,000.00
CHEMICAL FEED PIPING	LUMP SUM	1	$ 50,000.00	$ 50,000.00
				$ 1,806,000.00
SUBTOTAL CONSTRUCTION				**$ 26,060,000.00**
CONTINGENCY			10%	$ 2,606,000.00
TOTAL CONSTRUCTION				**$ 28,670,000.00**

Project Name:	**Ramsey WTP Feasibility Study**
SEH Project No:	**154354**
Date:	**March 4, 2021**
Estimator:	**MBJ**
Description:	**Alternative 2 - Pressure Filter WTP**

DIVISION 1 - GENERAL REQUIREMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
GENERAL CONDITIONS	LUMP SUM	1	$ 2,251,435.00	$ 2,251,435.00
SUBTOTAL DIVISION 0 AND 01				*$ 2,251,435.00*
DIVISION 3 - CONCRETE	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CAST IN PLACE CONCRETE - BACKWASH TANKS	CU YD	950	$ 1,100.00	$ 1,045,000.00
CAST IN PLACE CONCRETE - SLAB ON GRADE/FOOTINGS	CU YD	1600	$ 1,100.00	$ 1,760,000.00
PRECAST STRUCTURAL CONCRETE - 8" PLANK	SQ FT	8500	$ 25.00	$ 212,500.00
PRECAST STRUCTURAL CONCRETE - 12" PLANK	SQ FT	10300	$ 35.00	$ 360,500.00
SUBTOTAL DIVISION 3				*$ 3,378,000.00*
DIVISION 4 - MASONRY	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
BRICK/STONE VENEER	SF	12600	$ 40.00	$ 504,000.00
CONCRETE UNIT MASONRY	SQ FT	27000	$ 35.00	$ 945,000.00
SUBTOTAL DIVISION 4				*$ 1,449,000.00*
DIVISION 5 - METALS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
MISCELLANEOUS METALS - WTP	LUMP SUM	1	$ 150,000.00	$ 150,000.00
SUBTOTAL DIVISION 5				*$ 150,000.00*
DIVISION 6 - WOOD, PLASTICS & COMPOSITES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLASTIC FABRICATIONS - FRP LADDERS	EACH	6	$ 3,000.00	$ 18,000.00
ROUGH CARPENTRY	LUMP SUM	1	$ 30,000.00	$ 30,000.00
GYPSUM DRYWALL	SF	8000	$ 4.00	$ 32,000.00
SUBTOTAL DIVISION 6				*$ 80,000.00*
DIVISION 7 - THERMAL & MOISTURE PROTECTION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
JOINT SEALANTS	LUMP SUM	1	$ 40,000.00	$ 40,000.00
WATERPROOFING/AIR BARRIER	LUMP SUM	1	$ 200,000.00	$ 200,000.00
MEMBRANE ROOFING AND INSULATION	SF	22200	$ 25.00	$ 555,000.00
SUBTOTAL DIVISION 7				*$ 795,000.00*
DIVISION 8 - OPENINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
FRP DOORS (SINGLE LEAF)	EACH	26	$ 3,300.00	$ 85,800.00
FRP DOORS (DOUBLE LEAF)	EACH	3	$ 6,600.00	$ 19,800.00
OVERHEAD DOOR - CHLORINE ROOM	EACH	1	$ 17,500.00	$ 17,500.00
ALUMINUM STOREFRONT	LUMP SUM	1	$ 200,000.00	$ 200,000.00
WINDOWS	EACH	28	$ 3,000.00	$ 84,000.00
FIRE RATED ALUM. FRAME AND GLASS	LUMP SUM	1	$ 5,000.00	$ 5,000.00
TANK HATCHES	UNIT	6	$ 3,000.00	$ 18,000.00
LOUVERS	LUMP SUM	1	$ 20,000.00	$ 20,000.00
SUBTOTAL DIVISION 8				*$ 450,100.00*
DIVISION 9 - FINISHES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ACOUSTICAL CEILING	SF	2000	$ 6.00	$ 12,000.00
FLOORING - TILE AND CARPET	LUMP SUM	1	$ 150,000.00	$ 150,000.00
WALL & CEILING PAINTING	SF	48000	$ 3.00	$ 144,000.00
EQUIPMENT/PROCESS PIPING PAINTING	LUMP SUM	1	$ 275,000.00	$ 275,000.00
SUBTOTAL DIVISION 9				*$ 581,000.00*
DIVISION 10 - SPECIALTIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
TOILET ACCESSORIES	LUMP SUM	2	$ 2,500.00	$ 5,000.00
FIRE EXTINGUISHERS	EACH	10	$ 250.00	$ 2,500.00
INTERIOR PANEL SIGNAGE	LUMP SUM	1	$ 3,000.00	$ 3,000.00
SUBTOTAL DIVISON 10				*$ 10,500.00*
DIVISION 12 - FURNISHINGS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
METAL CASEWORK - BASE AND UPPERS	LUMP SUM	1	$ 35,000.00	$ 35,000.00
FURNITURE	LUMP SUM	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 12				*$ 65,000.00*
DIVISION 21 - FIRE SUPPRESSION	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**

FIRE PROTECTION SYSTEM (WET)	LUMP SUM	1	$ 75,000.00	$ 75,000.00
SUBTOTAL DIVISION 21				*$ 75,000.00*
DIVISION 22 - PLUMBING	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PLUMBING	LUMP SUM	1	$ 430,000.00	$ 430,000.00
SUBTOTAL DIVISION 22				*$ 430,000.00*
DIVISION 23 - HVAC	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
HVAC	LUMP SUM	1	$ 835,000.00	$ 835,000.00
SUBTOTAL DIVISION 23				*$ 835,000.00*
DIVISION 26 - ELECTRICAL	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
ELECTRICAL	LUMP SUM	1	$ 2,200,000.00	$ 2,200,000.00
SUBTOTAL DIVISION 26				*$ 2,200,000.00*
DIVISION 31 - EARTHWORK	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
CLEAR AND GRUB	ACRE	2.00	$ 10,000.00	$ 20,000.00
BUILDING EXCAVATION	CU YD	4000	$ 15.00	$ 60,000.00
BACKWASH TANK	CU YD	7500	$ 15.00	$ 112,500.00
HAULING EARTH	CU YD	4000	$ 8.00	$ 32,000.00
BACKFILLING & COMPACTING	CU YD	4000	$ 25.00	$ 100,000.00
EROSION CONTROL	EACH	1	$ 30,000.00	$ 30,000.00
SUBTOTAL DIVISION 31				*$ 354,500.00*
DIVISION 32 - EXTERIOR IMPROVEMENTS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
AGGREGATE BASE (CL 5)	CU YD	1500	$ 40.00	$ 60,000.00
BITUMINOUS PAVEMENT	TON	1300	$ 100.00	$ 130,000.00
4" CONCRETE SIDEWALK	SQ FT	4000	$ 10.00	$ 40,000.00
TOPSOIL BORROW (3" DEPTH)	CU YD	500	$ 25.00	$ 12,500.00
LANDSCAPING	LUMP SUM	1.0	$ 40,000.00	$ 40,000.00
CHAIN LIKE FENCE	LIN FT	1200	$ 90.00	$ 108,000.00
SUBTOTAL DIVISION 32				*$ 390,500.00*
DIVISION 33 - UTILITIES	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
24" RAW WATERMAIN	LIN FT	7300	$ 230	$ 1,679,000.00
24" ROAD CROSSING (RAMSEY BLVD and BUNKER LAKE BLVD) - JACKED CASING	LIN FT	400	$ 525	$ 210,000.00
24" FINISHED WATERMAIN	LIN FT	3800	$ 230	$ 874,000.00
20" RAW WATERMAIN	LIN FT	1300	$ 185	$ 240,500.00
16" RAW WATERMAIN	LIN FT	1750	$ 165	$ 288,750.00
16" RAW WATERMAIN (ARMSTRONG BLVD) - JACKED CASING	LIN FT	100	$ 425	$ 42,500.00
WELL 8 METER VAULT	LUMP SUM	1	$ 90,000	$ 90,000.00
HYDRANTS	EACH	4	$ 10,000.00	$ 40,000.00
SITE PROCESS PIPING	LUMP SUM	1	$ 250,000.00	$ 250,000.00
SANITARY SEWER	LUMP SUM	1	$ 50,000.00	$ 50,000.00
STORM SEWER	LUMP SUM	1	$ 40,000.00	$ 40,000.00
SUBTOTAL DIVISION 33				*$ 3,804,750.00*
DIVISION 40 - PROCESS INTERCONNECTIONS	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
PROCESS PIPING AND VALVES	LUMP SUM	1	$ 2,950,000.00	$ 2,950,000.00
SUBTOTAL DIVISION 40				*$ 2,950,000.00*
DIVISION 43 - PROCESS GAS & LIQUID HANDLING, PURIFICATION & STORAGE EQUI	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
MAGNETIC FLOW METERS	LUMP SUM	1	$ 110,000.00	$ 110,000.00
SUBTOTAL DIVISION 43				*$ 110,000.00*
DIVISION 44 - POLLUTION & CONTROL EQUIPMENT	**UNIT**	**EST. QUANTITY**	**UNIT PRICE**	**AMOUNT**
COMPRESSED AIR SYSTEM	LUMP SUM	1	$ 16,000.00	$ 16,000.00
AIR SCOUR BLOWER	EACH	1	$ 25,000.00	$ 25,000.00
PRESSURE FILTER EQUIPMENT	LUMP SUM	1	$ 3,500,000.00	$ 3,500,000.00
LAMELLA PLATE SETTLERS	EACH	2	$ 350,000.00	$ 700,000.00
GAS CHLORINATION SYSTEM	LUMP SUM	1	$ 50,000.00	$ 50,000.00
POLYPHOSPHATE FEED EQUIPMENT	LUMP SUM	1	$ 25,000.00	$ 25,000.00
SODIUM PERMANGANATE FEED EQUIPMENT	LUMP SUM	1	$ 40,000.00	$ 40,000.00
CHEMICAL FEED PIPING	LUMP SUM	1	$ 50,000.00	$ 50,000.00
				$ 4,406,000.00
TOTAL CONSTRUCTION				**$ 24,766,000.00**
CONTINGENCY			10%	$ 2,477,000.00
TOTAL PROJECT				**$ 27,240,000.00**

Appendix K

Life Cycle Cost Opinions

Updated: 3-Mar-21

50 Year Life Cycle Cost Estimate
Altenative 1
Concrete Gravity Filter Water Treatment Plant, Ramsey, Minnesota

Division	Item	Capital Cost		Annual Repair Costs	Capital Cost plus Admin, Eng, etc.	Useful Life	First Replacement PW	Second Replacement PW	Third Replacement PW	Salvage Value	Salvage Value PW	Total Materials & Equipment Replacement PW
1	General	$2,368,955	9.09%	$0	$2,944,962	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Concrete	$5,079,500	19.49%	$0	$6,314,570	75	$0.00	$0.00	$0.00	$2,104,856.76	($2,104,856.76)	($2,104,856.76)
4	Masonry	$1,774,000	6.81%	$0	$2,205,345	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5	Metals	$315,000	1.21%	$0	$391,592	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6	Wood & Plastics	$114,000	0.44%	$0	$141,719	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
7	Thermal & Moisture	$780,000	2.99%	$5,000	$969,655	30	$969,655.44	$0.00	$0.00	$323,218.48	($323,218.48)	$646,436.96
8	Doors &Windows	$535,300	2.05%	$10,000	$665,457	25	$665,457.12	$0.00	$0.00	$0.00	$0.00	$665,457.12
9	Finishes	$539,000	2.07%	$5,000	$670,057	25	$670,056.77	$0.00	$0.00	$0.00	$0.00	$670,056.77
10	Specialties	$10,500	0.04%	$0	$13,053	30	$13,053.05	$0.00	$0.00	$4,351.02	($4,351.02)	$8,702.04
12	Furnishings	$65,000	0.25%	$0	$80,805	25	$80,804.62	$0.00	$0.00	$0.00	$0.00	$80,804.62
21	Fire Suppression	$75,000	0.29%	$0	$93,236	25	$93,236.10	$0.00	$0.00	$0.00	$0.00	$93,236.10
22	Plumbing	$430,000	1.65%	$0	$534,554	40	$534,553.64	$0.00	$0.00	$400,915.23	($400,915.23)	$133,638.41
23	HVAC	$910,000	3.49%	$20,000	$1,131,265	25	$1,131,264.68	$0.00	$0.00	$0.00	$0.00	$1,131,264.68
26	Electrical	$2,900,000	11.13%	$30,000	$3,605,129	25	$3,605,129.20	$0.00	$0.00	$0.00	$0.00	$3,605,129.20
31	Earthwork	$881,000	3.38%	$0	$1,095,213	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	Exterior Improvements	$390,500	1.50%	$0	$485,449	40	$485,449.29	$0.00	$0.00	$364,086.97	($364,086.97)	$121,362.32
33	Utilities	$4,004,750	15.37%	$0	$4,978,497	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
40	Process Piping	$2,700,000	10.36%	$10,000	$3,366,500	25	$3,366,499.60	$0.00	$0.00	$0.00	$0.00	$3,366,499.60
43	Process Pumps/Meters	$380,000	1.46%	$20,000	$472,396	30	$472,396.24	$0.00	$0.00	$157,465.41	($157,465.41)	$314,930.83
44	Process Equipment	$1,806,000	6.93%	$20,000	$2,245,125	35	$2,245,125.29	$0.00	$0.00	$1,282,928.74	($1,282,928.74)	$962,196.55
	TOTALS	$26,060,000	99.99%	$120,000	$32,400,000							$9,694,858

Inflation = 2.75%
Interest = 2.00%
Financing Years= 20

50 Year Life Cycle (Present Worth)

Capital Project Costs	$32,400,000
Equipment Replacement	$9,694,858
Labor	$6,488,398
Gas	$1,179,709
Chemicals	$6,488,398
Insurance	$1,769,563
Electricity	$6,783,325
Equip. Repair	$7,078,253
TOTAL PW	$71,880,000

20 year Annual Costs

Loan Payment Annual Equipment	$1,981,478	
Replacement	$308,522	
Labor	$110,000	
Gas	$20,000	
Chemicals	$110,000	3 mgd, 2 mg/L Cl @ $1/lb, 1 mg/L NaMnO4 @ $10/gal, 2 mg/L phosphate @ $5/gal
Insurance	$30,000	
Electricity	$115,000	Assumes 120kW 24/7 at $0.10 per kWh
Equip. Repair	$120,000	
TOTAL ANNUAL COST:	$2,795,000	

Updated: 3-Mar-21

50 Year Life Cycle Cost Estimate
Altenative 2
Pressure Filter Water Treatment Plant, Ramsey, Minnesota

Division	Item	Capital Cost		Annual Repair Costs	Capital Cost plus Contingency, Admin, Eng, etc.	Useful Life	First Replacement PW	Second Replacement PW	Third Replacement PW	Salvage Value	Salvage Value PW	Total Materials & Equipment Replacement PW
1	General	$2,251,435	9.09%	$0	$2,798,534	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Concrete	$3,378,000	13.64%	$0	$4,198,854	75	$0.00	$0.00	$0.00	$1,399,618.00	($1,399,618.00)	($1,399,618.00)
4	Masonry	$1,449,000	5.85%	$0	$1,801,107	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
5	Metals	$150,000	0.61%	$0	$186,450	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6	Wood & Plastics	$80,000	0.32%	$0	$99,440	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
7	Thermal & Moisture	$795,000	3.21%	$5,000	$988,185	30	$988,185.00	$0.00	$0.00	$329,395.00	($329,395.00)	$658,790.00
8	Doors &Windows	$450,100	1.82%	$10,000	$559,474	25	$559,474.30	$0.00	$0.00	$0.00	$0.00	$559,474.30
9	Finishes	$581,000	2.35%	$10,000	$722,183	25	$722,183.00	$0.00	$0.00	$0.00	$0.00	$722,183.00
10	Specialties	$10,500	0.04%	$0	$13,052	30	$13,051.50	$0.00	$0.00	$4,350.50	($4,350.50)	$8,701.00
12	Furnishings	$65,000	0.26%	$0	$80,795	25	$80,795.00	$0.00	$0.00	$0.00	$0.00	$80,795.00
21	Fire Suppression	$75,000	0.30%	$0	$93,225	25	$93,225.00	$0.00	$0.00	$0.00	$0.00	$93,225.00
22	Plumbing	$430,000	1.74%	$0	$534,490	40	$534,490.00	$0.00	$0.00	$400,867.50	($400,867.50)	$133,622.50
23	HVAC	$835,000	3.37%	$20,000	$1,037,905	25	$1,037,905.00	$0.00	$0.00	$0.00	$0.00	$1,037,905.00
26	Electrical	$2,200,000	8.88%	$30,000	$2,734,600	25	$2,734,600.00	$0.00	$0.00	$0.00	$0.00	$2,734,600.00
31	Earthwork	$354,500	1.43%	$0	$440,644	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	Exterior Improvements	$390,500	1.58%	$0	$485,392	40	$485,391.50	$0.00	$0.00	$364,043.63	($364,043.63)	$121,347.88
33	Utilities	$3,804,750	15.36%	$0	$4,729,304	50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
40	Process Piping	$2,950,000	11.91%	$10,000	$3,666,850	25	$3,666,850.00	$0.00	$0.00	$0.00	$0.00	$3,666,850.00
43	Process Pumps/Meters	$110,000	0.44%	$5,000	$136,730	30	$136,730.00	$0.00	$0.00	$45,576.67	($45,576.67)	$91,153.33
44	Process Equipment	$4,406,000	17.79%	$75,000	$5,476,658	25	$5,476,658.00	$0.00	$0.00	$0.00	$0.00	$5,476,658.00
	TOTALS	$24,766,000	100.00%	$165,000	$30,780,000							$13,985,687

Inflation = 2.75%
Interest = 2.00%
Financing Years= 20

50 Year Life Cycle (Present Worth)

Capital Project Costs	$30,780,000	
Equipment Replacement	$13,985,687	
Labor	$6,488,398	
Gas	$1,179,709	
Chemicals	$6,488,398	
Insurance	$589,854	
Electricity	$6,193,471	
Equip. Repair	$9,732,597	
TOTAL PW	$75,440,000	

20 year Annual Costs

Loan Payment Annual Equipment	$1,882,404	
Replacement	$445,069	
Labor	$110,000	
Gas	$20,000	
Chemicals	$110,000	3 mgd, 2 mg/L Cl @ $1/lb, 1 mg/L NaMnO4 @ $10/gal, 2 mg/L phosphate @ $5/gal
Insurance	$10,000	
Electricity	$105,000	Assumes 120kW 24/7 at $0.10 per kWh
Equip. Repair	$165,000	
TOTAL ANNUAL COST:	$2,847,000	

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UNIVERSITY OF MINNESOTA
MINNESOTA GEOLOGICAL SURVEY
Harvey Thorleifson, Director

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AS RECOMMENDED BY THE LEGISLATIVE-CITIZEN COMMISSION ON MINNESOTA RESOURCES

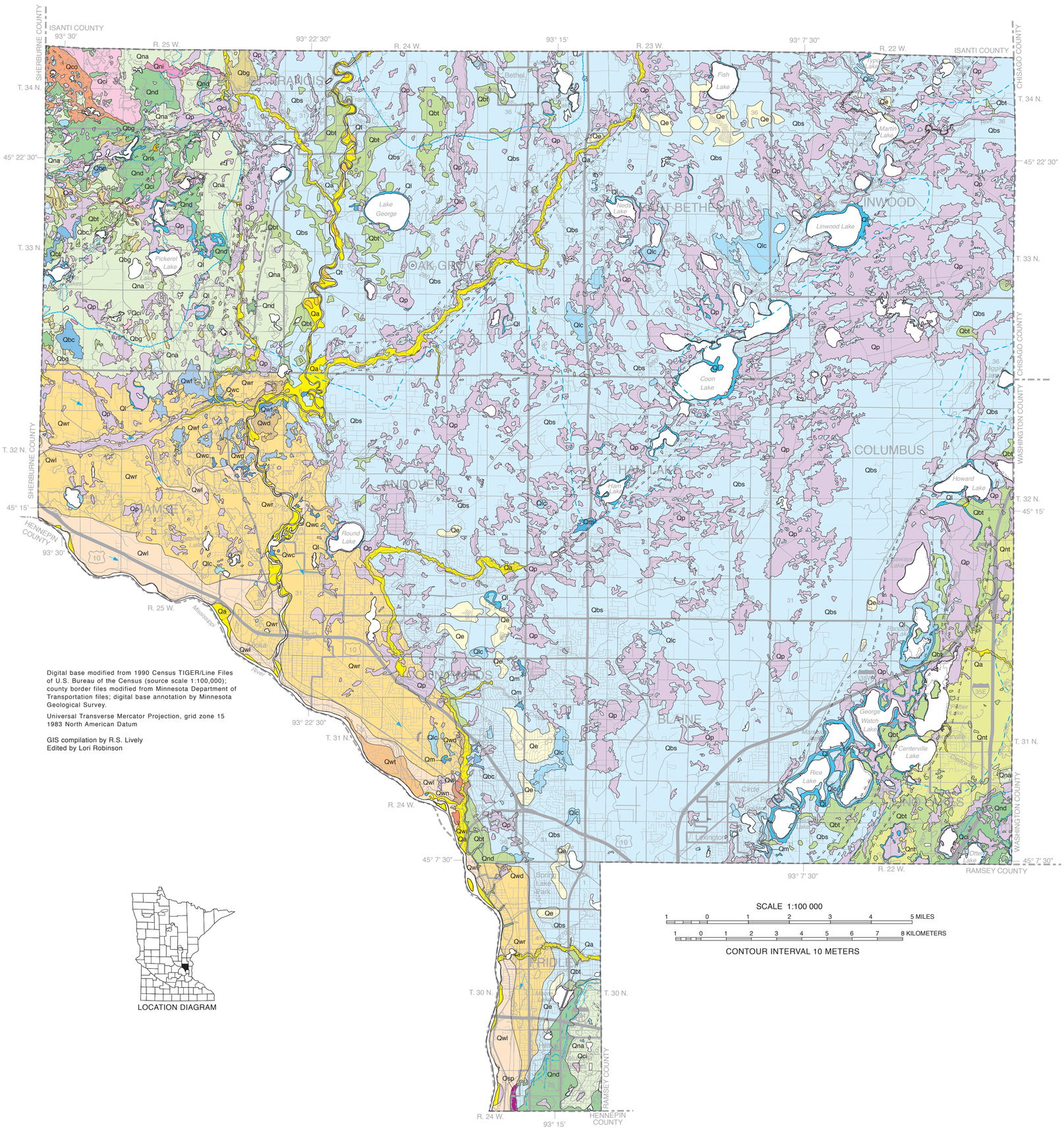
COUNTY ATLAS SERIES
ATLAS C-27, PART A
Anoka County
Plate 3—Surficial Geology

SURFICIAL GEOLOGY

By

Gary N. Meyer

2011



Digital base modified from 1990 Census TIGER/Line Files of U.S. Bureau of the Census (source scale 1:100,000); county border files modified from Minnesota Department of Transportation files; digital base annotation by Minnesota Geological Survey.

Universal Transverse Mercator Projection, grid zone 15
1983 North American Datum

GIS compilation by R.S. Lively
Edited by Lori Robinson

SCALE 1:100 000

1 0 1 2 3 4 5 MILES
1 0 1 2 3 4 5 6 7 8 KILOMETERS

CONTOUR INTERVAL 10 METERS

CORRELATION OF MAP UNITS

Qa	Ql	Qlc	Qp	Qm	Qe				
Qt	Qwl	Qwc	Qwn	Qwi	Qwt	West Campus formation	Michigan Subepisode	Hudson Episode	QUATERNARY
	Qwr	Qwf	Qwd						
Qbs	Qbg	Qbc	Qbt			New Brighton Formation		Wisconsin Episode	
Qns	Qni	Qnt	Qna	Qnd		New Ulm Formation			
Qco	Qci					Cromwell Formation			
Osp									ORDOVICIAN

MAP SYMBOLS

Geologic contact—Approximately located.

General flow direction of former streams—Arrow points downstream in the direction glacial meltwater last flowed.

Approximate shoreline of glacial Lake Anoka—The maximum extent of the lake is obscure because it was supported by buried stagnant ice. The landscape was lowered as the ice melted. Sediment of the New Ulm and Cromwell Formations mapped within the bounds of glacial Lake Anoka have been wave-washed and covered in places with thin beds of silt, sand, or gravel. The sediment in some of these areas subsequently collapsed due to melt-out of underlying stagnant ice. However, some of the collapsed areas now lower in elevation than adjacent areas of the New Brighton Formation likely were once islands or peninsulas in glacial Lake Anoka. The Hugo and Fridley levels of the lake are recognized still-stands during the gradual drainage of glacial Lake Anoka (Meyer, 1998).

Fridley level—About 915 feet (279 meters) above mean sea level.

Hugo level—About 940 feet (287 meters) above mean sea level.

Maximum extent—About 960 feet (293 meters) above mean sea level.

Esker—A sinuous ridge of predominantly sand and gravel, interpreted to have been deposited in an ice-walled stream or subglacial tunnel. Arrows show inferred flow direction. Where burying the fluvial sediment of Superior-lobe eskers, younger sediments may be more than 30 feet (9 meters) thick.

Broad, irregular trough—Hachures point downslope; identified by alignment of depressions and lakes. Likely mark partially filled, pre-existing channels. These troughs are interpreted to reflect valleys cut by meltwater flowing beneath Superior lobe ice that were buried by subsequent glacial events. Drainage channels beneath Superior lobe ice locally eroded deeply into the substrate, and in places may have exploited pre-existing bedrock valleys.

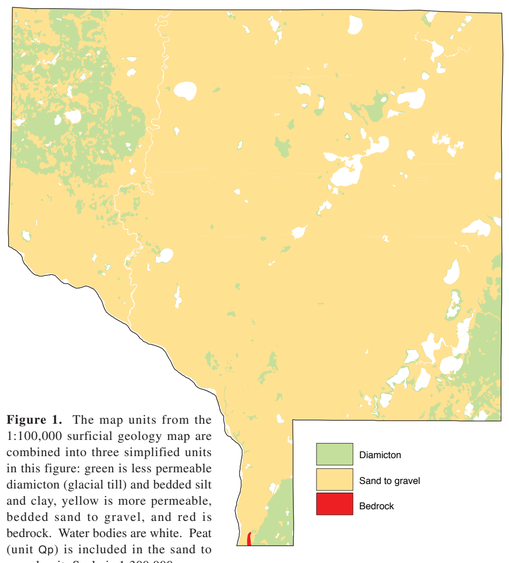


Figure 1. The map units from the 1:100,000 surficial geology map are combined into three simplified units in this figure: green is less permeable diamicton (glacial till) and bedded silt and clay, yellow is more permeable, bedded sand to gravel, and red is bedrock. Water bodies are white. Peat (unit Qp) is included in the sand to gravel unit. Scale is 1:300,000.

INTRODUCTION

The surficial geology map of Anoka County shows the earth material expected to be encountered below the topsoil, generally about 3 feet (1 meter) below the land surface. The map is a revision of Meyer and Patterson (1999) and Meyer (2007), based largely on a 40 percent increase in water-well log data collected for this project. Anoka County soil surveys of various ages (Smith and others, 1918; Chamberlain, 1977; Natural Resources Conservation Service, 2009) were relied on extensively, particularly in mapping the postglacial swamp and lake deposits. Field work included drilling 18 shallow auger holes and collecting 4 deep rotary-sonic cores. In Figure 1, the surficial sediments are grouped for simplicity into more permeable (bedded sand to gravel) and less permeable (bedded silt to clay and diamicton) units. The topographic expression created mainly by glacial sculpturing and subsequent meltwater erosion and deposition is displayed on the Digital Elevation Model (Fig. 2). The surficial geology of Anoka County, like most of Minnesota, is dominated by unconsolidated sediments laid down by glacial ice and meltwater during the Wisconsin Episode (Johnson and others, 1997). Glacial ice from the continental ice sheet to the north (the Laurentide ice sheet) entered the county from different directions, reflected in the diverse deposits they left behind. The provenance of an ice advance (Fig. 3; Table 1) is the unique area of bedrock that the ice passed over and incorporated, and then deposited as it moved away from its source area. During the final recession of glacial ice from the region, sand deposited in glacial Lake Anoka covered much of the county (Meyer, 1998). Post-glacial processes during the Hudson Episode (Johnson and others, 1997) continue to alter the landscape of the county, albeit in a less dramatic fashion.

DESCRIPTION OF MAP UNITS

QUATERNARY

Hudson Episode

Qa **Alluvium**—Typically coarser-grained (sand and gravel) in the channels, and finer-grained (fine-grained sand and silt) on floodplains. Generally coarsens with depth. Wider areas are typically topped by and interbedded with thin, organic-rich layers, and some depressions within the floodplains have been filled with thick silty to clayey sediment. Unit comprises sediment of modern streams. Along the Mississippi River, unit consists of generally less than 6 feet (2 meters) of silt loam to loamy sand overlying sand, gravelly sand, or cobbly gravel, with scattered wood and shell fragments. Sand is chiefly present along the Rum River, commonly overlain by about 5 feet (1.5 meters) of sandy loam to loamy sand, with interbeds of organic-rich layers or gravelly sand in some places. Sediment along smaller streams is generally more loamy and organic-rich.

Qlc **Lake silt and clay**—Organic-rich, deposited in ponded water (limnic sediment); interbedded with sand at the margins in places; mollusk shells are locally common. Generally greater than 3 feet (1 meter) thick, and more than 30 feet (9 meters) thick in the center of some deposits (Wilson and Potzger, 1943); covered by up to 4 feet (1.2 meters) of peat and muck. Marl may be present at depth. In developed areas, some of these deposits have been drained and buried under artificial fill; the organic sediment is commonly removed prior to filling in areas where structures are built.

Ql **Lake sand**—Sand to gravelly sand, with local organic-rich layers, loamy in places where bordering glacial sediment (till); deposited in a beach or nearshore environment; includes human-made beaches. In places underlies or overlies muck, peat, or limnic sediment. Width of exposure varies depending on the water level in the lake. Includes ice ramparts (sediment pushed into ridges by the expansion of lake ice; Zumberge, 1952), such as along the north shore of Neds Lake in East Bethel (T. 33 N., R. 23 W., sec. 9).

Qp **Peat and muck**—Partially decomposed plant matter deposited in swamps, commonly formed in ice-block melt-out depressions and in former meltwater channels. Generally mapped only where greater than 4 feet (1.2 meters) thick. Includes fine-grained organic matter laid down in ponded water, marl at depth in places, and small bodies of open water. In developed areas, many of these deposits have been drained and buried under artificial fill; the organic sediment is commonly removed prior to filling in areas where structures are built (such as in Blaine).

Qm **Marl**—Calcareous clay deposited in ponded water; mollusk shells are common. Generally greater than 3 feet (1 meter) thick; covered by 1 to 4 feet (0.3 to 1.2 meters) of peat and muck. In developed areas, some of these deposits have been drained and buried under artificial fill; the soft sediment is commonly removed prior to filling in areas where structures are built.

Qe **Eolian sand**—Well-sorted, very fine- to medium-grained sand; blown by predominantly northwest winds (Keen, 1985) into generally low-lying dunes, except in stippled areas where dune relief exceeds 30 feet (9 meters). The upper part of the fine-grained sand deposited in glacial Lake Anoka (unit Qbs) has likely been altered by wind activity across much of the county, but eolian deposits are only mapped where dune relief generally exceeds 5 feet (1.5 meters). Dunes were likely more extensive than mapped in the more urbanized areas, where landforms have been obliterated by human activity.

Wisconsin Episode

Qt **Terrace sand and gravelly sand**—Fluvial sediment laid down by the nascent Rum River, and preserved in a terrace above the modern floodplain. Initial entrenchment of the Rum River valley was likely begun during the drainage of glacial Lake Anoka, and continued as the master stream, the Mississippi River, formed its valley.

West Campus formation (Meyer and Patterson, 1999)—Mostly sand and gravelly sand of mixed Riding Mountain and Superior provenance (Fig. 3; Table 1); scattered cobbles occur in places. Sediments were laid down during early, higher stages of the Mississippi River, and preserved in terraces above the modern floodplain. The West Campus formation is mapped at two major terrace levels above St. Anthony Falls in Minneapolis.

Qwl ***Langdon terrace***—Sand and gravelly sand about 10 to 40 feet (3 to 12 meters) above the modern floodplain, ranging in elevation from about 840 feet (256 meters) in southern Fridley to about 880 feet (268 meters) in western Ramsey.

Qwc **Silt and clay facies**—Generally thinly bedded, clay to sandy silt; silt predominates over clay in most places. Deposited in slack water connected to the Mississippi River when it flowed at the Langdon terrace level. In places may include sediment of unit Qwf lowered by erosion to the Langdon terrace level, or possibly exhumed silt and clay of the New Brighton Formation (unit Qbc).

Qwn **Sand overlying yellowish to gray, sandy to loamy till**—Sand and gravelly sand generally less than 10 feet (3 meters) thick over till of the New Ulm Formation. Boulder lags are common at the contact.

Qwi **Sand overlying reddish silt and clay**—Sand and gravelly sand generally less than 10 feet (3 meters) thick over lacustrine silt and clay of the Sunrise Member (glacial Lake Lind deposits; Johnson, in press), and silty clayey till of the Coon Creek member (Meyer, 1998) of the Cromwell Formation.

Qwt **Sand overlying reddish sandy till**—Sand and gravelly sand generally less than 10 feet (3 meters) thick over sandy till of the Cromwell Formation. Boulder lags are common at the contact. Thin patches of silt and clay of the Sunrise Member are present in between the sand and till in places.

Qwr ***Richfield terrace***—Sand and gravelly sand about 50 to 70 feet (15 to 21 meters) above the modern floodplain, ranging in elevation from about 870 feet (265 meters) in southern Fridley to about 915 feet (279 meters) in western Ramsey.

Qwf **Silt and clay facies**—Generally thinly bedded, clay to sandy silt; silt predominates over clay in most places. Deposited in ice-block melt-out depressions by slack water of the Mississippi River at the Richfield terrace level. In places may include exhumed silt and clay of the New Brighton Formation (unit Qbc).

Qwd **Sand overlying yellowish to gray, sandy to loamy till**—Sand and gravelly sand generally less than 10 feet (3 meters) thick over till of the New Ulm Formation. Boulder lags are common at the contact. In places the sand overlies silt and clay of the New Brighton Formation (unit Qbc).

New Brighton Formation (Meyer, in press)—Mostly yellowish-brown to gray, fine-grained sand, laid down in glacial Lake Anoka. Clasts are of Riding Mountain provenance mixed with varying amounts of Superior provenance (Table 1). Included in these map units are some low-lying areas where New Brighton Formation sediment may be overlain by 3 feet (1 meter) or more of sandy to clayey, organic-bearing colluvium, or by thin peat.

Qbs ***Sand facies***—Very fine- to medium-grained sand; silty in places; contains scattered lenses of silt to silty clay at depth, mainly at the base. Gravelly sand occurs locally near the surface, especially where adjacent to glacial or fluvial sediment, and at depth in places. Following drainage of glacial Lake Anoka, the surface became pitted primarily due to melting of buried stagnant ice, but also in places by wind activity. The upper few feet (1 meter) of sand has commonly been reworked by wind.

Qbc ***Silt and clay facies***—Silt and clay; interbedded with fine-grained sand in places; locally rhythmically bedded. Unit is capped by generally less than 5 feet (1.5 meters) of fine-grained sand, and is generally less than 20 feet (6 meters) thick over till of the New Ulm Formation. Deposited in deeper, quiet water of glacial Lake Anoka, in depressions on the lake bottom. Unit occurs at the surface likely where the overlying sand facies was stripped away by wave action as the lake level was lowered, and finally drained. Where present at the surface above the Hugo level, the unit was likely deposited in calm bays isolated from the main body of the lake, where the prograding sand facies was laid down.

Qbg ***Sand and gravel facies***—Medium- to coarse-grained sand to fine-grained gravel; scattered cobbles in places. Deposited in deltaic or shallow-water environments in glacial Lake Anoka. Generally less than 20 feet (6 meters) thick over till, but in places may overlie coarser-grained fluvial sediment of the New Ulm or Cromwell Formations.

Qbt ***Fine-grained sand overlying yellowish to gray, loamy to sandy till***—Till of the New Ulm Formation beneath as much as 20 feet (6 meters) of lake sand. In places beneath the sand, gravel is present on the surface of the till. The sand also may overlie unit Qbc or till or lake sediment of the Cromwell Formation.

New Ulm Formation (Lusardi, in press)—Glacial, fluvial, and lacustrine sediment of Riding Mountain provenance (Table 1) deposited by ice and meltwater of the last glacial advance into the area, that of the Grantsburg sublobe (Fig. 3). Included in these map units are some low-lying areas where New Ulm Formation sediment may be overlain by 3 feet (1 meter) or more of sandy to clayey, organic-bearing colluvium, or by thin peat.

Qns ***Lake sand***—Very fine- to fine-grained sand and silty sand, with minor interbeds of silt and medium-grained sand. Capped and underlain in places by sandy silt. Coarse-grained, gravelly sand occurs locally along margins and at or near the base. The one deposit mapped, in T. 33 N., R. 25 W., sec. 4, was laid down in a small, ice-walled lake during retreat and stagnation of the Grantsburg sublobe.

Qni ***Ice-contact stratified deposit***—Sand, gravelly sand, and cobbly gravel. Deposited by meltwater flowing at or behind (beneath) the ice margin, during retreat and stagnation of the Grantsburg sublobe. Sediment can be quite variable and is typically faulted and folded. Commonly includes interbeds of, and in places is capped by, sandy to loamy diamicton (mudflow sediment) and silt (lake sediment). Typically forms hills and ridges.

Qnt ***Loamy till (wave-washed)***—Chiefly loam-textured, unsorted sediment (diamicton); pebbly, with scattered cobbles and rare boulders. Texture ranges to sandy clay loam and fine-grained sandy loam. Lenses of stratified sediment are uncommon in most areas. Generally more than 20 feet (6 meters) thick over the Cromwell Formation. Wave-washed and overlain in places by a few feet (1 meter) of sand to gravelly sand. The till surface is relatively flat, except for depressions created by ice-block melt-out.

Qna ***Sandy till***—Chiefly sandy loam-textured, unsorted sediment (diamicton), pebbly, with cobbles and boulders; commonly capped by, or interbedded with, thin deposits of silty to gravelly stratified sediment. Includes complex deposits of thick sand and gravel too small to distinguish on the map from adjacent till bodies. Large bodies of sand and gravel are present at depth in places. In the vicinity of the Twin Cities member, unit is commonly less than 20 feet (6 meters) thick over Cromwell Formation deposits. Within the bounds of glacial Lake Anoka the unit may include beach or nearshore sediment of the New Brighton Formation. Near present-day lakes the unit may include modern beach deposits.

Qnd ***Twin Cities member*** (Meyer and Patterson, 1999)—Complexly intermixed yellowish-brown to gray and reddish-brown to reddish-gray, loam- to sandy loam-textured, unsorted sediment (diamicton), pebbly, with cobbles and boulders. This mixture of both Riding Mountain and Superior provenance sediment formed by the erosion and incorporation of Cromwell Formation material by the overriding ice of the Grantsburg sublobe. Small lenses of stratified sediment are common in many areas. Covered in places by as much as 20 feet (6 meters) of the sandy till facies of the New Ulm Formation. Cromwell Formation deposits are commonly within 10 feet (3 meters) of the surface, and locally are at or very near the surface. Wave-washed and overlain in places by a few feet (1 meter) of lacustrine or eolian sand within areas covered by glacial Lake Anoka.

Cromwell Formation (Hobbs, in press)—Primarily fluvial sediment of Superior provenance (Table 1), deposited by Superior lobe (Fig. 3) meltwater. The upper part of Cromwell Formation deposits in Anoka County is commonly reworked (by the overriding Grantsburg sublobe or subsequent hydraulic action) and mantled in places too patchy to show by generally less than 10 feet (3 meters) of younger deposits.

Qco ***Outwash***—Sand, gravelly sand, and gravel; cobbly in places. Laid down by meltwater issuing from the ice margin. Bedding is highly disturbed in the patterned area due to the melting of underlying buried ice blocks following deposition of the sand and gravel.

Qci ***Ice-contact stratified deposit***—Sand, gravelly sand, and cobbly gravel; deposited by meltwater flowing at or behind (beneath) the retreating ice margin. Sediment can be quite variable and is typically faulted and folded owing to collapse upon melting of supporting ice. Commonly includes interbeds of, and in places is capped by sandy to silty diamicton (mudflow sediment) and silt (lake sediment). Some deposits contain boulders. Deposits generally stand as positive features on the landscape.

ORDOVICIAN

Osp **St. Peter Sandstone**—Massive, very fine- to medium-grained quartzose sandstone. At or near the surface following excavation to expand a railroad yard in southern Fridley.

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Angela S. Gowan and Roberta S. Adams of the Minnesota Geological Survey carried out field work, including auger drilling and lithologic analysis, that contributed to this map.

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Table 1. Physical characteristics of mapped glacial deposits.

SOURCE AREA	NORTHWEST	NORTHEAST
PROVENANCE	RIDING MOUNTAIN	SUPERIOR
COLOR		
Oxidized	Yellow-brown to olive-brown	Red-brown
Unoxidized	Gray	Gray and red-gray
PEBBLE TYPE		
Carbonate	Common	Rare to uncommon
Mafic	Uncommon to common	Common to abundant
Red felsite	Rare to uncommon	Common
Gray shale	Uncommon to abundant	Absent

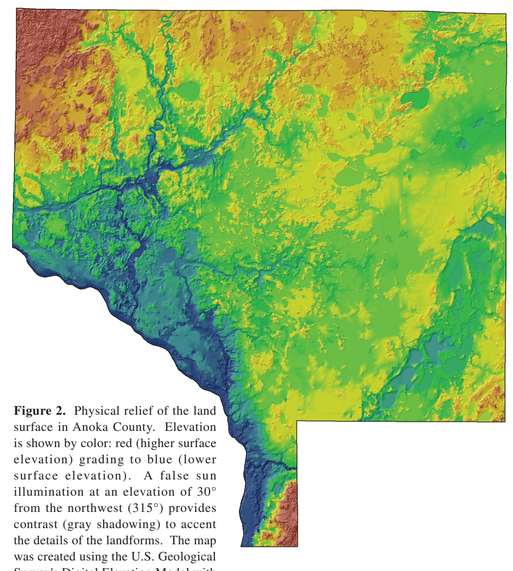


Figure 2. Physical relief of the land surface in Anoka County. Elevation is shown by color: red (higher surface elevation) grading to blue (lower surface elevation). A false sun illumination at an elevation of 30° from the northwest (315°) provides contrast (gray shadowing) to accent the details of the landforms. The map was created using the U.S. Geological Survey's Digital Elevation Model with a 10-meter grid; scale is 1:300,000.

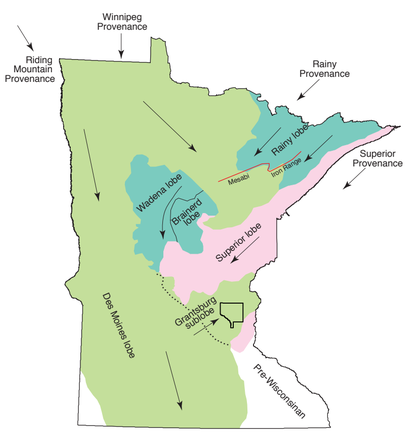


Figure 3. Location of major provenances (source regions). Glacial sediments deposited in the county derive their distinct material content from bedrock and sediment found in the region of these provenances. During the last glaciation, the Michigan Subepisode, Anoka County was repeatedly covered by ice carrying debris of Superior provenance, the Superior lobe (the line of maximum extent is dotted where covered by the Des Moines lobe). After the final retreat of the Superior lobe, the Grantsburg sublobe of the Des Moines lobe, carrying debris of Riding Mountain provenance, moved into the county from the southwest, covering it with ice one last time.

Every reasonable effort has been made to ensure the accuracy of the factual data on which this map interpretation is based; however, the Minnesota Geological Survey does not warrant or guarantee that there are no errors. Users may wish to verify critical information; sources include both the references listed here and information on file at the offices of the Minnesota Geological Survey in St. Paul. In addition, effort has been made to ensure that the interpretation conforms to sound geologic and cartographic principles. No claim is made that the interpretation shown is rigorously correct, however, and it should not be used to guide engineering-scale decisions without site-specific verification.

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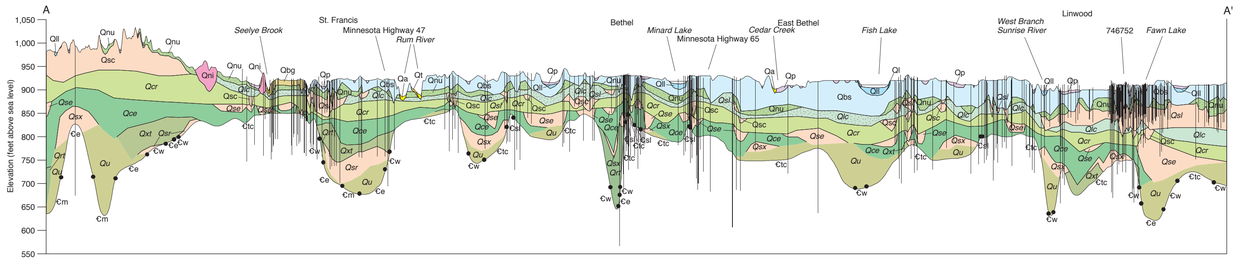
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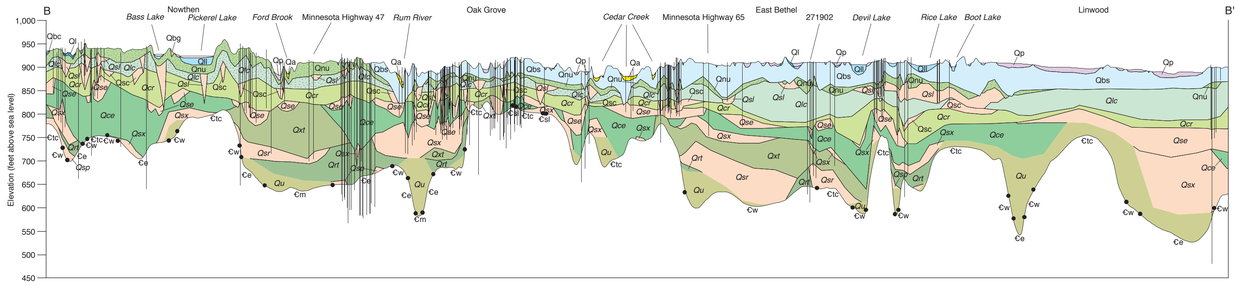
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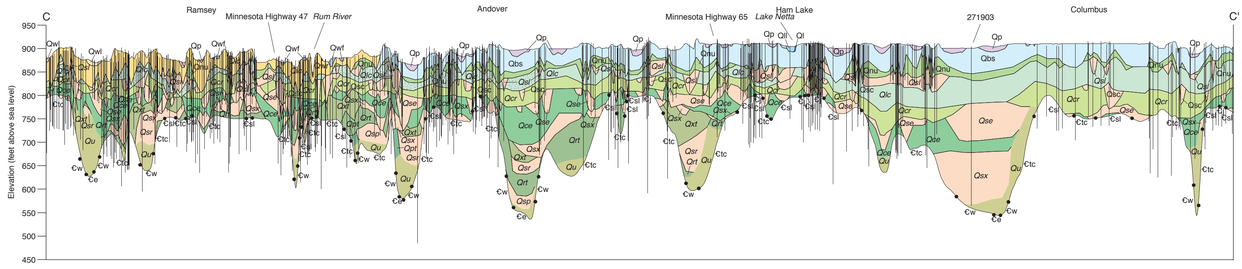
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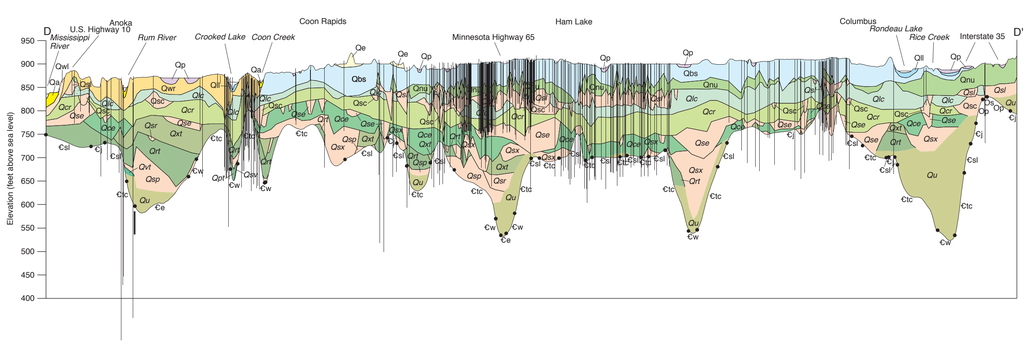
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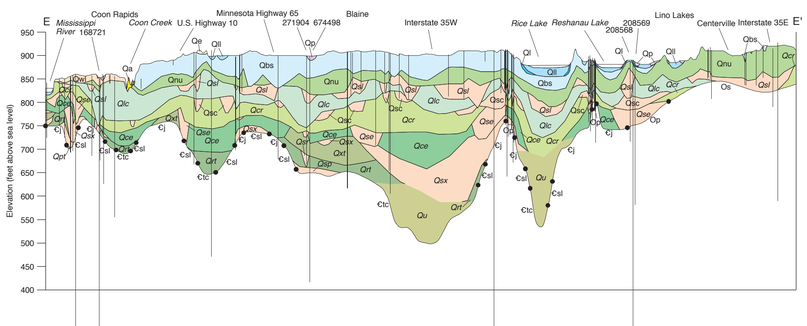
COUNTY ATLAS SERIES
ATLAS C-27, PART A
Anoka County
Plate 4—Quaternary Stratigraphy

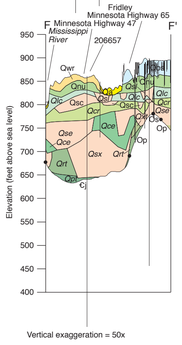














QUATERNARY STRATIGRAPHY

By

Gary N. Meyer

2013

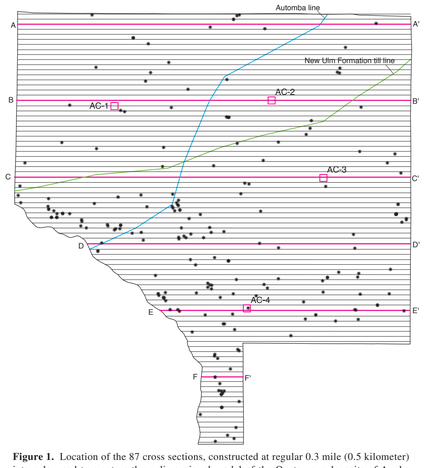
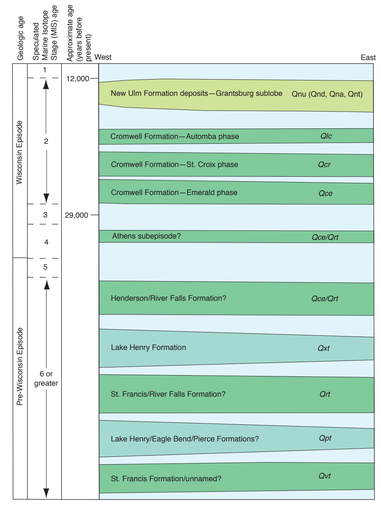


Figure 1. Location of the 87 cross sections, constructed at regular 0.3 mile (0.5 kilometer) intervals, used to create a three-dimensional model of the Quaternary deposits of Anoka County. The locations of cross sections A–A' through F–F' are shown here, and are also shown on Plate 3, *Surficial Geology*. Magenta squares depict the locations of the four Minnesota Geological Survey rotary-sonic core sites, and black asterisks depict the location of drill cutting sites. North of the green line, till of the New Ulm Formation (unit Qnu) is generally sandy textured, whereas south of the green line its texture ranges from loam to fine-grained sandy loam. Northwest of the blue line, till of the Automba phase of the Superior lobe (unit *Qlc*) is generally sandy, whereas to the southeast the till is clayey-textured. Scale is 1:300,000.



EXPLANATION

- Riding Mountain provenance deposits
- Winnipeg provenance deposits
- Superior provenance deposits
- Period of sediment erosion and/or deposition of nonglacial sediment

Figure 2. Diagram showing relative age, locations (across Anoka County from west to east), provenance (on Plate 3 see Fig. 3 and Table 1), and related unit labels from the cross sections for Wisconsin Episode and pre-Wisconsin Episode glacial deposits (Table 1); corresponding units from Plate 3, *Surficial Geology*, are shown in parentheses. The age column and deposit drawings are not to scale. Marine Isotope Stage correlations were estimated using figures in Jennings and others (2006). Approximate age shown for deglaciation of the Grantsburg sublobe (12,000 years before present) was based on radiocarbon dates from a half dozen sites in the Anoka County area (Meyer, 1998). Deposits of the Emerald phase bury an organic horizon in core from nearby Chisago County that yielded a radiocarbon date of about 29,000 years before present (Meyer, 2010). Marl deposits stratigraphically above the Lake Henry Formation in central Minnesota had a uranium series minimum age of 200,000 years before present (Knaeble and Meyer, 2007). Core samples from the older units in AC-2, AC-3, and AC-4 (Figs. 4 through 6) all were found to have normal polarity, indicating they were likely deposited after the Bruhnes normal–Matuyama reversed polarity boundary, dated at 780,000 years B.P. (Lisiecki and Raymo, 2005). These inferred dates place the cored pre-Wisconsin Episode units in the Middle Pleistocene, between Marine Isotope Stages 8 and 18.

Borehole name: AC-1 Unique number: 271901
T. 33 N., R. 25 W., sec. 24; DADADC
Elevation in feet above mean sea level: 921

Depth (feet)	Lithology	Description
0		Pale brown gravelly sand to fine-grained sand; New Brighton Formation
-10		Light olive-brown to yellow-brown sandy till; 24-26.5' gray-brown mixed with red-brown sandy till; New Ulm Formation
-20		
-30		Pinkish-gray, very fine-grained gravelly sand to fine-grained sand; Cromwell Formation
-40		Dark reddish-gray sandy till; Cromwell Formation (Automba phase)
-50		No core
-60		Reddish-brown sandy till, more dense than above; grading to dark reddish-gray by 71'; 80-81' reddish-gray, silty, medium- to coarse-grained sand; sand lenses 82.5-83.5'; grading to dark gray by 94'; cobble at 117'; Cromwell Formation (St. Croix phase)
-70		
-80		
-90		
-100		
-110		
-120		No core
-130		Dark gray sandy till, a little more grayish and more dense than above; gradational lower contact; Cromwell Formation (St. Croix phase)
-140		
-150		Dark reddish-gray sandy till, more calcareous than above; less reddish by 181.5'; Cromwell Formation (Emerald phase)
-160		
-170		
-180		Dark gray sandy till, only slightly calcareous; Cromwell Formation (Emerald phase)
-190		
-200		Dark reddish-gray sandy till, slightly to moderately calcareous; brown below 207.5'; mixed with gravelly sand 212.5-213.5'; sandy zones below to 216.5'; very fine-grained gravelly sand 220-220.5'; Superior provenance, pre-Cromwell Formation?
-210		
-220		Brown to reddish-gray sand and gravel, rocky at base; Superior provenance
-230		Brown, rocky, sandy till, slightly to moderately calcareous; Superior provenance
-240		Reddish-gray to brown sand and gravel; Superior provenance
-250		Brown sandy till, slightly to moderately calcareous; Superior provenance
		Gravelly coarse-grained sand; Superior provenance
		Brown sandy till; Superior provenance
		Sand and gravel with till balls; brown sandy till 250.5-251'; slightly calcareous, gray sandy till 253-254.5'; Superior provenance
		Blue shale; Eau Claire Formation

Figure 3. Descriptive log of rotary-sonic core AC-1, drilled by Mark J. Traut Wells for this study. Location of drilling is shown on Figure 1 and Plate 1, *Data-Base Map*.

Borehole name: AC-2 Unique number: 271902
T. 33 N., R. 23 W., sec. 22; ABCDDB
Elevation in feet above mean sea level: 912

Depth (feet)	Lithology	Description
0		Yellow-brown, very fine- to fine-grained sand; possible buried soils at 2' and 5'; light brownish-gray at 14'; gray 20-22' and below 28'; New Brighton Formation
-10		
-20		
-30		Gray, very fine- to fine-grained gravel; New Ulm Formation
-40		Dark gray sandy till; brown sand 40-41.5'; till-sand mix below 42'; New Ulm Formation
-50		Reddish-brown, very fine-grained sand to silty very fine-grained sand, with fine-grained sand beds; grades to brown by 50'; gray silt bed at 55'; Cromwell Formation
-60		
-70		Reddish-gray, silty very fine-grained sand, with gray silt and red clay laminae; sand and fine-grained gravel 59-60'; sandy diamicton 60-61'; reddish-gray, silty very fine-grained sand 61-62'; Cromwell Formation
-80		Reddish-gray, very fine-grained sandy silt; sandy diamicton 65.5-66.5'; gray-brown below; Cromwell Formation
-90		Dark reddish-gray sandy till, red-brown and silty at top; slightly to moderately calcareous; Cromwell Formation (Automba phase)
-100		Brown to gray, massive silt; minor reddish-brown clay laminae; Cromwell Formation
-110		
-120		Gray silt to clayey silt, with reddish-brown clay laminae; 134-135.5' reddish-brown, calcareous loamy till mixed with gray silt loam, and with noncalcareous sand below 134.5'; Cromwell Formation (St. Croix phase)
-130		
-140		Reddish-brown to reddish-gray to brown, noncalcareous sand with pebbles; reddish-brown to yellowish-red, sandy till layer at base; Superior provenance (Emerald phase or older)
-150		Strong brown, noncalcareous, fine- to coarse-grained sand, gravelly with depth; brown by 138.5'; reddish-brown by 141.5'; Superior provenance
-160		Reddish-brown sand and gravel; brown at 150'; dark gray to dark reddish-gray, gravelly, sandy diamicton 156.5-158'; noncalcareous; Superior provenance
-170		Reddish-gray to dark reddish-gray, gravelly fine-grained sand to coarse-grained gravel; slightly to moderately calcareous with carbonate pebbles; loamy sand diamicton 159.5-160; Superior provenance
-180		Reddish-gray, sandy till, calcareous; interbedded with gravelly sand below 167.5'; Superior provenance (Emerald phase or older)
-190		Brown to reddish-gray to dark gray, silty sand and gravel, with carbonate; Superior provenance
-200		Dark gray, loamy to silty till with carbonate; olive-gray along joints; gravelly sand 182-183'; less carbonate below, with silt lenses; 194-195.5' light brownish-gray, fine- to medium-grained sand; gray, silty, very fine-grained sand to 196'; dark gray, dense, silty till below; Winnipeg provenance
-210		Gray, massive, very fine-grained sandy silt; few till lenses; 204-205' dark gray silty till; below gray, very fine-grained sandy silt to silt; Winnipeg provenance
-220		Dark gray, fine-grained loamy till with common silt lenses; 210-210.5' gray-brown, loamy, very fine-grained gravelly sand; Winnipeg provenance
-230		Brown to dark gray, clayey silt to silt with organics; moderately calcareous; pollen sampled at 211', 219', and 227' indicated deposition in the vicinity of a forest dominated by spruce
-240		Grayish-brown and light brownish-gray, fine- to medium-grained sand, with red and dark pebbles; noncalcareous; 213-213.5' brown, noncalcareous, very fine-grained sand interbedded with reddish-brown, moderately calcareous, clayey silt
-250		Variegated, laminated fine-grained sand to organic clayey silt, noncalcareous; more reddish, less organic clayey silt laminae are slightly to moderately calcareous; 219-219.5' very dark gray, clayey silt with organics
-260		Brown to gray, very fine- to medium-grained sand, noncalcareous; 224.5-225.5' interbedded, calcareous, reddish-gray silt and reddish-brown clay; 227-228' brown to dark reddish-gray, calcareous, clayey silt, with dark gray organic silt bed near top
-270		Variegated, fine- to coarse-grained sand, noncalcareous; Superior provenance
-280		Light brownish-gray, gravelly sand, noncalcareous; Superior provenance
-290		Reddish-gray silt mixed with gravel, calcareous; Superior provenance
-300		Brown, silty sand and gravel, to sand; noncalcareous; Superior provenance
		Pale brown, fine- to very coarse-grained sand; noncalcareous; 248.5-250' pinkish-gray, silty, fine- to medium-grained sand, few pebbles below; Superior provenance
		Gray to grayish-brown to pale brown to light brown, gravelly sand, noncalcareous; slightly calcareous by 264.5'; brown, moderately calcareous, gravelly to sandy diamicton 268.5-270'; Superior provenance
		Light yellowish-brown to pale brown, fine- to coarse-grained sand, moderately calcareous; Superior provenance
		Light yellowish-brown to light brownish-gray, fine- to coarse-grained sand, moderately calcareous; 276.5-277.5' olive-gray to olive, silty clayey diamicton with carbonate pebbles; Winnipeg provenance
		Dark gray and gray, silty clay to clay loam diamicton with clayey silt beds; Winnipeg provenance
		Gray, fine- to medium-grained sand, noncalcareous, but with carbonate grains; Superior provenance
		Gray to brown to reddish-gray, silty sand and gravel, noncalcareous, but with carbonate grains; cobbly below 295.5'; Superior provenance
		Variegated rubble; Superior provenance gravel with local Cambrian bedrock chunks

Figure 4. Descriptive log of rotary-sonic core AC-2, drilled by Mark J. Traut Wells for this study. Location of drilling is shown on Figure 1 and Plate 1, *Data-Base Map*.

Borehole name: AC-3 Unique number: 271903
T. 33 N., R. 22 W., sec. 7; DCDCAA
Elevation in feet above mean sea level: 904

Depth (feet)	Lithology	Description
0		Yellow-brown, very fine- to fine-grained sand; light brownish-gray by 17'; fine-grained sand at 20'; gray to light olive-gray, very fine-grained sand at 26'; light brownish-gray to gray, very fine- to fine-grained sand at 30.5'; gray, very fine-grained sand at 50'; very well sorted; sand and gravel at base; New Brighton Formation
-10		
-20		
-30		
-40		
-50		
-60		Dark gray, sandy to coarse-grained loamy till; mixed with fine-grained sand 60-61.5'; New Ulm Formation
-70		Reddish-gray to reddish-brown, very finely laminated, clay and silty clay with clayey silt; below 69.5' reddish-gray thick-bedded clayey silt and reddish-brown, thin to thick-bedded clay; interbedded with fine-grained loamy diamicton below 77'; Cromwell Formation,
-80		Reddish-brown, clayey till; silty clay till by 85'; Cromwell Formation (Automba phase)
-90		
-100		Thinly bedded, gray clayey silt and reddish-brown clay; silt layers are brown by 105'; less than 200 couplets; loamy diamicton 117.5-118'; Cromwell Formation
-110		
-120		Brown, silty, very fine- to fine-grained sand, very well sorted; reddish-gray by 125'; Cromwell Formation
-130		
-140		Reddish to pinkish-gray, fine- to coarse-grained sand; very fine-grained sandy silt bed at 150.5'; Cromwell Formation
-150		
-160		No core
-170		Reddish to pinkish-gray, sand to gravelly sand; Cromwell Formation
-180		
-190		Reddish-brown to reddish-gray, sand to gravelly sand; Superior provenance (Emerald phase or older)
-200		Reddish-gray to reddish-brown, fine- to medium-grained sand; reddish-brown, very fine- to medium-grained sand below 200.5'; Superior provenance
-210		
-220		Hard, thinly laminated, brown silt and dark reddish-gray and reddish-brown clay, slightly to moderately calcareous; silt is gray and clayey above 204', and gray below 220.5'; 204-205.5' dark reddish-gray, clayey till; Superior provenance (Emerald phase or older)
-230		
-240		Reddish-gray, loamy cobble gravel, slightly calcareous; Superior provenance
-250		Reddish-brown, gravelly sand, very slightly calcareous; Superior provenance
-260		Reddish-brown, silty sand and gravel, to gravelly sand; Superior provenance
-270		
-280		Reddish-brown, medium- to coarse-grained sand; non- to very slightly calcareous sandy diamicton layer at 260'; Superior provenance
-290		Reddish-brown, sand and gravel to sand; Superior provenance
-300		Reddish gray, silty cobble gravel; below 270.5' reddish-brown, sand and very fine-grained gravel to silty cobble gravel; Superior provenance
-310		Weak red to dusky red sand and gravel, with silty cobbly layers; reddish-brown by 278.5'; Superior provenance
-320		
-330		Weak red sand and gravel to silty coarse-grained sand; Superior provenance
-340		Reddish-brown sand and gravel; very slightly calcareous, sandy diamicton layers at 295.5', 297', 301', 303', and 304.5-305'; color ranges from weak red to reddish-gray; till balls, cobbly in places; 328-329' rubbly gravel with local bedrock chunks; Superior provenance
		Wonewoc Sandstone

Figure 5. Descriptive log of rotary-sonic core AC-3, drilled by Mark J. Traut Wells for this study. Location of drilling is shown on Figure 1 and Plate 1, *Data-Base Map*.

Borehole name: AC-4 Unique number: 271904
T. 31 N., R. 23 W., sec. 21; CCCABD
Elevation in feet above mean sea level: 899

Depth (feet)	Lithology	Description
0		Fill—pile beside ditch
-10		Gray, very fine-grained sand, very well sorted; 5-7.5' light brownish-gray to gray, silty very fine-grained sand with organics; below 17' very fine- to fine-grained sand; granules present 40-42'; New Brighton Formation
-20		
-30		
-40		
-50		Gray, very fine- to fine-grained sand with silt interbeds; New Brighton Formation
-60		Interbedded gray silt to dark gray clay; New Brighton Formation
-70		Dark gray, loamy till; sandy to coarse-grained loamy till below 62'; New Ulm Formation
-80		
-90		Reddish-gray to reddish-brown, fine-grained sand, very well sorted; gray to reddish-gray, medium-grained sand at base; Cromwell Formation
-100		
-110		Dark reddish-gray, silty clay till; Cromwell Formation (Automba phase)
-120		
-130		Varved gray silt and reddish-brown clay; clay becomes dark reddish-gray by 138.5'; about 256 couplets; Cromwell Formation
-140		
-150		
-160		Gray to reddish-brown, slightly calcareous, loamy to gravelly sandy till mixed and interbedded with yellowish-brown, noncalcareous sand; Cromwell Formation (St. Croix phase)
-170		Yellow-brown to brown, gravelly sand to sand and gravel, noncalcareous; till balls; dusky red, loamy till 172-172.5'; Superior provenance (Emerald phase or older)
-180		Yellowish-brown, loamy till with carbonate; gray by 189.5'; dark gray by 194'; Winnipeg provenance
-190		
-200		
-210		
-220		Gray-brown to brown, silty sand and gravel, slightly to moderately calcareous; cobbly layers; Superior provenance
-230		Yellow-brown to reddish-brown, local Cambrian bedrock rubble with some Precambrian cobbles and pebbles
		Tunnel City Group

Figure 6. Descriptive log of rotary-sonic core AC-4, drilled by Mark J. Traut Wells for this study. Location of drilling is shown on Figure 1 and Plate 1, *Data-Base Map*.

CROSS SECTION SYMBOLS

Geologic contact—No-line boundaries occur where data were insufficient to reliably extend units. Dots at the base of the cross section denote bedrock contacts (as depicted on Plate 2, *Bedrock Geology*).

Drill hole—Well records from the County Well Index within 0.16 mile (0.25 kilometer) of the cross section line. Core holes and holes with cuttings from the Quaternary section are labeled by unique number. The top of the drill hole may not coincide with the cross section surface elevation line because the point is located near but not on the cross section line and therefore may have a different surface elevation. In areas of less data, well records (not shown) from 0.3 mile (0.5 kilometer) or more were used to depict the units. Data from auger holes and outcrops were also used in constructing the cross sections—see Plate 1, *Data Base Map*.

Fault in bedrock

INTRODUCTION

The Quaternary Stratigraphy plate shows the unconsolidated sediment expected to be encountered between the land surface and bedrock in Anoka County. Cross sections A–A' through F–F' are representative of 87 cross sections (Fig. 1) that were constructed to create a three-dimensional model of the Quaternary deposits of Anoka County. The major sand bodies from this model are depicted on Plate 5, *Sand Distribution Model*; the full model and all the cross sections used to develop it can be accessed through the digital files of the Minnesota Geological Survey. The geologic units shown on the cross sections were defined using data from previous studies completed in the area (see Plate 3, Introduction) and through the interpretation of new data collected for this study. Some units match those on Plate 3, *Surficial Geology,* some new units appear only on the cross sections, others are a combination of multiple units from Plate 3, and still others are the result of dividing a unit from Plate 3. Outcrops, auger samples, drill core, drill cuttings, and water-well and soil boring drillers' logs (Plate 1, *Data Base Map*) were used to interpret the stratigraphy. Drill cuttings from the Quaternary section of about 150 wells were examined for this study (Fig. 1). Cuttings and split spoon cores had been described and sampled from four holes drilled for an earlier study (Meyer and Falteisek, 1993), and four continuous rotary-sonic core holes were drilled and the cores described and sampled for this project. Vertical exaggeration is 50x for all cross sections.

Figure 2 is a schematic illustration showing the relationships between age, provenance, stratigraphic position, and location of the sediments deposited by major glacial episodes (on Plate 3 see Fig. 3, Table 1, and the Summary of Glacial History section for additional information). Analyses of the texture and rock types of the Quaternary sediments were done for selected geologic units, as listed in Table 1. Logs of the four rotary-sonic cores drilled for the Minnesota Geological Survey for this study are shown in Figures 3 through 6.

DESCRIPTION OF CROSS SECTION UNITS

Each unit description on the cross sections is placed in one of three categories, as indicated in parentheses after the description: 1. *Surficial Geology* unit—unit having an identical description, label, and color as on Plate 3, *Surficial Geology*. See Plate 3 for detailed descriptions; 2. New unit—unit that appears only on the cross sections that has a unique label and color (the new sand and gravel units have the same color to emphasize their status as potential aquifers); or 3. Modified unit—multiple units from Plate 3 combined into one unit on the cross sections. The till units of the New Ulm Formation are combined into one unit, which is divided by pattern into a coarser- and finer-grained facies (Fig. 1). Deposits of the three phases of the Superior lobe that compose the Cromwell Formation (see Plate 3, Summary of Glacial History) are divided into finer- and coarser-grained sediment, with the till and fine-grained lake sediment combined as aquitards, and the fluvial and coarser lake sediment combined as potential aquifers. Sand bodies were assumed to divide the deposits of the different phases of the Superior lobe. Except for the finer-grained texture of some Automba phase deposits in Anoka County (Fig. 1), the characteristics of the various tills of Superior provenance are similar (Table 1). Without the intervening yellow to gray, fine-grained till of unit *Qxt*, it was difficult using primarily water-well records to distinguish the Cromwell Formation from older deposits of Superior provenance. It is likely that deposits from three (or more) pre-Emerald phase advances of the Superior lobe are included in units *Qce* and *Qrf*.

Underlying bedrock units are indicated by unit boundaries and labels corresponding to those described on Plate 2, *Bedrock Geology*. A fault in the bedrock is also indicated.

QUATERNARY

Hudson Episode

Qa **Alluvium** (*Surficial Geology* unit)

Qll **Lake silt and clay** (*Surficial Geology* unit)

Ql **Lake sand** (*Surficial Geology* unit)

Qp **Peat and muck** (*Surficial Geology* unit)

Qe **Eolian sand** (*Surficial Geology* unit)

Wisconsin Episode

Qt **Terrace sand and gravelly sand** (*Surficial Geology* unit)

West Campus formation

Qwl ***Langdon terrace sand and gravelly sand*** (modified unit)—Map units Qwl, Qwn, Qwi, and Qwt from Plate 3.

Qwr ***Richfield terrace sand and gravelly sand*** (modified unit)—Map units Qwr and Qwd from Plate 3.

Qwf **Silt and clay facies** (*Surficial Geology* unit)

New Brighton Formation

Qbs ***Sand facies*** (modified unit)—Map units Qbs and Qbt from Plate 3. In the lower portion includes sand and gravel of unit Qbg and fluvial sediment of the New Ulm Formation in places. Also includes silt to silty clay lenses of unit Qbc in places.

Qbc ***Silt and clay facies*** (*Surficial Geology* unit)

Qbg ***Sand and gravel facies*** (*Surficial Geology* unit)

New Ulm Formation

Qni ***Ice-contact stratified deposit*** (*Surficial Geology* unit)

Qnu ***Till to sandy till*** (modified unit)—Map units Qnt, Qna, and Qnd from Plate 3. Includes lacustrine silt and clay of unit Qbc in the upper part in a number of places where underlying unit Qbs. The patterned portion of the unit consists primarily of sandy till, with a texture commonly as coarse-grained as that of sandy till of the Cromwell Formation (Fig. 1; Table 1). The remainder of the unit is generally finer-grained, ranging from loam to fine-grained sandy loam.

New Ulm and Cromwell Formations

Qsl ***Sand and gravel*** (new unit)—Consists at lower elevations of mostly reddish, fine- to medium-grained sand of the Cromwell Formation, overlain in places by sand and gravel of the New Ulm Formation, but at higher elevations in the northwest and southeast portions of the county includes gravel of both the Cromwell (included in map unit Qci on Plate 3) and New Ulm Formations.

Cromwell Formation

Qlc ***Lacustrine clay and silt and/or clayey till, to sandy till*** (new unit)—At lower elevations, unit is mostly reddish, laminated clay and silt (glacial Lake Lind sediment, Sunrise Member; Johnson and others, in press) overlain or interbedded with fine-grained till; at higher elevations, unit is mostly reddish, fine-grained till (sandy-textured in the upper portion in places) deposited during the Automba phase of the Superior lobe (Fig. 2; Table 1; Coon Creek till of Meyer, 1998). Includes reddish clayey sediment reworked by the Grantsburg sublobe in places. The unit generally coarsens to the northwest (Fig. 1), with the patterned portion consisting primarily of sandy till similar to that of units *Qcr* and *Qce*.

Qsc ***Sand and gravel*** (new unit)—Included in map units Qci and Qco on Plate 3.

Qcr ***Sandy till*** (new unit)—Reddish, sandy loam-textured till (Table 1) primarily deposited during the St. Croix phase of the Superior lobe (Fig. 2). The upper part may include lacustrine clay and silt where unit Qsc occurs between Automba phase till and glacial Lake Lind sediment. May be finer-grained towards the base in places, particularly where filling deep valleys. Includes thick deposits of silty lacustrine sediment in places.

Qse ***Sand and gravel*** (new unit).

Qce ***Sandy till*** (new unit)—Reddish, sandy loam-textured till (Table 1) primarily deposited during the Emerald phase of the Superior lobe (Fig. 2), but likely includes in places till of the St. Croix phase in the upper portions, and older Superior provenance till in the lower portions. May be finer-grained towards the base in places, particularly where filling deep valleys. Includes thick deposits of silty lacustrine sediment in places.

Qsx ***Sand and gravel*** (new unit)—Includes older sediment of both Winnipeg and Superior provenances (see Plate 3, Fig. 3).

Pre-Wisconsin Episode

Qxt **Loam till** (new unit)—Yellow-brown to gray, generally silt-rich, loam-textured till of Winnipeg provenance, with common clasts of Paleozoic carbonate (Table 1; see Plate 3, Fig. 3). Equivalent to the K2 till of Ramsey County (Meyer, 1992), and correlated with the Lake Henry Formation (Fig. 2) of central Minnesota (Johnson and others, in press), and the upper two tills of the Good Thunder formation of south-central Minnesota (Lusardi and others, 2012). Includes deposits of silty to clayey lacustrine sediment, particularly in the thicker sections. In the western portion of the town of Ramsey and likely elsewhere, includes or consists of fine-grained basal sediment of the Cromwell Formation. This sediment is apparently mostly reworked interglacial sediment.

Qsr **Sand and gravel** (new unit)—Sediment of both Winnipeg and Superior provenances.

Qrf **Sandy till** (new unit)—Red-brown to gray, generally sandy loam-textured till of Superior provenance (Table 1); may be finer-grained towards the base in places, particularly where filling deep valleys. Includes thick deposits of silty lacustrine sediment in places. Correlated, at least in part, with the River Falls Formation (Baker and others, 1983; Mickelson and others, 1984; Attig and others, 1988; Meyer, 1992; Johnson, 2000), which has an uncertain relationship to unit *Qxt* (Fig. 2). Where not overlain by unit *Qxt*, may include Superior provenance sediment equivalent to the Henderson Formation (Johnson and others, in press), and/or sediment deposited during the Athens Subepisode of the Wisconsin Episode (Johnson and others, 1997; Meyer and Stefanova, 2009). Where overlain by unit *Qxt*, correlates with the St. Francis Formation of central Minnesota (Johnson and others, in press) or with older, unnamed units of Superior provenance.

Qsp **Sand and gravel** (new unit)—Sediment of Superior provenance, and also of Winnipeg provenance in places.

Qpt **Loam till** (new unit)—Yellow-brown to gray, generally loam to clay loam-textured till of Winnipeg provenance, with common clasts of Paleozoic carbonate (Table 1). Correlated with till of the lower (Meyer Lake) member of the Lake Henry Formation or in places till of the Eagle Bend Formation of central Minnesota (Fig. 2; Johnson and others, in press), and tills 2 and 3 of the Good Thunder formation of south-central Minnesota (Lusardi and others, 2012). Although not identified in the county, sediment of the older, Winnipeg provenance Pierce Formation (Baker and others, 1983; Mickelson and others, 1984; Attig and others, 1988; Johnson, 2000) is likely included in this unit in places. Includes deposits of silty to clayey lacustrine sediment, particularly in the thicker sections.

Qsv **Sand and gravel** (new unit)—Sediment of Superior provenance, and probably also of Winnipeg provenance in places.

Qvt **Sandy till** (new unit)—Red-brown to gray, generally sandy loam-textured till of Superior provenance. Correlates with the lower member of the St. Francis Formation of central Minnesota (Johnson and others, in press) or with older, unnamed units of Superior provenance.

Undifferentiated

Qu **Undifferentiated sediment** (new unit)—Includes till and bedded clay, silt, sand, and gravel. Shown in areas where control data were absent.

Table 1. Average values for the matrix texture and composition of tills recognized in Anoka County. Matrix texture (the less than 2 millimeter grain-size fraction of the sample) is expressed as relative proportions of sand, silt, and clay in percent. The lithologic composition of the very coarse-grained sand fraction (1-2 millimeters) is expressed in percent as relative proportions of Precambrian rocks, Paleozoic (mostly carbonate) rocks, and Cretaceous rocks (mostly shale and limestone) using the classification system of Hobbs (1998). The Precambrian 1-2 millimeter fraction is further differentiated by rock type—light (granite and gneiss), monomineralic quartz, dark (mafic-rich igneous and metamorphic rocks), red (rhyolite, agate), sandstone, and other; T = trace amount.

		MATRIX TEXTURE				CLAST TYPE								
			percentage of the less than 2 millimeter fraction			percentage of total grains counted of the 1-2 millimeter fraction			percentage of total crystalline grains counted					
Deposit description and geologic unit shown on cross sections	Total number of samples	Gravel (percentage of total sample weight)	Sand	Silt	Clay	Total number of samples	Precambrian	Paleozoic	Cretaceous	Light	Monomineralic quartz	Dark	Red	Sandstone	Other
New Ulm Formation till (unit Qnu)	85	5	53	30	17 (unleached)	63 (all) 58	68	18	14	62	15	16	5	2	T
(Loam-textured portion of unit Qnu)	32	5	46	34	20	24	59	21	20	65	16	15	3	1	T
(Sandy-textured portion of unit Qnu)	53	6	59	27	14 (unleached)	39 (all) 34	75	16	9	60	15	17	5	3	T
Cromwell Formation till (clayey till portion of unit *Qlc*)	22	2	20	41	39	11	97	3	T	26	13	35	19	6	1
Cromwell Formation till (sandy till portion of unit *Qlc*; and units *Qcr* and *Qce*)	63	9	64	25	11 (unleached)	46 (all) 42	98	2	T	33	13	31	16	6	1
Pre-Wisconsin Episode, Winnipeg provenance till (units *Qxt* and *Qpt*)	20	3	33	45	22	18	69	30	1	61	20	15	3	1	T
Pre-Emerald phase, Superior provenance till (unit *Qrf*)	31	16	66	23	11 (unleached)	26 (all) 21	98	2	T	28	26	27	14	4	1

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WATER SUPPLY PLANNING IN THE TWIN CITIES METROPOLITAN AREA (2005-2020)

Metropolitan Council report on findings, recommendations and continuing planning activities completed under Minnesota Statutes 473.1565



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September 2020

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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About this report

The Twin Cities seven-county metropolitan area is home to three million people, over half of Minnesota's population. Securing residents' safe and plentiful water – while protecting the region's diverse water resources – requires coordinated, interdisciplinary and ongoing effort.

Although the seven-county region is relatively water-rich, the region's steady population growth, increased groundwater pumping, changing land use, and variable weather and climate is challenging some communities' ability to meet current and future water demand.

This report summarizes findings, recommendations, and continuing planning activities that address the water supply needs of the metropolitan area. It also documents work done since 2005 by Metropolitan Council (Council), with the Metropolitan Area Water Supply Policy (MAWSAC) and Technical Advisory Committees (TAC), and other partners, to fulfill the requirement of Minnesota Statute 473.1565.

Activities include:

1) Support for **collaboration**

2) Development and maintenance of a **base of technical information** including:
   a) Surface and groundwater availability analyses
   b) Water demand projections
   c) Water withdrawal and use impact analyses
   d) Modeling
   e) Similar studies

3) Development and periodic update of a **Metropolitan Area Master Water Supply Plan (Master Plan)** that:
   a) Provides guidance for local water supply systems and future regional investments
   b) Emphasizes conservation, interjurisdictional cooperation, and long-term sustainability
   c) Addresses the reliability, security, and cost-effectiveness of the metropolitan area water supply and its local and subregional components

4) **Recommendations**:
   a) Clarify the appropriate roles and responsibilities of local, regional, and state government in metropolitan area water supply
   b) Streamline and consolidate metropolitan area water supply decision-making and approval processes
   c) Fund ongoing and long-term metropolitan area water supply planning activities and capital investments

The Council considers the work and recommendations of the policy and technical advisory committees as the Council prepares regional development framework updates.

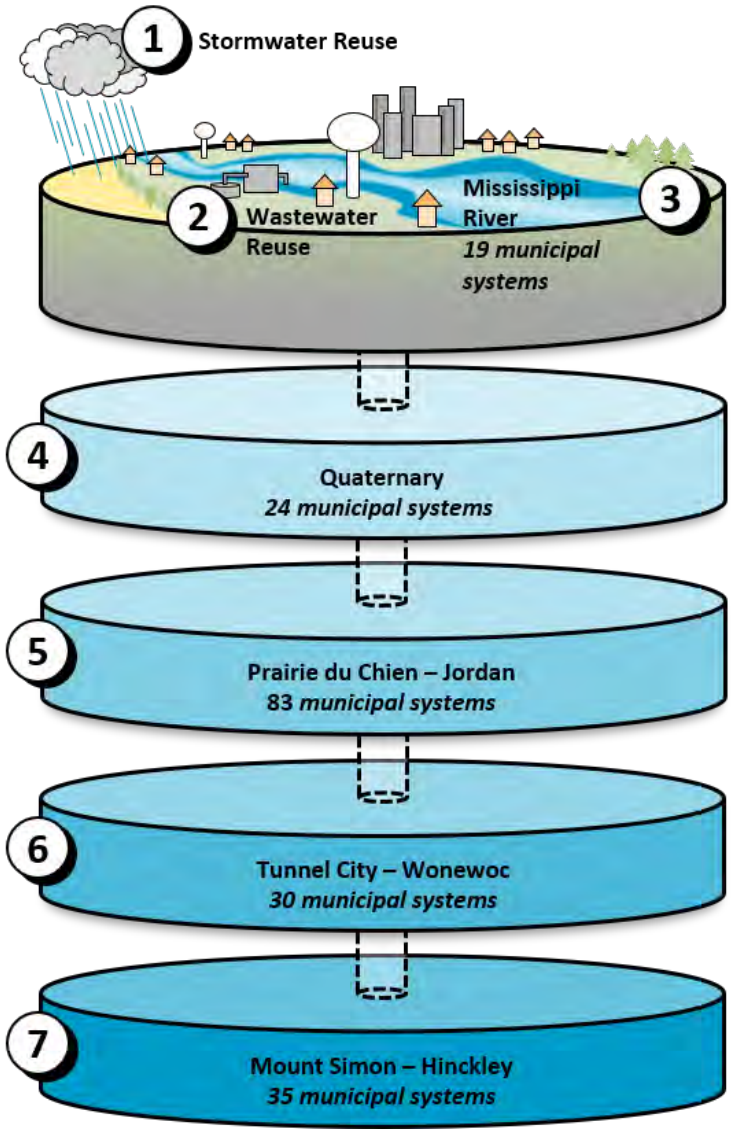


Minnesota's Clean Water Fund supports two Metropolitan Council programs that increase communities' implementation of projects to help achieve sustainable water supplies.

Twin Cities metropolitan area water supply at a glance

Water supply sources, demand, and infrastructure

Twin Cities metropolitan area water supply sources include four extensive underground layers of rock, gravel and sand (aquifers) which hold and transport billions of gallons of water for over two million people; the Mississippi River which supplies huge volumes of water for commercial, industrial and residential uses; and treated stormwater and wastewater which could potentially provide water for non-drinkable uses such as cooling or irrigation. A variety of factors must be considered when using any of these sources.



Water supply source considerations include:

- Access to the source – not all sources are equally available or productive across the region
- Seasonal variability of the supply – stormwater is not available in the winter
- Recharge rates – some aquifers replenish more quickly than others
- Nearby competing demands
- Vulnerability to contamination and/or existing natural or manmade contamination (examples: nitrate, PFAS, TCE, arsenic, radium, chloride)
- Regulated withdrawal limits and treatment requirements to protect public and environmental health
- Funding challenges

Figure 1. Water supply sources of the Twin Cities metropolitan area.

The Twin Cities metropolitan area water supply environment is large and complex. Figure 2 highlights some of the key factors shaping the Council's and partners' approach to water supply planning.

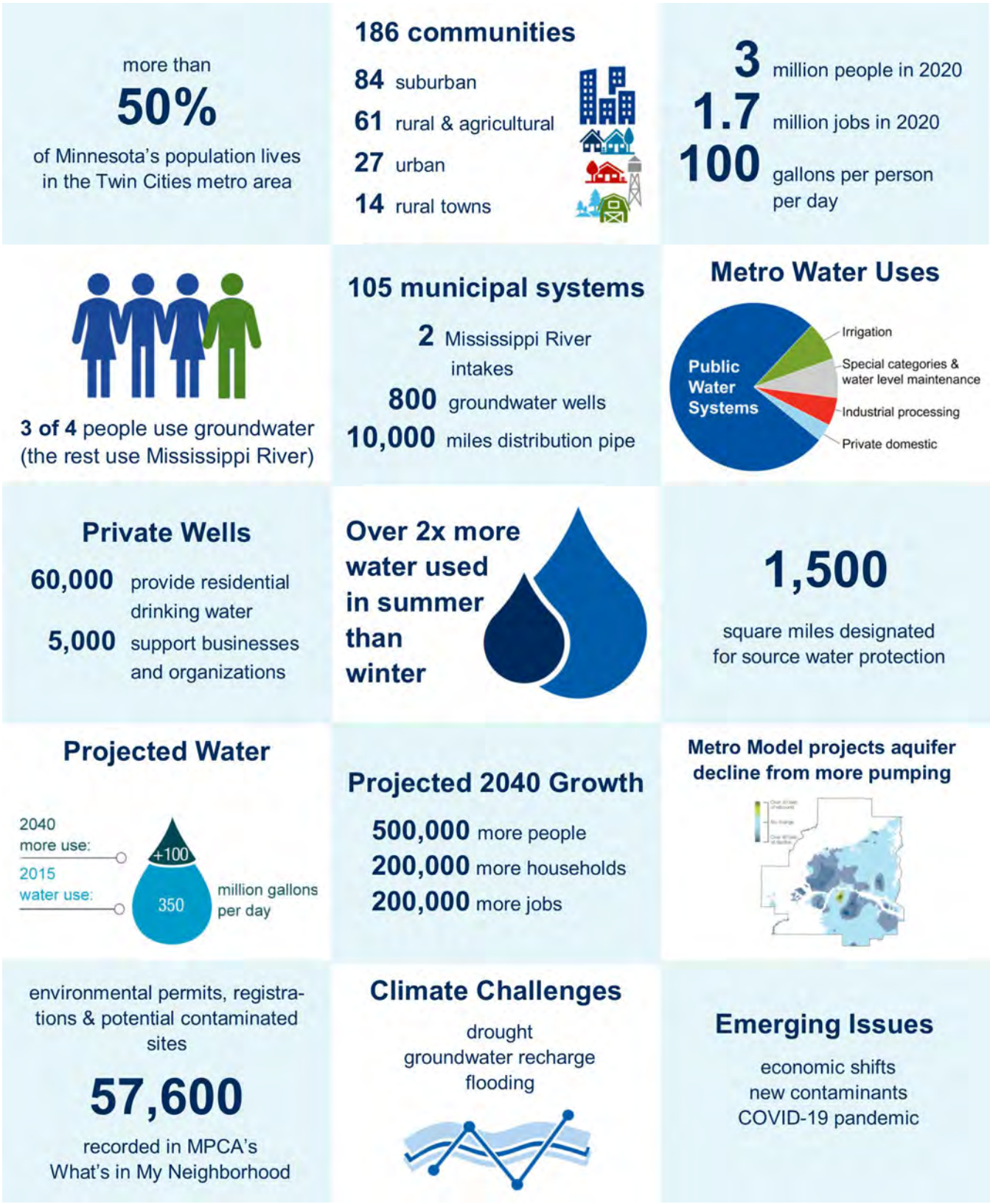


Figure 2. Selected information about water supply conditions in the Twin Cities metropolitan area.

Metropolitan Council has a unique role as a planning agency, not a regulator or utility

Bringing together the many different and changing facets of water supply into a regional picture is outside the scope of any one community, yet it is necessary to adequately plan for the region's growth and economic development. The Metropolitan Council, as the regional planning agency for the seven-county Twin Cities metropolitan area, provides this role in collaboration with communities and state agencies under the advisement of several committees.

The Council has a unique role regarding water supply planning; it is not a regulator nor a water supplier. The Council's regional water supply work has been designed and applied to ensure local water suppliers have control of and responsibility for their water supply systems, while at the same time assuring state agency oversight is effective and efficient. This program supports municipality and industry efforts to address threats to drinking water supplies, provides cost-effective regional solutions, boosts inter-jurisdictional coordination, supports local implementation of water supply reliability and water quality protection projects, and protects groundwater for current and future use. Through its work, the Council helps to bolster the livability of the region, foster economic growth and prosperity, and alleviate competition and conflict over water supply. No other agency or unit of government provides this.

The Council's role is authorized in Minnesota Statutes (Minn. Stat. 473.1565) and supported by Council policies. Specifically, the Council:

1) Maintains a database of technical information, based on analysis of regional and local issues
2) Identifies approaches for addressing emerging issues
3) Develops and updates a metropolitan area Master Water Supply Plan (Master Plan) with partners
4) Assists communities with developing their local water supply plans and other local plans
5) Facilitates cooperation between communities and supports local and subregional efforts



Figure 3. In collaboration with partners, the Council investigates, plans, and implements water supply projects and programs.

LOCAL PERSPECTIVES SHAPE REGIONAL PLANNING

"Water Supply Planning since 2005 reflects a partnered approach between the Council, local governments as well as other water-specific agencies/ entities. To me, the greatest value in this partnered approach is that documents like the Master Water Supply Plan (2015) are informed by the real experiences and expertise of the local water suppliers that the public has come to trust for safe and sustainable delivery of drinking water. The incorporation of those local government assets in MAWSAC, TAC, and water supply workgroups have added value and credibility to the necessary water supply planning efforts of the Metropolitan Council."

Mark Maloney, Public Utilities Director, City of Shoreview

Metro Area Water Supply Advisory Committee and Technical Advisory Committees shape the work

The Metropolitan Area Water Supply Advisory Committee (MAWSAC) and the Technical Advisory Committee (TAC), policy and technical committees established by Minn. Stat. 473.1565, are responsible for assisting the Metropolitan Council with its water supply planning activities.

MAWSAC responsibilities and membership

MAWSAC is responsible for:

1) Assisting the Council in its planning activities identified in Minn. Stat. 473.1565
2) Approving the Master Plan developed in cooperation with the Council
3) Appointing and consulting with the Technical Advisory Committee (see below), established to inform MAWSAC's work
4) Reporting to the Council, the Legislative Water Commission, and the chairs and ranking minority members of the Minnesota House of Representatives and Senate committees' divisions with jurisdiction over environment and natural resources, and providing the information required under this statutory section; MAWSAC's report and recommendations must include information provided by the TAC

The membership of MAWSAC is specified by Minn. Stat. 473.1565. The committee includes representatives of the Metropolitan Council, state water agencies, water utilities, and local and/or county governments from each county in the 11-county metropolitan area. Members are appointed in consultation with the Association of Minnesota Counties, Association of Metropolitan Municipalities (Metro Cities), and the League of Minnesota Cities, as appropriate.



Since 2005, more than 50 people have served on MAWSAC, bringing perspectives from more than a dozen different communities in all 11 metro counties.

TAC responsibilities and membership

TAC is responsible for informing MAWSAC's work by providing scientific and engineering expertise.

Most of the 15 committee members represent single-city and multicity public water supply systems in the metropolitan area and include experts in water resources analysis and modeling; hydrology; and the engineering, planning, design, and construction of water systems or water systems finance. Members are appointed by MAWSAC with input from the Association of Metropolitan Municipalities (Metro Cities), as appropriate.



Since its creation in 2015, 17 people have served on TAC, bringing perspectives from communities and utilities in the seven-county metro area.

See Tables 1 and 2 in the appendix for MAWSAC and TAC membership history.

Regional water supply work is based on shared principles

Although attention often focuses on "what" water supply planning activities the Metropolitan Council has done under Minn. Stat. 473.1565, equally important is "how" that work is done. Guided by stakeholders during the development of *Thrive MSP 2040* – the Council's long-range vision and plan for the region over the next 30 years – the Council identified three principles to carry out all its work, including water supply planning:

Collaboration recognizes that shared efforts advance our region most effectively toward shared outcomes. Addressing the region's issues—particularly the emerging challenges of climate change, economic competitiveness, racial disparities, and water sustainability—requires collaboration because no single entity has the capacity or the authority to do the work alone.

Integration is the intentional combining of related activities to achieve more effective results, leveraging multiple policy tools to address complex regional challenges and opportunities.

Accountability includes a commitment to monitor and evaluate the effectiveness of our policies and practices toward achieving shared outcomes and a willingness to adjust course to improve performance.

Collaboration sets direction and drives results

Metropolitan Council's water supply planning activities support both local stakeholder goals and progress toward the regional outcomes put forth in *Thrive MSP 2040,* shown in Figure 4.



Figure 4. Regional outcomes put forth in Thrive MSP 2040 include stewardship, prosperity, equity, livability, and sustainability.

Since 2005, the Council has connected with hundreds of water supply leaders in the State government's water agencies, local governments, public water utilities, academic institutions, environmental advocacy groups, businesses, and neighborhoods (Table 3 of the appendix). Working together to tackle challenges has better equipped communities to meet current and future needs:

- Scoping and contributing to technical projects at subregional water supply work groups, MAWSAC and TAC meetings, inter-agency coordination team meetings and focus groups
- Shaping regional plans and related local plan requirements through input to and approval of Master Plan and development of local water supply and comprehensive plans
- Demonstrating new approaches through projects such as rainwater harvesting and stormwater reuse at CHS field in Saint Paul and turfgrass demonstration site at the Minnesota Landscape Arboretum
- Building capacity through new programs such as industrial water efficiency audits through Minnesota Technical Assistance Program (MnTAP) intern program, community grants for water efficiency rebates, and the water conservation efforts of the Freshwater Society Water Stewards program

Collaboration milestones

2005 and 2015 Convened metropolitan area water supply policy and technical advisory committees (MAWSAC and TAC), which guide the Council's water supply work and approve the Master Plan.

2006-2015 Engaged stakeholders in water supply-related plan and policy updates including scoping workshops, technical forums, and formal public review processes.

2009-2017 Convened subregional water supply work groups, which serve as a cornerstone for collaboration. More than 70 communities have received technical and financial support from the Council through their work in these groups.

2013-2020 With partners, hosted several engagement events such as: the 2013 Our Water, Our Future workshops, 2014 forums and technical workshops to guide policy and plan updates, 2017 and 2018 tours of the University of Minnesota turfgrass research site, Water Bar on opening day of the 2019 Minnesota State Fair, and a 2020 webinar series for water efficient landscapes.

LOCAL SUPPORT FOR WORKING TOGETHER

"Groundwater doesn't know community boundaries. We can have a greater impact if we work together on water supply sustainability."

Russ Matthys, Public Work Director, Eagan

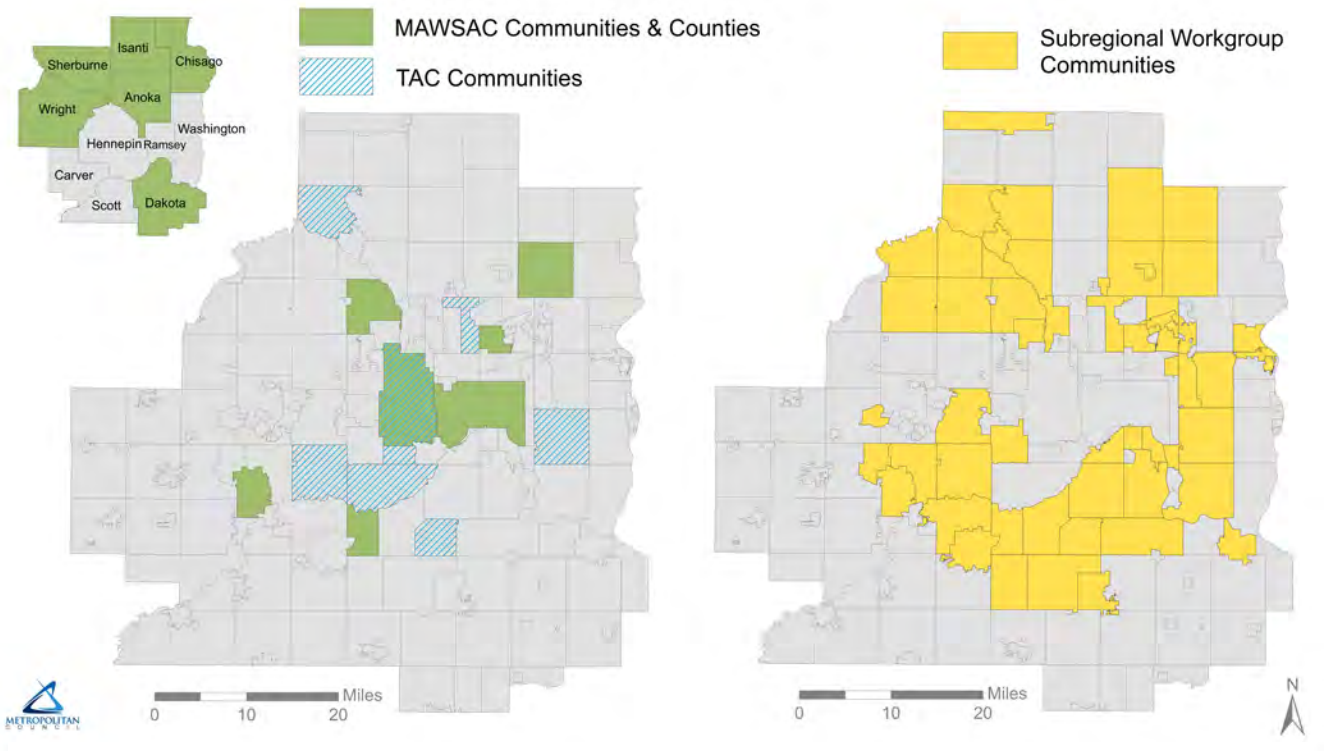


Figure 5. Communities represented in MAWSAC, TAC and subregional water supply work groups.

Technical investigations provide a foundation for planning and implementation

Since 2005, the Council has worked with its partners to develop and maintain a base of technical information including analyses of surface and groundwater availability, water demand projections, water withdrawal and use impact analyses, modeling, and similar studies.

In its technical work, the Council taps into extensive scientific and engineering expertise available in the region through contracts with engineering consultants, partnerships with academic institutions and the research branches of water agencies, and engineering and research support from across all divisions of the Council itself. The work – guided by MAWSAC, TAC, subregional water supply work groups, and others as appropriate – shapes regional policy plans, the Master Plan, and local programs and projects.

WORKING TOGETHER FOR SHARED RESOURCES

"Council funding of studies and projects was important because it isn't always easy to get local city councils to commit funds to something that reaches beyond their borders."

Steve Albrecht, Former Burnsville Public Works Director

Technical investigation milestones

2005-2020 Projects to collect and analyze new geologic, water level, and water chemistry information improve the conceptual understanding of groundwater and surface water sources. Examples: 2007 mapping of metro surficial geology and geochemistry; 2009 synoptic groundwater measurement of the metro area; 2015 analysis of enhanced recharge potential.

2009-2017 Developed and updated a regional groundwater flow model (Metro Model 2 and 3) to understand the cumulative and long-term implications of planned growth and related water demand.

2010 and 2020 Evaluations of groundwater and surface water interaction to better understand potential water supply impacts of regional growth, land use changes, and climate change.

2015-2020 Guided by water supply work groups and partners, completed subregional analyses of alternative water supply approaches, to inform future planning and project scoping. For example, in 2016 the Council and partners completed evaluations of recharge and stormwater reuse in the northeast, northwest, and southeast metro areas.

2013-2020 Water demand management analyses, including 2014 assessment of industrial water conservation barriers and opportunities, 2016 water billing analysis, 2018 study of efficient water use on Twin Cities metro area lawns). This work supports new programs such as Freshwater Society's Master Water Stewards Water Conservation Advisors, University of Minnesota Extension Turfgrass research and education.

For a more detailed list of technical investigation activities, see Table 4 in the appendix.

Key findings: challenges, opportunities and changing conditions

With partners, the Council's water supply collaboration and technical investigations have highlighted challenges in several areas, summarized below. For more information, refer to the Master Plan and technical studies included in the bibliography.

Socio-economic conditions

By 2040, the region is projected to grow by 500,000 people; 200,000 households; and 200,000 jobs compared to 2010. Understanding changing water supply needs and securing a sustainable supply of plentiful, clean water for these growing communities is the primary goal of the Council's water supply planning work.

Funding and finance

High-quality drinking water, wastewater treatment, and stormwater systems are a critical, and costly, component of community planning. Costs include planning and design, capital costs, operation and maintenance costs, and costs to monitor and report compliance with regulatory requirements. Public water suppliers, wastewater utilities, community planners, and elected officials stress the need for financial support for infrastructure changes to achieve sustainable solutions. Examples of challenges:

- Balancing short- versus long-term needs and costs when planning to rebuild or build new infrastructure
- Equitably balancing utility revenue versus affordability, particularly if decreased water demand impacts revenue while water supply system maintenance costs go up
- Addressing the need for more intense monitoring and treatment in water supply systems with mixed water sources
- Lacking reliable and adequate funding sources for implementing many stormwater reuse opportunities

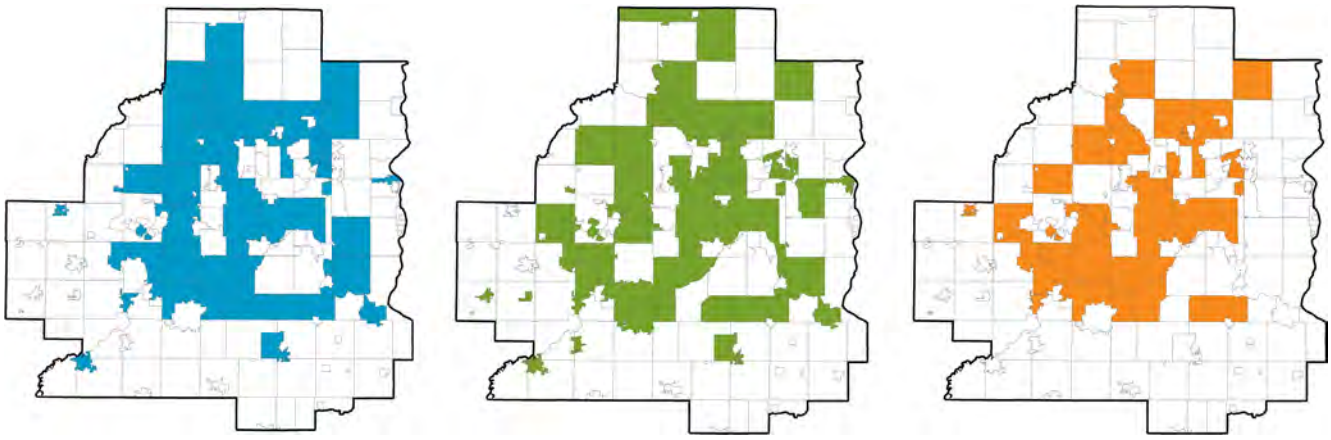


Figure 6. Based on information submitted to the Council in local comprehensive plan updates, by 2040 more than 50 communities plan to drill new municipal wells (left), more than 60 communities plan to improve and/or expand their distribution systems (middle), and more than 35 communities plan to enhance their water supply treatment processes (right). Note: Not all local plan updates have been submitted to the Council as of August 31, 2020 and this information will be revised as plans are received.

Water quality

Contamination issues vary throughout the region, primarily driven by differences in hydrogeologic setting and in level of development. The most cost-effective way to address contamination is usually to prevent it through protection of source waters. However, such protection in the metro area is complicated when drinking water management areas extend outside communities' jurisdictions or overlap with one another. Opportunities exist for more coordinated plans and implementation.

Aquifer water levels and groundwater-surface water relationships

Aquifer levels are useful for providing information about groundwater flow directions, relationships between groundwater and surface water systems, and water levels near wells. Aquifer water level issues are closely related to issues like water quality, relationships between surface water and groundwater, and well interference. A regional evaluation of hydrogeologic conditions suggests that about half of the surface water features in the metropolitan area are likely to be directly connected to the regional groundwater flow system, highlighting opportunities for more integrated surface water and groundwater planning.

Land use

Land use is expected to change to reflect the changing population, economy, and community needs. Changes on the landscape, particularly in Drinking Water Supply Management Areas, can affect downstream drinking water sources and lead to increased treatment needs and public health risks.

Regulatory considerations

The regulatory complexity of water management in Minnesota has been identified as a key challenge by public water suppliers, communities and watersheds for decades. Examples include:

- Missed opportunities to coordinate water-related plans to more efficiently use resources and achieve multiple benefits
- Supplying, treating and distributing water to consumers in compliance with Safe Drinking Water Act standards, water appropriation permits and the well code
- Agency codes and permit requirements that may contradict one another such as source water protection guidance limiting stormwater infiltration or plumbing code that confuses reuse options
- Minnesota rules preventing use of wells for injection to enhance recharge

Reliability

Approximately 50 communities in the metropolitan area use only one source (either groundwater or surface water) to supply all their water demands. Communities already use federal and state regulations and programs to identify and establish protocols for protecting the safety, security and reliability of their water supplies. However, there are still opportunities in some areas to improve the protection of water supplies as a priority for ensuring the reliability of water supply in the region.

Managing water demand

Water demand is the driving factor for water resource planning. Water demand is shaped by various socioeconomic and climate factors but planning and maintaining efficient systems are common goals. Analysis of historical and projected data on water use and population shows that decreasing the regional average total municipal water use to 90 gallons per person per day would accommodate 2040 population growth, with no regional increase in water use by municipal public water supply systems.

Uncertainty

Uncertainty is a constant factor. Several current questions remain unanswered, and other questions will inevitably emerge. Water supply planning must be done so that plans can adapt to factors such as climate changes, technology and emerging contaminants, and changing cultural priorities and attitudes.

Climate change

Mounting evidence shows that Minnesota's climate is changing, including in the metro area, and stakeholders have raised the following question: How might changes in precipitation patterns, longer growing seasons and increased risk of drought change the region's water demand, sustainable limits and quality of surface and groundwater supply sources, and the priorities set by decision-makers?

Regional planning and local planning assistance provide a framework for coordinated work

Developed and updated in collaboration with hundreds of stakeholders across the region, the Twin Cities Metropolitan Area Master Water Supply Plan (Master Plan) provides the framework for the Council's water supply activities and guides local plan updates.

First adopted in 2010, the plan and supporting technical information shaped the 2040 metropolitan development guide (Thrive MSP 2040) and regional policy and system plans. The Master Plan was then updated in 2015 to support implementation of the new regional policies – providing guidance so that communities can take the most proactive, cost-effective approach to long-term planning and permitting to ensure plentiful, safe, and affordable water that supports the prosperity and livability of the region for future generations.

Both local water supply plans and local comprehensive plans are informed by the Master Plan.

Planning milestones

2010 Adopted first Master Plan, shaped by information gathered and reviewed by staff and in partnership with stakeholders.

2014 & 2015 Adopted *Thrive MSP 2040* and Water Resources Policy Plan; their content reflects information developed in the 2010 Master Plan.

2015 Updated Master Plan to reflect new information and stakeholder priorities and to support implementation of *Thrive* and the Water Resources Policy Plan.

2015-2020 Provided local planning assistance to help communities update local plans. Examples: "PlanIt" conference, tutorials and webinars.

2016-2018 Communities updated local comprehensive plans, including local water supply plans, to align with regional policy and system plans.

For a more detailed list of planning activities, see Table 5 in the appendix.

LOCAL SUPPORT FOR REGIONAL WATER SUPPLY PLANNING

"The County is supportive of the Met Council's role in coordination and the provision of technical assistance, financial assistance, and regional facilitation. The Board and County Staff look forward to continuing discussions as we continue to define our regional vision and implement Thrive MSP 2040."

Randy Maluchnik, Chair, Board of Commissioners, Carver County

Implementation is guided by a shared vision of sustainability

The Master Plan has a single goal: a sustainable water supply now and in the future. Together, the Council and stakeholders who contributed to the Master Plan said that the region's water supplies will be considered sustainable when:

1. The use of existing water supply infrastructure and investments is maximized (within sustainable limits of available sources)
2. Use of surface water is planned and implemented in a way that maintains protected flows (Minnesota Rule 6115.0630)
3. Use of groundwater is planned and implemented in a way that:
    a. Maintains aquifer levels consistent with safe-yield conditions (Minnesota Rule 6115.0630) and protected surface water flows and water levels
    b. Minimizes impacts to groundwater-flow directions in areas where groundwater contamination has, or may, result in risks to the public health
4. Water demand that exceeds sustainable groundwater withdrawal rates is supplied by the most feasible combination of efficiency and conservation, surface water, and/or wastewater and stormwater reuse
5. Legislative changes are made that align agency directions on all aspects of water supply
6. Water users and suppliers recognize uncertainty and seek to minimize risk

Implementation milestones

2007	Changes made to Minn. Stat. 473.859, Subd. 3 and to Minn. Stat. 103G.291 to clarify and consolidate water supply planning requirements.
2009-2020	Leveraged outside funding for implementation of projects and programs identified in the Master Plan with guidance from MAWSAC, TAC, and subregional water supply work groups. Examples: Clean Water Fund; interagency cost-sharing agreements; and local matching funds for Council water efficiency grants.
2014	Initiated industrial water efficiency intern program with MnTAP to promote water efficiency in metro area industries and organizations.

COUNCIL PROGRAMS ARE SUPPORTING LOCAL RESULTS

"The City of Hugo has allocated all [water efficiency grant] funds. We are still having residents call and ask if our program is still available and we are looking forward to the time that we have more funds to allocate. We believe it has really made a significant impact on the amount of groundwater being used in Hugo."

City of Hugo Community Development

"Metro Cities' policies recognize the importance of an adequate and sustainable water supply for the metropolitan region. Many communities have benefited from these programs as they strive to use water more efficiently, and stand to further benefit in important ways from continued support of these programs."

Patricia Nauman, Director, Metro Cities

2015 Created water efficiency grants to support municipal rebate programs, funded with Clean Water Fund appropriation; began awarding grants to promote innovative stormwater reuse, funded by the Council general fund (also grants in 2016, 2017, and 2019).

2018 Developed water conservation advisory training with Freshwater Society to empower residents to be leaders in their own neighborhoods.

2020 Added water supply content to the Council's Climate Vulnerability Assessment, a tool that assists the Council and communities to prepare and adapt to climate change.

For a more detailed list of implementation activities, see Table 6 in the appendix.

Outcomes: the water supply picture in 2005 versus 2020

Through the Council's work in partnership with stakeholders across the region, we have achieved:

1. Better understanding of shared water resource conditions and challenges
2. Subregional collaborative platform to advance water sustainability goals
3. Better management and long-term resiliency of shared resources
4. More technical and financial resources focused on regional water supply challenges
5. Better equipped to pursue next steps

The following pages highlight examples of the work that has generated the achievements above.

Future work

In addition to the ongoing implementation of the Master Plan, the Council and its partners have identified some topics for further study and policy exploration. These topics arose out of the shared experience accrued through the regional and local water supply work done so far (summarized in part on pages 12-13).

At recent meetings of the Council's Environment Committee, MAWSAC and TAC, and the Land Use Advisory Committee (LUAC), these questions were raised:

- How could equity be implemented in water supply activities?
- What is the impact of climate change on our resources and operations in the water supply sector?
- How can we strengthen land use and water supply planning connections?
- What can we do to prevent contamination of our water supply sources and respond more effectively to emerging contamination (recent examples: PFAS, chloride)?

By supporting local leadership and collaboration, our shared water supplies will sustain us through the challenges ahead.

Highlights: What success looks like

The Twin Cities metropolitan area Master Water Supply Plan lays out the following strategies to achieve sustainable water supplies:



Figure 7. Master Plan strategies: funding; collaboration; technical investigations; planning; and water efficiency and reuse.

The Council was given new water supply planning responsibility in 2005 (Minn. Stat. 473.1565) but was not given dedicated funding to support that work. Instead the Council uses several sources to fund its various water supply activities.

The primary source of funding for the past 10 years has been the Clean Water Fund (CWF), which supports two Metropolitan Council programs that increase communities' implementation of projects to help achieve sustainable water supplies:

1. **Water demand reduction grant program:** Providing grants for communities to implement water demand reduction measures to ensure the reliability and protecting of drinking water supplies (Figure 9).

2. **Metropolitan area water supply sustainability support:** Implementing projects that address emerging drinking water supply threats, provide cost-effective regional solutions, leverage inter-jurisdictional coordination, support local implementation of water supply reliability projects, and prevent degradation of groundwater.

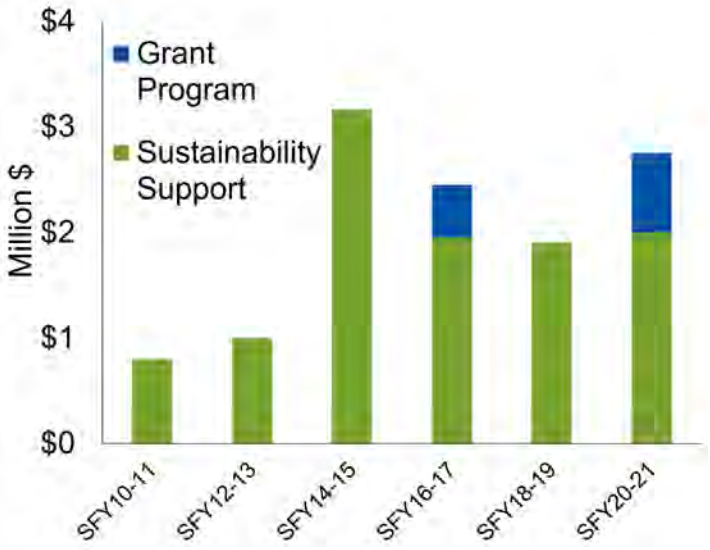


Figure 8. Council Clean Water Fund appropriation history.

CWF, however, cannot be used for the following water supply-related planning activities:

- Review of local water supply plans, comprehensive plan updates and amendments, or wellhead protection plans
- Technical support for communities in developing local plans
- Coordination and support for MAWSAC, TAC, or subregional water supply work groups
- Coordination and development of the Master Plan

Therefore, planning work has been funded through limited Council funds. For a brief time (2015-2016), the state general fund supported plan development and stakeholder engagement for the 2015 Master Plan and related Water Resources Policy Plan updates.

While wastewater rates revenue is not used for water supply *planning* activities – this source is restricted for use on activities directly tied to wastewater utility operation – this source does support work such as reuse investigations, which indirectly support the water supply sustainability of the region.

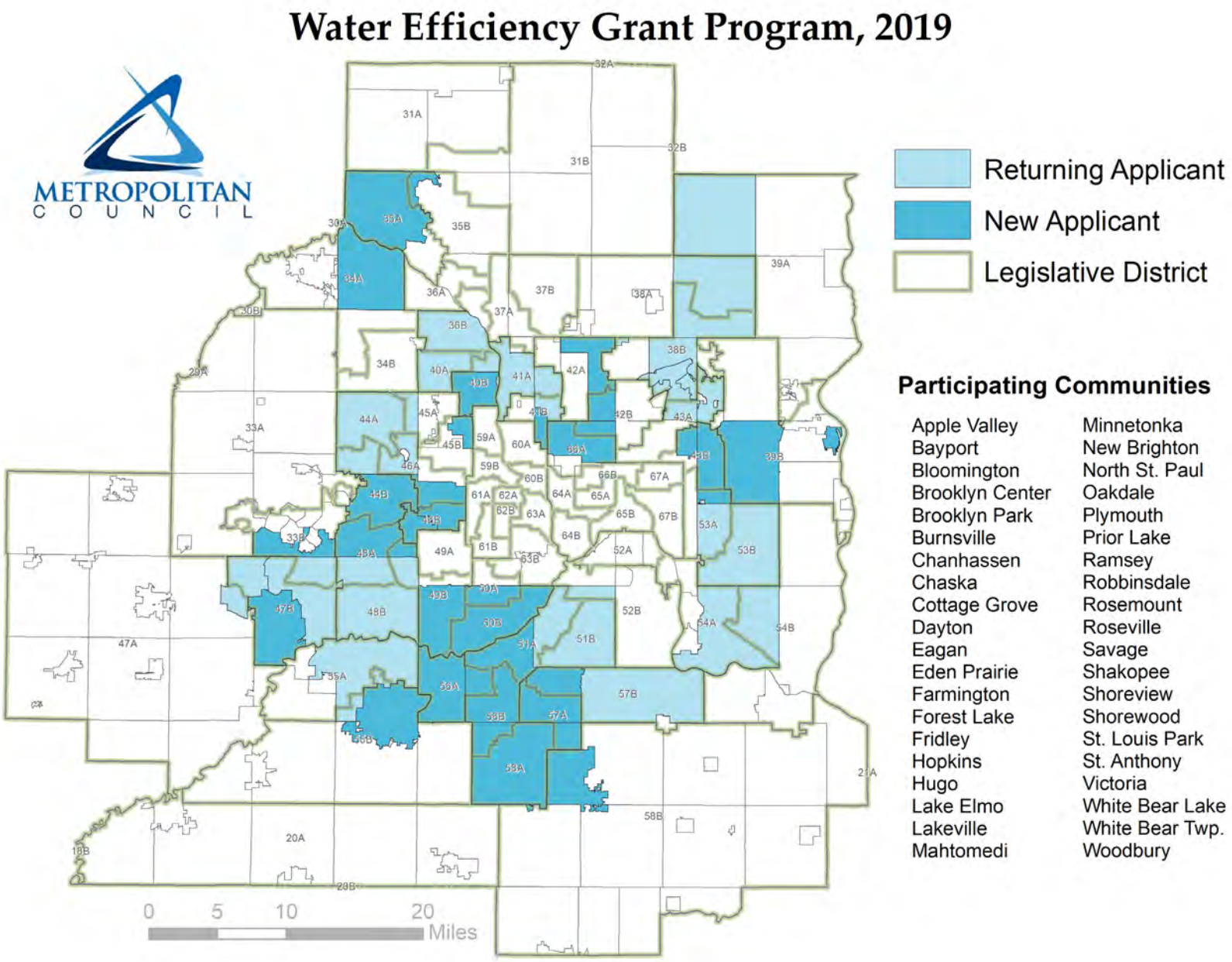


Figure 9. Communities participating in the Council's Clean Water Fund-supported water efficiency grant program, by Minnesota Legislative district.

Funding Highlight: Metropolitan Council Water Efficiency Grant Program

Through the Council's water supply planning activities since 2005, the Council and its stakeholders have worked to promote water conservation and efficiency so that communities, businesses, and residents are more equipped to support better management for long-term resiliency of shared water supply resources.

One program that highlights this work is the Council's Water Efficiency Grant Program. Begun as a pilot in 2015, this Clean Water Fund-supported program has been very successful and was reestablished with Clean Water Fund support for 2019-2022.

The Council covers 75% of the program cost; the municipality must provide the remaining 25%. Municipalities use the combined Council and municipality funds to run their own grant or rebate programs.

Objective

Support technical and behavioral changes that improve municipal water use efficiency through local water efficiency rebate programs for WaterSense-labeled fixtures:

- Irrigation controllers, spray sprinkler bodies, and system audits
- Toilets
- Clothes washers

Participants

Apple Valley, Bayport, Bloomington, Brooklyn Park, Brooklyn Center, Burnsville, Chanhassen, Chaska, Circle Pines, Cottage Grove, Dayton, Eagan, Eden Prairie, Farmington, Forest Lake, Fridley, Hopkins, Hugo, Lake Elmo, Lakeville, Mahtomedi, Minnetonka, New Brighton, Newport, North St. Paul, Oakdale, Plymouth, Prior Lake, Ramsey, Robbinsdale, Rosemount, Roseville, Savage, Shakopee, Shoreview, Shorewood, St. Anthony, St. Louis Park, Victoria, White Bear Lake, White Bear Township, Woodbury

2015-2017:

- 19 communities established local water efficiency programs
- **Estimated water saved:** 52 million gallons/year

2019-2022:

- 17 returning communities enhanced local water efficiency programs
- 23 new communities established local water efficiency programs

LOCAL SUPPORT FOR THE COUNCIL'S WATER EFFICIENCY GRANT PROGRAM

"Many communities, including Hugo, have benefited from these programs and will continue to benefit from the expansion of these programs."

Tom Weidt, Mayor of Hugo

"The Program is valuable for several reasons beyond the obvious water conservation benefits. The public awareness the Program creates is important … As more residents become aware of the Program, we believe it will be important to continue it into the future."

Mark Burch, Former White Bear Lake Public Works Director

Funding Highlight: Twin Cities Regional Water Billing Analysis

Through the Council's water supply planning activities since 2005, the Council and its stakeholders have worked to support better understanding of shared challenges and better management for long-term resiliency of shared water supply resources. Public water suppliers, wastewater utilities, community planners, and elected officials stress the need to consider the local financial aspects of this work.

One project that highlights this is the 2015 Twin Cities Regional Water Billing Analysis.

Partners

126 metro municipal utilities, Minnesota Department of Natural Resources, Metropolitan Council

Objective

Determine if the rates and rate structures used by water utilities in the Twin Cities metropolitan area to bill their customers have any affect on water consumption. Socioeconomic and land use factors also were considered in this analysis.

Findings and next steps

- Water is relatively inexpensive
- Wealthier households use more water
- Lower prices are associated with greater summer water use
- Inclined block rate structures are not necessarily water conservation rate structures
- Significant room for improvement in rate structures across the metro area
- Water savings realized could be substantial
- Continue to track and share *metro area water rate information* and work with communities to create resources to understand the relationships between rates, water conservation, and long-term utility budgets

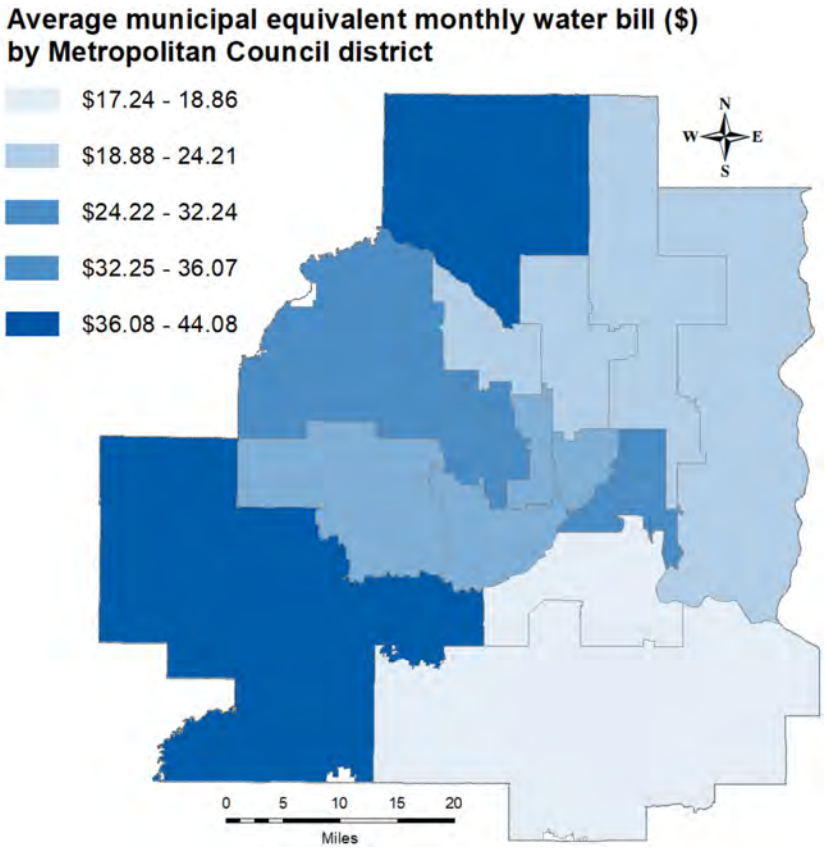


Figure 10. The 2015 Twin Cities Regional Water Billing Analysis includes a range of information about municipal water rates and other factors for 126 communities in the metro area. This information improved understanding of the impacts of rates on water consumption and supported subsequent projects. This figure is an example of the report content.

Collaboration Highlight: Northwest Metro Area Water Supply System Study

Through the Council's water supply planning activities since 2005, a successful subregional collaborative platform has been established to advance regional and local water sustainability goals. For example, participation in subregional water supply work groups has increased from 20 communities in 2005 to more than 70 communities in 2020.

One project that highlights the collaborative and long-range work being done by these groups is the 2020 Northwest Metro Area Water Supply System Study.

Partners

Corcoran, Dayton, Ramsey, Rogers, Metropolitan Council

Objective

Understand the relative costs and implementation considerations of different approaches to a multi-community water supply in the northwest metro area.

The study evaluates four approaches to water supply:

1. Multi-community surface water treatment plant
2. Multi-community groundwater treatment plant
3. Multi-community conjunctive use system (surface water augmented with groundwater)
4. Status quo

The study does not provide "shovel-ready" projects for implementation. Rather, the project defined by each approach are at a concept-level with the intent to compare relative differences in costs between approaches and, more importantly, to explore the implementation issues associated with each approach.

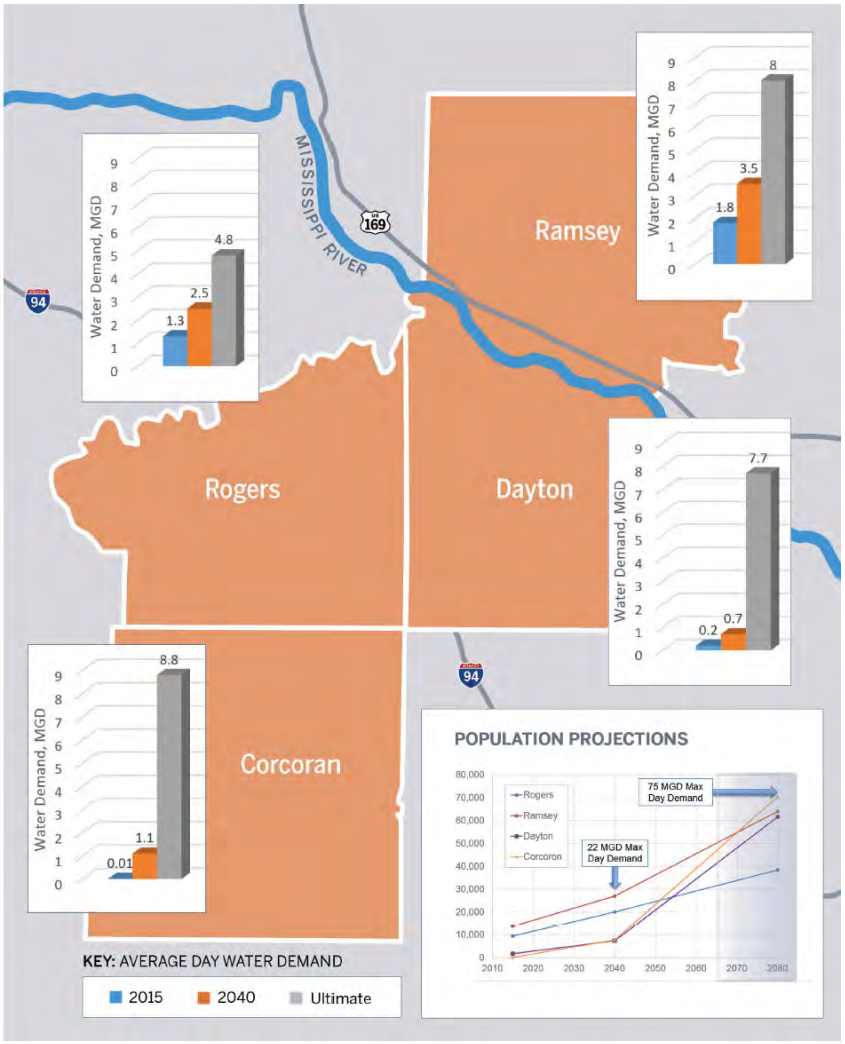


Figure 11. The 2020 Northwest Metro Area Water Supply System Study includes a range of information about projected population water demand and other water supply system components for the cities of Corcoran, Dayton, Ramsey and Rogers. This information is used to explore the costs and implementation considerations for four different water supply approaches. This figure provides an example of the report content.

Technical Investigations Highlight: Metro Model

Through the Council's water supply planning activities since 2005, the Council and its stakeholders have a better understanding of shared resources and challenges.

One project that highlights cumulative and long-term changes to aquifers (the water supply source for 75% of the metro area population) is the regional groundwater flow model – Metro Model (versions 2 and 3).

Partners

The technical advisory group providing guidance during this project included representatives of the University of Minnesota, University of Wisconsin, MN Department of Health, MN Department of Natural Resources, MN Department of Agriculture, MN Pollution Control Agency, MN Geological Survey, U.S. Geological Survey, City of Woodbury, Dakota County, Shakopee Mdewakanton Sioux Community, and the consulting firms Antea Group, Braun Intertec, HDR, and LGB.

Objective

Help address a broad range of regional planning questions and to be as flexible as practical to accommodate new questions or scenarios, while still incorporating the best available data. Some examples of questions the model is intended to help address include:

- Given projected water demands, what impacts may be expected on groundwater levels and groundwater-dependent surface-water features?
- What combinations of source aquifers, well locations, and withdrawal rates can be used to achieve sustainable water consumption?

Metro Model is a fundamental part of the Council's water supply planning efforts. It has also served as a starting point for other local and subregional modeling efforts such as local wellhead protection planning and groundwater modeling in the northeast metro groundwater management area.

LOCAL SUPPORT FOR COUNCIL GROUNDWATER MODELING

"Encourage the continued development of a metropolitan groundwater model, as a tool to define aquifers and aquifer recharge areas and as a basis for aquifer protection and management."

Bloomington 2040 Comprehensive Plan Update

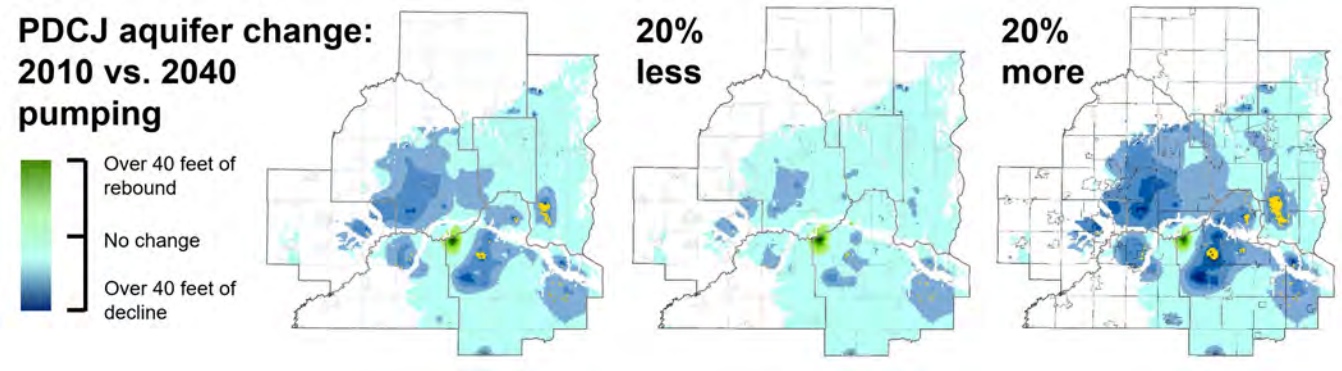


Figure 12. Model-projected water level change in the Prairie du Chien-Jordan (PDCJ) aquifer – which is used by most communities in the Twin Cities metro area – based on estimated 2040 groundwater pumping rates (left), 20% less than the 2040 estimate (middle), and 20% more than the 2040 estimate (right).

Planning Highlight: Climate Vulnerability Assessment – Water Supply

Through the Council's water supply planning activities since 2005, the Council and its stakeholders have worked to improve the water supply process and planning tools for better management for long-term resiliency of shared water supply resources.

One project that highlights this work, led and funded by the Council's Local Planning Assistance group is the addition of water supply content to the Council's *Climate Vulnerability Assessment* (CVA).

Evidence is mounting that Minnesota's climate is changing, including in the Twin Cities metro area and Minnesota Governor Tim Walz is urging bold action across the state to address climate change. The CVA is a tool that can assist in Council and community planning efforts in preparing and adapting to climate change because the CVA can reveal system vulnerabilities to currently occurring and, to some extent, expected climatic changes. The CVA project consists of Council-related analysis and recommendations as well as tools for communities and other stakeholders.

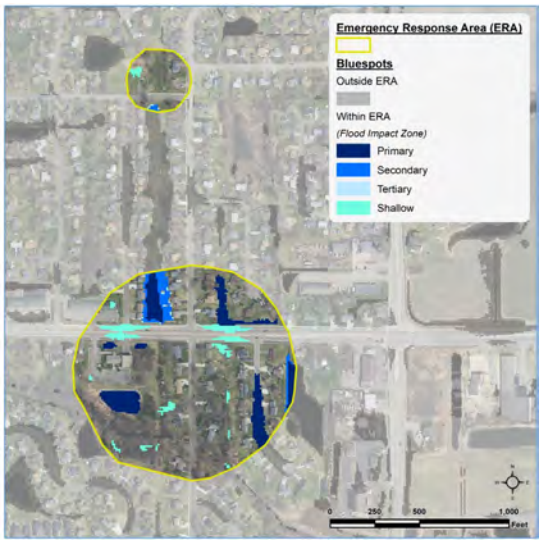
Objective

Include water supply content in the Climate Vulnerability Assessment, specifically the identification of areas around wells that are most at risk of flooding and potential strategies to improve management in these areas.

Findings

Private and public wells across the region are at risk of being overtopped by flooding during extreme events. This analysis provides information about where that risk may be most likely.

Local communities and other stakeholders may conduct similar analyses to assess conditions and vulnerabilities that may inform adaptive strategies for local system assets.



			Flood Impact Zone % for Analysis Layers in a FIZ			
Analysis Layer	**Total (Acres)**	**Total Analysis Layer in FIZ***	**Primary**	**Secondary**	**Tertiary**	**Shallow**
Domestic Wells (50ft Buffer)	12,054	7.6%	37.2%	19.2%	29.4%	14.2%
Inner Wellhead Management Zone (200ft Buffer Around Public Well)	2,539	13.1%	40.8%	19.5%	25.4%	14.3%
Emergency Response Areas (1-year Time-of-Travel to Public Well)	39,562	16.3%	46.2%	18.5%	22.6%	12.7%

Figure 13. Results of the Climate Vulnerability Assessment analysis of potential localized flood impacts to private domestic and public (municipal and nonmunicipal) water supply wells, based on a calculation of the acres around wells that overlap a Flood Impact Zone (FIZ).

Implementation Highlight: MnTAP Water Efficiency Intern Program

Through the Council's water supply planning activities since 2005, the Council and its stakeholders have worked to promote water conservation and efficiency so that communities, businesses, and residents are more equipped to support better management for long-term resiliency of shared water supply resources.

One program that highlights this work is the Council's partnership with the University of Minnesota's Minnesota Technical Assistance Program (MnTAP) to support an industry-focused intern program focused on water efficiency.

Objective

This program, launched in 2012, places student interns in metro area industries and other organizations. The students get hands-on experience and the organizations benefit as opportunities to operate more efficiently are identified.

Participants

Aqseptence, Anoka-Hennepin ISD11, Aveda Inc., Bailey Nurseries, Ball Corporation, Boston Scientific, Cemstone, CertainTeed Roofing, City of Plymouth, City of Woodbury, Electric Machinery, Federal Cartridge Company, Fulton Beer, Gedney Foods Company, GE Water & Process Technologies, HCMC, Health Systems Cooperative Laundries, Kapstone Containers, Lloyd's BBQ, Minnesota Zoo, Northern Star Co., North Memorial Health, R&D Systems, Sanimax, Science Museum of Minnesota, TEL FSI Inc., Thomson Reuters, TreeHouse Foods, Xcel Energy

2013-2017:

- 20 projects making 159 recommendations
- **Total intern recommendations implemented as of 2018:** 87 million gallons/year
- **Realized cost savings:** $486,000/year

Learn more! Information about *intern projects* and *industrial water conservation research in the metro area* is on the MnTAP website.









Figure 14. MnTAP water efficiency interns working in local businesses.

Implementation Highlight: Rainwater Harvesting and Reuse Demonstration Project at CHS Field

Through the Council's water supply planning activities since 2005, the Council and its stakeholders have built strong partnerships that allow for new approaches to water supply and shared learning.

One project that highlights this work is a rainwater harvesting and reuse demonstration project in downtown Saint Paul. The construction of CHS Field, home of the Saint Paul Saints, immediately next to Metro Transit's Green Line Operations and Maintenance Facility (OMF) in downtown Saint Paul created a unique opportunity to capture rainwater from a portion of OMF roof and convey it to CHS Field for ball field irrigation and toilet flushing.

Partners

Capital Region Watershed District, City of Saint Paul, Saint Paul Saints, Metropolitan Council/Metro Transit

Objective

Reduce potable water use as well as pollution runoff flowing to the river from CHS Field, home of the Saint Paul Saints

Results

- Approximately 450,000 gallons/year of municipal water saved
- Value of water conservation and reuse is promoted
- Freshwater Society 2015 Clean Water Champion



Figure 15. Stormwater reuse is showcased on tours of the cistern that holds rainwater captured from the roof of Metro Transit's Green Line Operations and Maintenance Facility, for use at CHS Field.

STRONG PARTNERSHIPS LEAD TO SUCCESS

"There were so many challenges to incorporating stormwater management into CHS Field, it couldn't have happened without the strong partnerships between CRWD, the City, Met Council, and the Saints. The ballpark demonstrates how water conservation can be achieved when people make it a priority, and are willing to think creatively."

Nate Zwonitzer, Project Manager

Implementation Highlight: Exploring Impacts of Infiltrating Reclaimed Water on Groundwater and Surface Water in the Southeast Metro

The Twin Cities metropolitan area Master Water Supply Plan identifies investigating the reuse of wastewater as a strategy for achieving sustainable water supplies and supporting the Water Resources Policy Plan policy on conservation and reuse**.**

One project that highlights this work, led and funded by the Metropolitan Council Environmental Services Technical Services group, was an analysis exploring the impacts of infiltrating reclaimed water on groundwater and surface water in the Southeast Metro.

Objective

Answer Metropolitan Council Environmental Services' Southeast Metro customers' question: can infiltrating water lessen projected future groundwater level drawdown and surface water level impacts?

Southeast Metro communities depend on groundwater for drinking water. They have sought ways to avoid or lessen potential future issues such as groundwater level drawdown. Infiltrating highly treated wastewater (reclaimed water) may be one method that helps avoid or lessens potential future groundwater level drawdown and surface water impacts due to pumping.

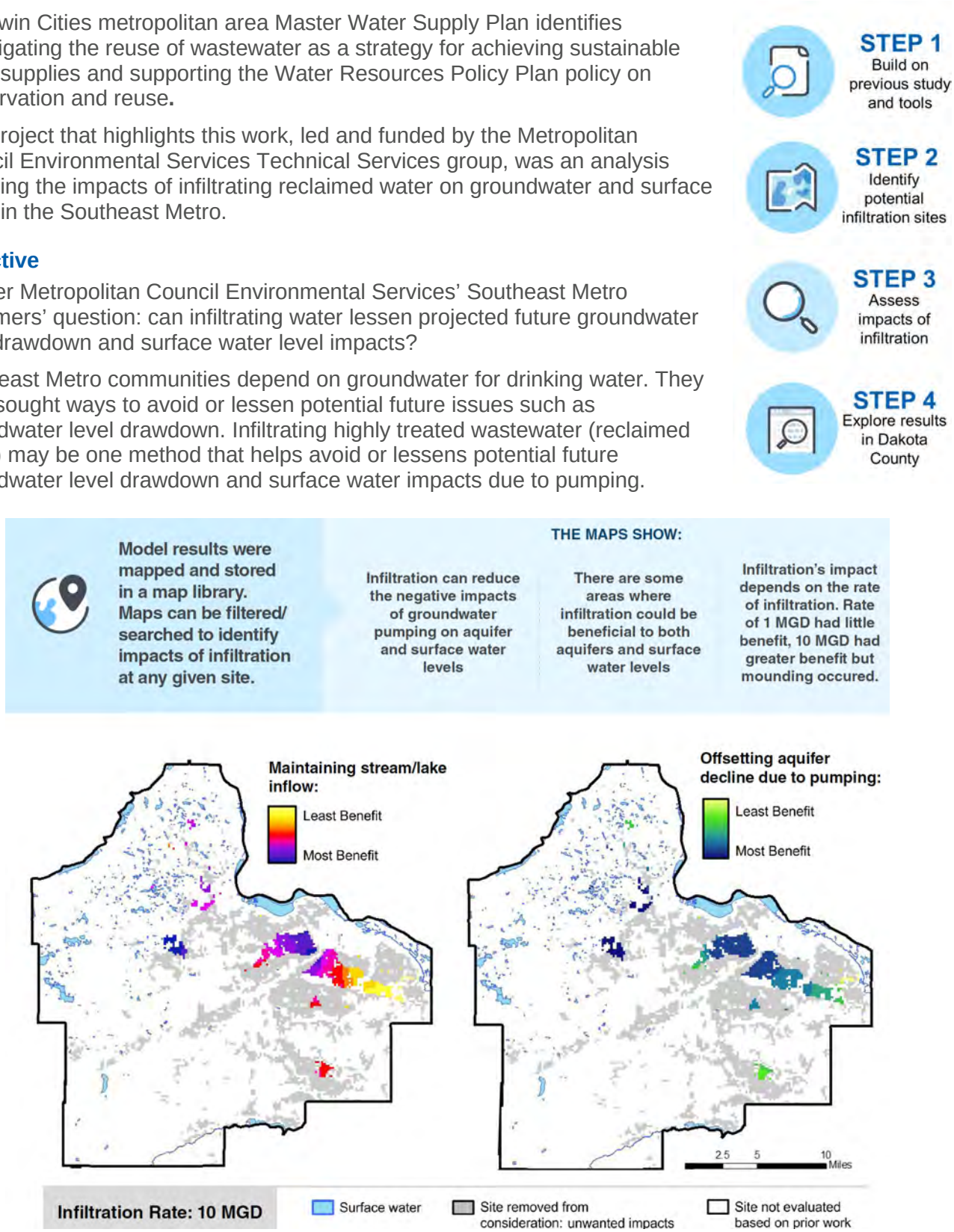


Figure 16. Process steps (above) and examples of maps generated by this project (left).

Appendix

Commonly used acronyms & abbreviations

CVA – Metropolitan Council Climate Vulnerability Assessment

CWF – Clean Water Fund

DNR – Minnesota Department of Natural Resources

DWSMA – Drinking Water Supply Management Area

GWMA – Groundwater Management Area, as designated by the DNR

LUAC – Land Use Advisory Committee

Master Plan – Twin Cities metropolitan area Master Water Supply Plan

MAWSAC – Metropolitan Area Water Supply Policy Advisory Committee

MDA – Minnesota Department of Agriculture

MDH – Minnesota Department of health

MM3 – Metro Model 3, the regional groundwater flow model

MnTAP – Minnesota Technical Assistance Program at University of Minnesota

MPCA – Minnesota Pollution Control Agency

MWSP – Twin Cities metropolitan area Master Water Supply Plan

PFAS – Broad group of perfluoroalkyl and polyfluoroalkyl substances

TCE – Trichloroethylene, a volatile organic compound

TAC – Metropolitan Area Water Supply Policy Advisory Committee

WRPP – Water Resources Policy Plan

U of M – University of Minnesota

History of Metro Area Water Supply Policy and Technical Advisory Committee membership

Table 1. History of Metro Area Water Supply Policy Advisory Committee membership (MAWSAC).

Statutorily required MAWSAC representative	Current and past MAWSAC representatives
Commissioner of Agriculture or Designee	**Jeff Berg (current)** Dan Stoddard Bob Patton Quinn Cheney Greg Buzicky Gene Hugoson
Commissioner of Health or Designee	**Sandeep Burman (current)** Karla Peterson Randy Ellingboe Chris Elvrum Diane Mandernach John Stine Doug Mandy
Commissioner of Natural Resources or Designee	**Jack Gleason (current)** Jeanne Daniels Julie Eckman Terrie Yearwood Dale Holmuth James Japs Gene Merriam
Commissioner of Pollution Control Agency or Designee	**Catherine Neuschler (current)** Katrina Kessler Sheryl Corrigan Faye Sleeper Galen Reetz Brad Moore Sherri Kroening
Metro area county official #1	**Valerie Grover, Dakota County (current)** **Georg Fischer, Dakota County (2013-2020)** Joseph Harris, Dakota County (2005-2013)
Metro area county official #2	**Jamie Schurbon, Anoka County (current)** Beverly Aplikowsky, Ramsey County (2005-2007) Dennis Berg Anoka Co/Ramsey (2005-2012)

Statutorily required MAWSAC representative	Current and past MAWSAC representatives
Metro area noncounty LGU #1	**Phillip Klein, Hugo (current)** Chuck Haas, Hugo (2005-2016)
Metro area noncounty LGU #2	**Tonja West-Hafner, Brooklyn Park (current)** Dean Lotter, New Brighton (2015-2019) Sandy Colvin Roy, Minneapolis (2012-2014) Linda Loomis, Golden Valley (2005-2012)
Metro area noncounty LGU #3	**Mike Huang, Chaska (current)** Todd Gerhardt, Chanhassen (2015-2019) Tom Furlong, Chanhassen (2005-2015)
Metro area noncounty LGU #4	**Brad Larson, Savage (2020-Present)** Barry Stock, Savage (2005-2018)
Metro area noncounty LGU #5	**Kevin Watson, Vadnais Heights (2020-Present)** Patty Acomb, Minnetonka (2015-2018)
Chair of the Metropolitan Council or Designee	**Wendy Wulff (2019-Present)** Sandy Rummel (2012-2019) Peggy Leppick (2010-2011) Peter Bell (2005-2010)
Chisago County official	**Michael Robinson (current)**
Isanti County official	**Susan Morris (current)** Greg Anderson (2014-2015)
Sherburne County official	**Lisa Volbrecht (current)**
Wright County official	**Mark Daleiden (current)** Elmer Eichelberg (2012-2013)
Representative of St. Paul Regional Water Services	**Steve Schneider (current)**
Representative of Minneapolis Water Department	**Glen Gerads (current)**

Table 2. History of Metro Area Water Supply Technical Advisory Committee membership (TAC).

TAC member organization	Representative (tenure)
Single-city public water supply system	Jim Westerman, Woodbury (2017-Present)
	Klayton Eckles, Woodbury (2016-2017)
	Jessica Levitt, Cottage Grove (2016-2018)
	Matt Saam, Apple Valley (2017-Present)
	Scott Anderson, Bloomington (2017-Present)
	Robert Ellis, Eden Prairie (2017-Present)
	Bruce Westby, Ramsey (2016-Present)
	Kristin Asher, Richfield (2016-Present)
	Mark Maloney, Shoreview (2016-Present)
	Lon Schemel, Shakopee (2016-2017)
Multicity public water supply system	Dale Folen, Minneapolis Water Works (2016-Present)
Not public water supply system	Ray Wuolo, Barr Engineering (2016-Present)
	John Dustman, Summit Envirosolutions (2016-Present)
	Crystal Ng, U of M (2016-Present)
	Jamie Wallerstedt MPCA (2016-Present)
	Lih-in Rezania, MDH (2016-Present)
	Jim Stark, Legislative Water Commission/USGS (2016-Present)

History of collaboration

Table 3. History of collaboration in Metropolitan Council's water supply work.

YEAR	**Metropolitan Council Water Supply Collaboration Activity**
2006	Convened Metropolitan Area Water Supply Advisory Committee (MAWSAC)
2008	Convened stakeholders to shape/draft scope of master water supply plan
2009	Convened East Metro water supply work group Coordinated with DNR to streamline water use data sharing Joined Clean Water Fund Interagency Coordination Team, to ensure funding requests to support water supply planning are aligned with other water agencies' work
2010	Convened Seminary Fen work group
2011	Convened South Washington Co. water supply work group
2012	Received Governor's Continuous Improvement Award as part of Clean Water Fund Performance and Outcomes team
2013	Collaboration between Council and DNR water supply leadership on shared projects, water supply plan requirements Hosted Our Water Our Future workshop series in the northeast metro Hosted stormwater reuse guide tour and workshops
2014	Hosted forums and technical workshops for water supply stakeholders to provide guidance and share information shaping the update of regional water supply policies and the MWSP Convened Southeast Metro water supply work group
2015	Convened Metropolitan Council Water Supply Technical Advisory Committee (TAC)
2016	Reconvened West Metro water supply work group after a hiatus of several years Convened West Metro water supply work group
2017	Completed workshop series with southeast metro stakeholders to draft a water conservation and efficiency assessment tool Convened a forum of all the subregional water supply work groups to share experiences and water supply planning priorities Hosted tours of U of M Turfgrass research site Published online tutorials to guide local water supply plan updates as part of the Council's PlanIt program Convened Council's land use and water supply advsiory committees to begin collaboration on overlapping land use-water supply issues

YEAR	**Metropolitan Council Water Supply Collaboration Activity**
2018	Hosted tours of U of M Turfgrass research site Council Co-hosted the 2018 One Water Summit with local and national partners and supported MAWSAC and TAC member participation
2019	Completed education and outreach to reduce lawn water use Hosted a Water Bar on the first day of the MN State Fair, with city and agency partners
2020	Hosted webinar series for water efficient landscapes

History of technical investigations

Table 4. History of technical investigations in Metropolitan Council's water supply work.

YEAR	Metropolitan Council Water Supply Planning Activity
2007	Completed mapping of metro area surficial geology and geochemistry
2008	Piloted project with Dakota County to map groundwater contamination
2009	Completed synoptic groundwater measurement of the metro area Completed Metro Model 2, the regional groundwater flow model
2010	Completed analysis of Mississippi River low-flow characteristics Filled gaps in metro area hydrostratigraphic and hydrogeochemical data Completed evaluation of groundwater-surface water interaction Completed East Bethel groundwater analysis
2011	Completed mapping bedrock recharge and Platteville Formation hydrostratigraphy
2013	Updated Soil Water Balance (SWB) model to estimate recharge Surveyed private industrial water users regarding conservation barriers and opportunities
2014	Completed assessment of stormwater infiltration impacts on groundwater Updated the regional groundwater flow model to Metro Model 3 Completed assessment of industrial water conservation barriers and opportunities
2015	Drafted study of Turtle Lake augmentation (Shoreview, MN) Completed groundwater modeling to explore sustainable groundwater limits Completed joint water utility feasibility study for six northwest metro communities Completed regional enhanced recharge study
2016	Completed water billing analysis Oversaw completion of USGS Scientific Investigations Report Completed recharge and stormwater reuse study in the northeast, northwest, & southeast metro areas Completed water supply feasibility assessment for Washington County Water Coalition Completed research on industrial water conservation in the north and east GWMA
2017	Contributed technical assistance to screening level evaluation of the impacts of infiltrating reclaimed water on groundwater and surface water in the southeast metro

YEAR	**Metropolitan Council Water Supply Planning Activity**
	Updated transient regional groundwater flow model
2018	Completed study of efficient water use on Twin Cities lawns Completed water efficiency study for Washington County Municipal Water Coalition
2019	Completed assessment of economic benefits of residential-focused water efficiency programs Installed turfgrass irrigation research and demonstration plots at MN Landscape Arboretum
2020	Updated evaluation of groundwater and surface water interactions Completed preliminary assessment of metro area municipal water supplier data reporting

History of planning

Table 5. History of Metropolitan Council water supply-related planning activities.

YEAR	Metropolitan Council Water Supply Planning Activity
2005	Minnesota Statutes 473.1565 enacted
2007	Council supported changes to MS 473.859, Subd. 3 and 103G.291 to clarify and consolidate water supply planning requirements
2010	Council adopted Master Water Supply Plan (Master Plan), shaped by information gathered and reviewed by staff and in partnership with stakeholders
2014	Council adopted Thrive MSP 2040, the updated metropolitan development guide
2015	Adopted Water Resources Policy Plan Supported guidance, webinars, and workshops for planners working on water supply information for local comprehensive plans, included in the Local Planning Handbook and PlanIt program Updated Master Water Supply Plan based on Metro Model 3, conservation and reuse projects, and feasibility assessments
2016	Technical assistance to communities updating local water supply plans
2018	Council amended the 2040 Water Resources Policy Plan to clarify wastewater reuse policy
2020	Council launched development of Met Council Climate Action and Resilience Plan

History of implementation

Table 6. History of Metropolitan Council water supply-related implementation activities.

YEAR	Metropolitan Council Water Supply Planning Activity
2007	Reported to MN Legislature on progress: water supply planning in the Twin Cities metro area, including technical findings
2009	One-time funding for Master Water Supply Plan implementation from Clean Water Fund ($400K)
2010	Awarded Clean Water Fund appropriation for specific water supply projects ($400K)
2011	Awarded Clean Water Fund appropriation for Master Water Supply Plan implementation ($1M)
2012	Award from American Society of Landscape Architects for Stormwater Reuse Guide
2013	Awarded Clean Water Fund appropriation for regional groundwater planning ($2M) + agreement with USGS to investigate White Bear Lake ($537K)
2014	Awarded appropriation for grant to Shoreview to study Turtle Lake ($75K) + Plan for the North and East Metro GWMA ($400K) + Investigation to treat stormwater in NE metro ($100K)+ Partnership with MnTAP ($50K)
2014 *2014*	Initiated industrial water efficiency intern program with MnTAP Reported to Minnesota Legislature: Metropolitan Council water supply activities supported by CWF
2015	Created water efficiency grant program to support community programs Awarded Clean Water Fund appropriation to implement projects ($1.95M) + water demand reduction grant program ($500K) Council awarded grants for innovative stormwater reuse Fresh Water Society's Clean Water Champion Award for Council and partners' work to help communities reduce demands on groundwater by harvesting and reusing rainwater at CHS Field, home of the St. Paul Saints baseball team in St. Paul
2016	Updated Water Conservation Toolbox
2017	Awarded Clean Water Fund appropriation to implement projects ($1.9M)
2017	Supported MAWSAC report to Legislature: summary of water sources, challenges, goal, and planned activities
2018	Developed water conservation advisory training with Freshwater Society Released Climate Vulnerability Assessment, a planning tool to help Twin Cities prepare for climate change
2019	Awarded Clean Water Fund appropriation to implement projects ($2M) + water demand reduction grant program ($750K) Council awarded grants to communities for stormwater management, including reuse

History of legislative recommendations

Table 7. History and status of Metropolitan Council-supported water supply recommendations to the Minnesota Legislature.

Recommendation to the Legislature		Status
2007:	Approve statutory changes clarifying agency roles in water supply plan review and consolidate into one statute the requirements of community water supply plans in the metropolitan area.	Completed MS 473.859, Subd. 3 and 103G.291, subdivision 3 were revised so that DNR local water supply plan now fulfills MC comp plan requirements for water supply content and WHP no longer required part of comp plan
2007:	Support an appropriate level of state funding, upon the request of local governmental units, for interconnections and other physical water system improvements to ensure water supply reliability, natural resource protection, and/or safety and security, including economic security, of the region and state. Consistent with this recommendation, support an appropriate level of state funding for the proposed Minneapolis and St. Paul water supply systems interconnection.	Partially completed Burnsville-Savage interconnection funded
2008:	Provide funding for implementation of the metropolitan area Master Water Supply Plan	Completed Received $400K for one year from CWF
2009:	Provide funding for implementation of the metropolitan area master water supply plan	Partial – received $400K for one year, with additional stipulations to include protection of Seminary Fen and Valley Branch Trout Stream and other work from CWF
2010:	Provide funding for implementation of the metropolitan area Master Water Supply Plan	Completed Received $1M over two years from CWF
2010:	Eliminate the sunset date for the Metropolitan Area Water Supply Advisory Committee, because it provides valuable guidance to the Council in its water supply planning efforts	Partially completed (extended)
2012:	Recommended, with CWF Interagency Coordination Team, the legislature provide funding for groundwater planning to achieve water supply reliability and sustainability	Completed – received $2M over two years
2013:	Extend the sunset date for the Metropolitan Area Water Supply Advisory Committee from 12/31/12 to 12/31/16	Completed

Recommendation to the Legislature		Status
2014:	Provide funding to implement projects that address emerging drinking water supply threats, provide cost-effective regional solutions, leverage interjurisdictional coordination, support local implementation of water supply reliability projects, and prevent degradation of groundwater resources in the metro area. (Co-recommended by CWF Interagency Coordination Team)	Completed Received $1.95M over two years
2016:	Provide funding to continue implementing projects that address emerging drinking water supply threats, provide cost-effective regional solutions, leverage interjurisdictional coordination, support local implementation of water supply reliability projects, and prevent degradation of groundwater resources in the metro area. (Co-recommended by CWF Interagency Coordination Team)	Completed Received $1.9M over two years
2017:	Provide necessary funds to plan and collaborate, for conserving, protecting our water supply (stakeholder-identified projects that provide regional benefit, increased collaboration, improved local assistance, source water protection). (Co-recommended by MAWSAC)	Ongoing
2017:	Support boosting efficiency and wise use of water so the region can grow (region-wide messaging, grants and tools to reduce regional per capita water use). (Co-recommended by MAWSAC)	Ongoing
2017:	Support work that leads to solutions (multi-community water supply analyses, feasibility assessments of innovative approaches) (Co-recommended by MAWSAC)	Ongoing
2018:	Provide funding to continue implementing projects that address emerging drinking water supply threats, provide cost-effective regional solutions, leverage interjurisdictional coordination, support local implementation of water supply reliability projects, and prevent degradation of groundwater resources in the metro area.	Completed Received $1.9M over two years

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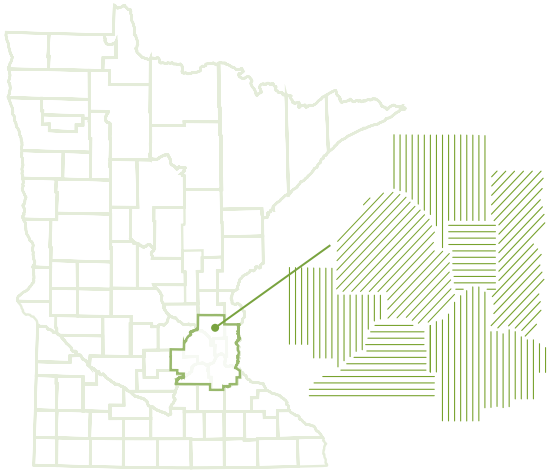
Water Supply Planning in the Twin Cities Metro

(2005-2020)

Highlights of a report to the Minnesota Legislature

September 2020

MORE THAN HALF OF MINNESOTA'S POPULATION LIVES, WORKS AND PLAYS IN THE TWIN CITIES METROPOLITAN AREA.



3.2 million people live here

1.8 million jobs (2019), 15 Fortune 500 headquarters

64 million visits to regional parks and trails

The region's people, businesses, and natural environment are all dependent on clean and plentiful water supplies.

OUR SOURCES OF DRINKING WATER

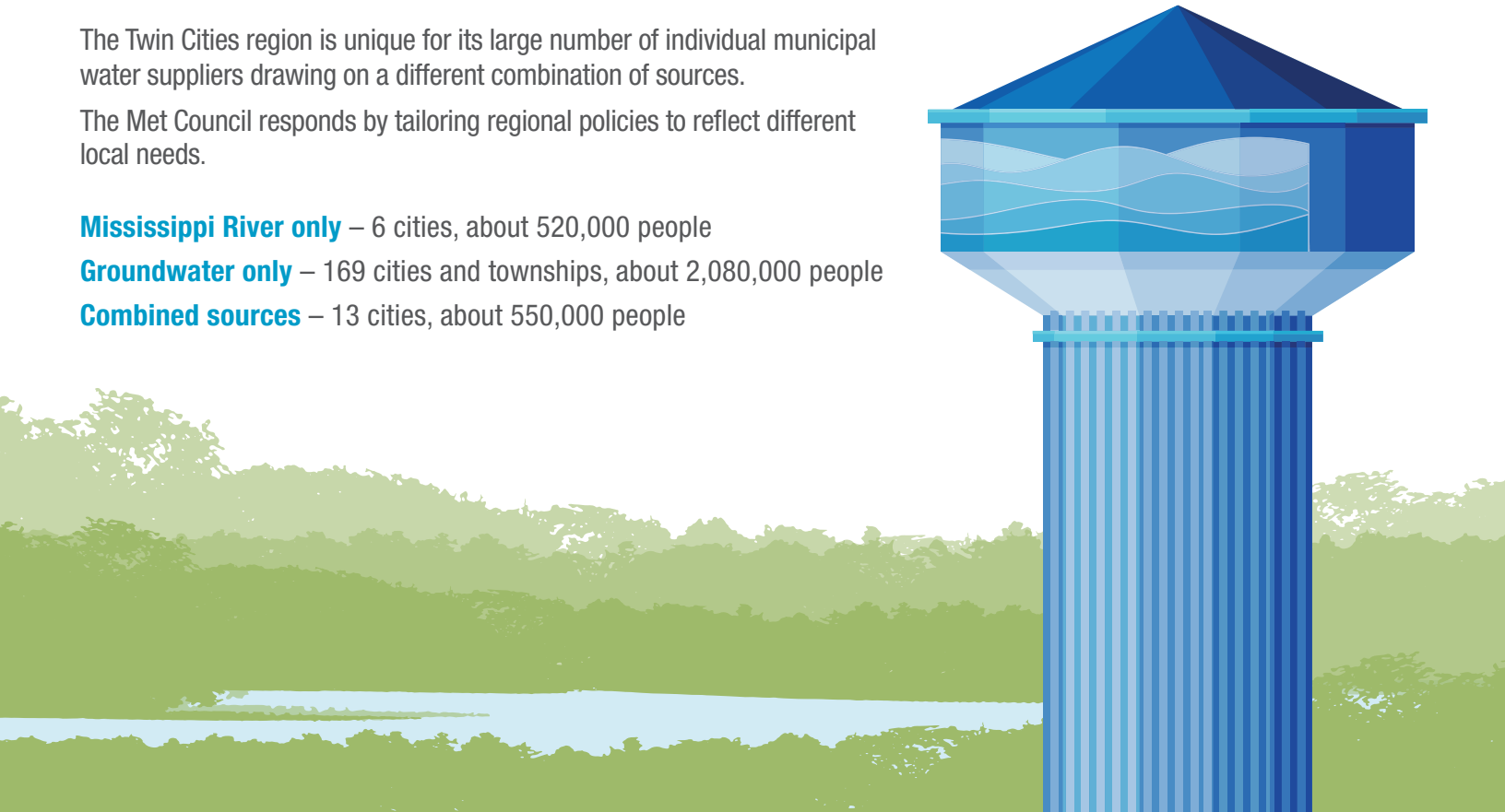
The Twin Cities region is unique for its large number of individual municipal water suppliers drawing on a different combination of sources.

The Met Council responds by tailoring regional policies to reflect different local needs.

Mississippi River only – 6 cities, about 520,000 people

Groundwater only – 169 cities and townships, about 2,080,000 people

Combined sources – 13 cities, about 550,000 people

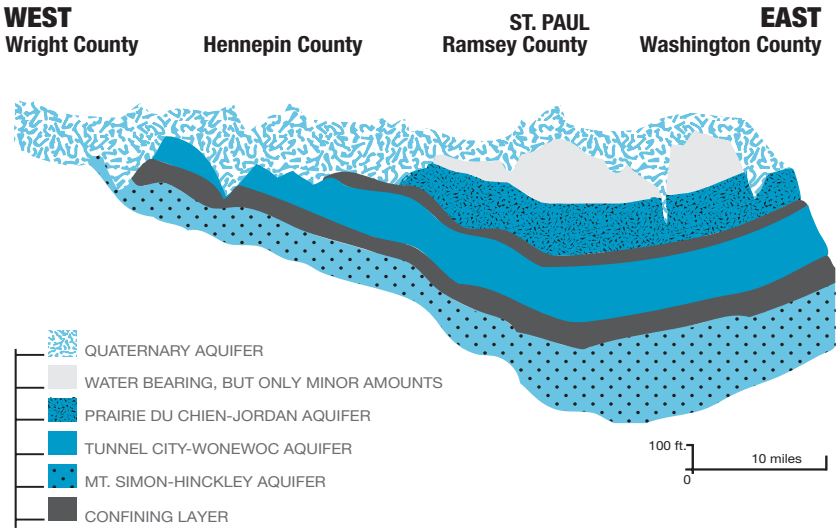


GROUNDWATER IS DRAWN FROM FOUR AQUIFERS —

QUATERNARY - supplies 24 city systems
PRAIRIE DU CHIEN-JORDAN - supplies 83 city systems
TUNNEL CITY-WONEWOC - supplies 30 city systems
MT. SIMON-HINCKLEY - supplies 35 city systems



THE MISSISSIPPI RIVER - supplies 19 municipal systems



WASTEWATER REUSE

Increasingly, stormwater and wastewater are reused for activities like irrigation and industrial processes.

STORMWATER REUSE

While water supplies in the seven-county metro area are relatively abundant, the region does face challenges that need attention and – in some cases – action.

WATER SUPPLY PLANNING CHALLENGES TO CONSIDER:

- Funding and finance to maintain and enhance infrastructure
- Variation in water source availability across the region
- Changing socioeconomic conditions and related land use and water demand
- Changes in climate and impacts on quantity and quality of water supplies
- Water quality and implications for public health and treatment costs
- Opportunities for water conservation and efficiency

> *"The greatest value in a partnered approach is that plans like the Master Water Supply Plan are informed by the real experiences and expertise of the local water suppliers that the public has come to trust."*
>
> **— Mark Maloney, Public Works Director, Shoreview**

2005 Minnesota Legislature gives Met Council charge for regional water supply planning

2006 Metropolitan Area Water Supply Advisory Committee, with state agency heads and local government representatives, begins to meet

2007-09 Data collection and analysis produce maps of shallow aquifers, groundwater contamination, and a new regional groundwater model

2010 Council adopts first Master Water Supply Plan

2012 Council collaborates with University of Minnesota MnTAP to support industrial water efficiency

OUTCOMES

THE MET COUNCIL ROLE

The Met Council collaborates with many partners to achieve outcomes as a planner – not a regulator; not a supplier

The Council's regional water supply work ensures local water suppliers retain control of and responsibility for their water supply systems. Through our work with partners, we help to bolster the livability of the region, foster economic growth and prosperity, and alleviate competition and conflict over water supply.

Since 2005, the Council has worked with our partners on many water supply projects and programs, focused in four key areas.

COLLABORATION

- Ideas and recommendations are shared in Metropolitan Area Water Supply Advisory Committees and subregional water supply work groups
- Policy and plan updates are shaped by hundreds of people
- Learning events build local capacity and expertise
- Since 2005, more than 70 communities in the region have participated in subregional work groups, supported by the Council, to address localized water supply issues.

Example: Northwest Metro Area Water Supply System Study

Met Council partnered with Corcoran, Dayton, Ramsey, and Rogers on a study of the relative costs and implementation of four different approaches to a multi-community water supply system.

TECHNICAL INVESTIGATIONS

- New data and analyses improve understanding of regional water resource conditions
- Subregional water supply groups identify and evaluate alternative water supply approaches
- Local and regional partners cooperate to investigate factors impacting water demand management such as efficiency, rates/budget

Example: Metro Model

Guided by a multi-organizational technical advisory group, Met Council developed a regional groundwater flow model. The model helps address a broad range of regional and local planning questions and scenarios. We regularly update it with the best available data. The model has served, for example, as a starting point for local wellhead protection planning and groundwater modeling in the northeast metro groundwater management area.

PLANNING AND POLICYMAKING

- Metro area master water supply plan guides regional policies and implementation to meet diverse community needs
- Local planning assistance programs and tools available to 188 municipalities in the region

Example: Met Council's Climate Vulnerability Assessment

The Climate Vulnerability Assessment is a tool that can assist regional and local planning efforts in preparing and adapting to climate change. The tool reveals system vulnerabilities to currently occurring and expected climate changes.

Met Council added water supply content to the assessment to identify areas around wells that are most at risk of flooding and potential strategies to improve management in these areas.

IMPLEMENTATION

- $12 million of Clean Water Fund leveraged to support work
- Technical assistance provided for local water efficiency and climate resiliency
- Track and report progress

Example: Water Efficiency Grant Program

With Clean Water Fund support, the Met Council makes grants to local governments to promote water conservation and efficiency. Residents are offered rebates on WaterSense-labeled fixtures and appliances.

2015-2017: 19 communities, 52 million gallons water saved per year.

2019-2022: 40 communities, savings to be determined.

2013 Water partners come together to envision a future of sustainable water supply at Our Water, Our Future workshops

2015 Council convenes new Technical Advisory Committee to tap into local expertise and deepen partnerships for water supply planning; Master Water Supply Plan updated

2017 Forum of all seven subregional water supply work groups

2016-19 Lawn irrigation research and demonstrations; water efficiency grants to communities

FUTURE WORK

Regional partnerships lead to positive outcomes

The result of all this work greatly benefits the region:

- Shared water resources are better managed and more resilient for the long-term.
- Local governments and others better understand regional water resources and challenges.
- More resources are focused on water supply challenges.
- Our region's successful subregional platform advances water sustainability.

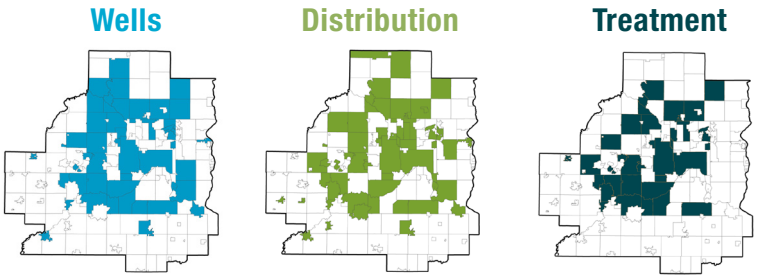
Looking into 2040

The region is expected to continue growing with impacts to land use and water demand and the systems that supply it.

2040 More Use: +100

2015 Water Use: 350 Million Gallons per Day

Cities plan to invest in their water supply infrastructure to continue to provide residents with clean, plentiful, and affordable water.



By 2040

more than 50 communities plan to drill new municipal wells

more than 60 communities plan to improve and/or expand their distribution systems

more than 35 communities plan to enhance their water supply treatment processes

Support efficiency incentives Promote sustainability efforts

Although the Council and its partners have accomplished much through the water supply planning work, new questions continue to emerge.

- How could equity be implemented in water supply activities?
- What is the impact of climate change on our resources and operation in the water supply sector?
- How can we strengthen land use and water supply planning connections?
- What can we do to prevent contamination of our water supply sources and respond more effectively to emerging contamination (recent examples: PFAS, chloride)?

> *"Council funding of studies and projects was important because it isn't always easy to get local city councils to commit funds to something that reaches beyond their borders."*
>
> **— Steve Albrecht, Former Burnsville Public Works Director**

> *"Groundwater doesn't know community boundaries. We can have a greater impact if we work together on water supply sustainability."*
>
> **— Russ Matthys, Public Works Director, Eagan**

CLEAN WATER LAND & LEGACY AMENDMENT

METROPOLITAN COUNCIL

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contact ali.elhassan@metc.state.mn.us

Complete report at metrocouncil.org/Wastewater-Water/Publications-And-Resources/WATER-SUPPLY-PLANNING/Water-Supply-Planning-in-the-Twin-Cities-Metropoli.aspx

2026 thru 2035

Capital Improvement Plan

Ramsey, MN

Project #	16-WTR-002
Project Name	Construct Well #9 and Pumphouse #5

Total Project Cost	$1,150,000	Department	Water Utility
Type	Improvement	Category	Water Utility Improvement
Priority	2-New Addition (High)	Status	Active
Useful Life	50 years		

Description

Construct new municipal groundwater supply well with supporting pumphouse. A study will be conducted in 2026 to determine a desirable site - $50,000 est.

Justification

This project will provide a ninth municipal groundwater well with pumphouse. As the City of Ramsey continues to grow, two additional wells will be needed by 2040.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	50,000	1,100,000	0	0	0	0	0	0	0	0	**1,150,000**
Total	**50,000**	**1,100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,150,000**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Water Utility Fund	50,000	1,100,000	0	0	0	0	0	0	0	0	**1,150,000**
Total	**50,000**	**1,100,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,150,000**

Capital Improvement Plan

Ramsey, MN

Project #	24-WTR-001
Project Name	Well #10 and Pump House #6

Total Project Cost	$1,750,000	Department	Water Utility
Type	Improvement	Category	Water Utility Improvement
Priority	4-New Addition (Med)	Status	Active
Useful Life	50 years		

Description

Construct municipal well #10 and pump house #6. Location to be determined for a well-siting study in 2026.

Justification

As Ramsey's population continues to grow, there will be a need to increase the water supply pumping capacity to meet daily water consumption needs. The 2017 comprehensive water system study update identified the need to construct additional wells for daily demand needs in 2023 and 2028. A well was not added in 2023, but based on current population projections, new wells are proposed to be constructed in 2027 and 2030 and they will be connected to the new water treatment plant.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	0	0	0	1,750,000	0	0	0	0	0	**1,750,000**
Total	**0**	**0**	**0**	**0**	**1,750,000**	**0**	**0**	**0**	**0**	**0**	**1,750,000**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Water Utility Fund	0	0	0	0	1,750,000	0	0	0	0	0	**1,750,000**
Total	**0**	**0**	**0**	**0**	**1,750,000**	**0**	**0**	**0**	**0**	**0**	**1,750,000**

Capital Improvement Plan

Ramsey, MN

Project #	24-WTR-002
Project Name	Well#1 Pressure Filter and Generator

Total Project Cost	$1,500,000	Department	Water Utility
Type	Improvement	Category	Water Utility Improvement
Priority	4-New Addition (Med)	Status	Active
Useful Life	50 years		

Description

Install pressure filter to remove Iron and Manganese from municipal water supply at well pumphouse #1 and install emergency power supply generator to power the well and filter during power outages.

Justification

Well#1 will not be connected to the new water treatment plant (WTP) since the price of running a raw watermain line from well #1 to the WTP would be cost prohibitive. However, a small pressure filter would fit within the existing pumphouse and would be able to remove Iron and Manganese from water supplied by well #1, which would add 1.08 million gallons per day to the city's water supply system. Adding an onsite emergency generator will power the well and pressure filter during power outages. Only two city wells currently have emergency power generators.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	0	0	1,500,000	0	0	0	0	0	0	0	**1,500,000**
Total	**0**	**0**	**1,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,500,000**

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Water Utility Fund	0	0	1,500,000	0	0	0	0	0	0	0	**1,500,000**
Total	**0**	**0**	**1,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,500,000**

CC Regular Session

Meeting Date: 05/26/2026

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

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Title:

Authorization to Hire a Part-time Communications Specialist

Purpose/Background:

The purpose of this case is for the City Council to authorize hiring a part-time Communications Specialist. This position was discussed during the 2026 budget discussions and included in the budget for an April hire date. Information was provided that the new role will provide much needed support to the communications function, including back-up to the Communications Coordinator, which for the most part, does not exist at this time. The prolonged and ongoing workload, in addition to special projects, is unsustainable with only one dedicated communications employee. Additionally, with the Ramsey Resident advertising now being handled by the Communications Coordinator rather than outsourced, advertising revenue now stays in-house. This position is needed to assist with elections and general coverage. Note, with the elimination of the front reception desk, Administrative Services is down one full-time and one part-time employee.

Staff conducted an open competitive recruitment, resulting in several interviews. At this time, Rachel Lahlum has been selected to advance in the recruitment process. Ms. Lahlum passed the necessary pre-employment background checks and is recommended for hire. As an AFSCME employee, Ms. Lahlum will be subject to a six-month probationary period, the AFSCME contract and the Personnel Policy.

The purpose of this position is to assist with day-to-day City communications, including but not limited to social media and website management, ADA compliance, content creation, and cross-departmental support to ensure continuity, consistency and responsiveness across communication platforms. The Communications Specialist will work closely with the Communications Coordinator focusing on implementation, technical execution, as well as departmental assistance.

The full job description is attached.

Funding Source:

The funding required to hire Ms. Lahlum is included in the 2026 budget. With the delayed start date, at step one of the scale, the funding required in 2026 is approximately $19,000.

Recommendation:

To hire Ms. Rachel Lahlum as a part-time Communications Specialist, effective on or near June 15, 2026, at $30.803 per hour, which is step 1 of the 2026 wage scale.

Outcome/Action:

Motion to hire Ms. Rachel Lahlum as a part-time Communications Specialist, effective on or near June 15, 2026, at $30.803 per hour, which is step 1 of the 2026 wage scale.

Attachments

Job Desc.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:12 PM
Form Started By: Colleen Lasher		Started On: 05/21/2026 09:01 AM
Final Approval Date: 05/21/2026		

Position Title:	**Communications Specialist**
Department:	**Administrative Services**
Reports To:	**Administrative Services Director**
FLSA Status:	**Non-Exempt**
Safety Sensitive Position:	**No**

PRIMARY OBJECTIVE OF POSITION:

The Communications Specialist assists with day-to-day City communications, including but not limited to social media and website management, ADA compliance, content creation, and cross-departmental support to ensure continuity, consistency and responsiveness across communication platforms. The Communications Specialist works closely with the Communications Coordinator focusing on implementation, technical execution, as well as departmental assistance.

ESSENTIAL FUNCTIONS/PRIMARY RESPONSIBILITIES:

Content Creation & Digital Communications

- Assists with social media posts related to City projects, events, service updates and emergencies.
- Assists with drafting content for the website and internal communications.
- Creates and edits graphics, flyers, posters, brochures, maps, and visual content for City departments.
- Edits and polishes written content, including City Council highlights, newsletters, FAQs, and articles.
- Assists in developing recruitment and other employment-related communications.

Website Administration & ADA Compliance

- Assists with maintaining and updating the City website to ensure accuracy, accessibility, and ADA compliance.
- Creates and maintains accessible documents, including screen-reader-friendly materials and fillable PDF or online forms.
- Updates forms, links, policies, procedures, and department pages as directed.
- Provides backup support for website administration.
- Coordinates with Information Technology on website functionality, troubleshooting, and user access.

Photography, Video & Media Support

- Photographs City events, meetings, trainings, and community activities to support communications and documentation.
- Records presentations, trainings, and meetings for organizational or public access.
- Assists with basic video editing and image preparation for websites, social media, and the employee intranet.
- Maintains an organized archive of photos, videos, and digital media assets.

Departmental & Cross-Functional Support

- Provides communications support to multiple departments, including IT, Parks, Engineering, City Clerk, Human Resources, Public Works, and Planning/Economic Development.
- Creates maps (including interactive and GPS-enabled maps), promotional materials, and informational handouts.
- Assists with promotion, events, open houses, elections, ribbon cuttings, and community outreach activities.
- Supports internal communications such as all-staff events, presentations, intranet updates, and training materials.
- Helps update and format manuals, policies, procedures, and training documents.
- Demonstrates effective, respectful communication and fosters positive working relationships with staff at all levels, external organizations, and community members.
- Performs essential position duties and responsibilities under the working conditions and physical demands described herein.
- Performs other related functions as apparent or delegated.

KNOWLEDGE, SKILLS, AND ABILITIES:

- Knowledge of website content management systems and ADA accessibility standards.
- Knowledge of graphic design principles and digital content best practices.
- Skill in Adobe Creative Cloud applications (including Illustrator, Photoshop, and InDesign).
- Skill in Microsoft Office applications, including Word, Excel, and PowerPoint.
- Skill in clear, effective written and visual communication.
- Ability to manage multiple projects, meet deadlines, and adapt to changing priorities.
- Ability to work collaboratively across departments and maintain positive working relationships.
- Ability to follow established branding, style, and communication guidelines.
- Ability to be present during regularly scheduled work hours and occasionally outside standard hours as needed.

MINIMUM QUALIFICATIONS:

- Associate's degree in Communications, Marketing, Graphic Design, Digital Media, or a related field, or equivalent experience.
- One (1) year of experience in communications, website management, digital content creation, or a related field.
- Experience working with websites, social media platforms, and digital content tools.
- Proficiency with Adobe Creative Cloud and Microsoft Office applications.
- Strong writing, editing, and proofreading skills.

DESIRED QUALIFICATIONS:

- Bachelor's degree in Communications, Marketing, Journalism, Graphic Design, Digital Media, or a related field.

- Experience with ADA compliance and accessibility standards.
- Experience creating fillable forms, interactive maps, or multimedia content.
- Experience in a municipal or government setting.

SUPERVISION OF OTHERS:

Not Applicable

EQUIPMENT/JOB LOCATIONS:

The work environment characteristics described are representative of those an employee encounters while performing the essential functions of the job. Duties are typically performed indoors and occasionally outdoors.

CONDITIONS OF EMPLOYMENT:

- Must comply with organizational and departmental policies.
- Must adhere to safety policies and actively promote safe practices in the workplace based on mandatory safety training.

This position description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as the needs of the city and requirements of the job change.

The City of Ramsey is an Equal Opportunity Employer in compliance with the Americans with Disabilities Act. It will provide reasonable accommodations to qualified individuals with disabilities and encourage both prospective and current employees to discuss potential accommodations with the employer.

JOB ACTIVITY REQUIREMENTS

	Job activity requirements				
	Physical Activities	**Very Important**	**Important**	**Slightly Important**	**Not Important**
1	Standing				x
2	Sitting	x			
3	Walking				x
4	Lifting			x	
5	Pushing / Pulling			x	
6	Carrying			x	
7	Climbing				x
8	Kneeling			x	
9	Crawling			x	
10	Crouching			x	
11	Bending at the waist			x	
12	Reaching	x			
13	Handling Objects	x			
14	Repetitive Hand Motion	x			
15	Use of Arm Muscles over Extended Periods			x	
16	Use of Leg Muscles over Extended Periods			x	
17	Overhead Work				x
18	Stationary desk or bench work	x			

	Job working conditions		
		Yes	**No**
1	Working Outdoors	x	
2	Working Indoors	x	
3	Operating dangerous equipment		x
4	Operating motor vehicles		x
5	Providing work direction to other employees		x
6	Working with chemicals		x
7	Working near fumes and vapors		x
8	Driving a City vehicle or a personal vehicle	x	
9	Driving is an essential function of this job		x
10	Subject to random DOT drug and alcohol testing		x

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Ordinance #26-06, Approving a Zoning Map Amendment from I-1, Light Industrial to I-2, General Industrial, for 14021 Azurite St NW, 14021 Basalt St NW, and 14050 Basalt St NW; Case of ACE Solid Waste

Purpose/Background:

ACE Solid Waste (the "Applicant") has operated their facility in Ramsey for several years and is a growing business. In order to accommodate their growth, the company needs additional parking spaces for its trucks. They recently acquired an adjacent property at 14021 Basalt Street NW with the intent of removing the building and expanding the truck parking lot into this area. The parking lot expansion is administrative in nature, but the process to combine that parcel has three components that require public review.

Additionally, the Applicant leases property across Azurite Street to the east for trash container maintenance that requires additional outdoor storage than what is currently allowed by the I-1 zoning.

Therefore, the City has received an application from the Applicant for a Right-of-Way Vacation, Final Plat, and a Zoning Map Amendment from I-1, Light Industrial, to I-2, General Industrial, on the properties currently addressed as 14021 and 14050 Basalt Street NW. The Applicant is also requesting a Zoning Map Amendment from I-1 to I-2 on the property at 14021 Azurite Street NW. The rezoning public hearing was held at the Planning Commission. The City Council approved two of these components (Right-of-Way Vacation of a portion of Basalt Street NW, and a Final Plat of "Ace Second Addition") at their May 12th meeting.

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 Hearings to be held by the Planning Commission and City Council. Notices of the Public Hearings were published in the Anoka County Union Herald, the City's official newspaper. Proposed development signs were placed on each property. The private utility companies were emailed directly and several replied with comments that were attached to the case on the May 12th City Council agenda.

Time Frame/Observations/Alternatives:

Zoning Map Amendments

The main portion of the Applicant's properties is zoned I-2, General Industrial District. The properties located at 14021 Azurite Street NW, and 14021 and 14050 Basalt Street NW are currently zoned I-1, Light Industrial District, and have all historically been used for industrial purposes. The applicant's request is to rezone all of these parcels from I-1 to I-2.

The Zoning Map Amendment for 14021 Azurite Street NW is to allow for more flexibility for outdoor storage locations on the property that is used for waste container maintenance.

The Zoning Map Amendment for 14021 and 14050 Basalt Street NW is to align these parcels with the zoning of ACE's main property at 6601 McKinley Street NW. 14050 Basalt Street NW has been owned and occupied by ACE for several years and was inadvertently left out of being rezoned from E-2 to I-2 with the new citywide zoning map that was adopted in 2023. 14021 Basalt Street NW was recently purchased by ACE to accommodate an expansion of their fleet parking lot with compressed natural gas (CNG) dispensers for some of their newer fleet

of garbage and recycling trucks.

Alternatives

Alternative 1: Approve the Zoning Map Amendment, as requested by the Applicant, as introduced by the City Council, and as recommended by Planning Commission and Staff.
Alternative 2: Deny the Zoning Map Amendment, 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 April 23, 2026, the Planning Commission voted unanimously to recommend approval of the Zoning Map Amendment. Furthermore, at their regular meeting on May 12, 2026, the City Council voted unanimously to approve the Right-of-Way Vacation and Final Plat associated with this project, and also voted unanimously to introduce Ordinance #26-06.

Outcome/Action:

Motion to adopt Ordinance #26-06, Amending Section 106-120 "Official Zoning Map" of Chapter 106 of the City Code of Ramsey, Minnesota.

Roll call vote.

Attachments

Ordinance #26-06 Zoning Map Amendment

Site Location Map

Site Plan - for reference only

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:11 PM
Form Started By: Adam Martin		Started On: 05/15/2026 03:37 PM
Final Approval Date: 05/21/2026		

ORDINANCE #26-06
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING SECTION 106-120 "OFFICIAL ZONING MAP" OF CHAPTER 106 OF THE CITY CODE OF RAMSEY, MINNESOTA

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY

This Ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT

The following legally described properties are hereby rezoned on the official Zoning Map as referenced in Section 106-120 from I-1, Light Industrial District, to I-2, General Industrial District:

Parcel 1: 14021 Azurite Street NW
The West 220 Feet of East 880 of the South 200 Feet of the North 662.68 of Lot 1, Auditors Subdivision Number 30, Anoka County, Minnesota;

and

The West 220 Feet of the East 880 Feet of Lot 1, Auditors Subdivision Number 30, lying South of the North 662.68 Feet Thereof and lying North of the following described line: Beginning at a point on the East line of Said Lot 1295 feet South of Northeast corner thereof, thence North 67 Degrees, 47 Minutes West to West Line of Said Lot and there terminating, Anoka County, Minnesota.

Parcel 2: 14021 and 15050 Basalt Street NW
Lot 1, Block 1, Ace Second Addition, Anoka County, Minnesota

SECTION 3. SUMMARY

The following official summary of Ordinance #26-06 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

"The purpose of this ordinance #26-06 is to amend the City of Ramsey Official Zoning Map as referenced in Section 106-120 to rezone the properties at 14021 Azurite Street NW, 14021 Basalt Street NW, and 14050 Basalt Street NW from I-1, Light Industrial District, to I-2, General Industrial District."

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the ___ day of _____, 2026.

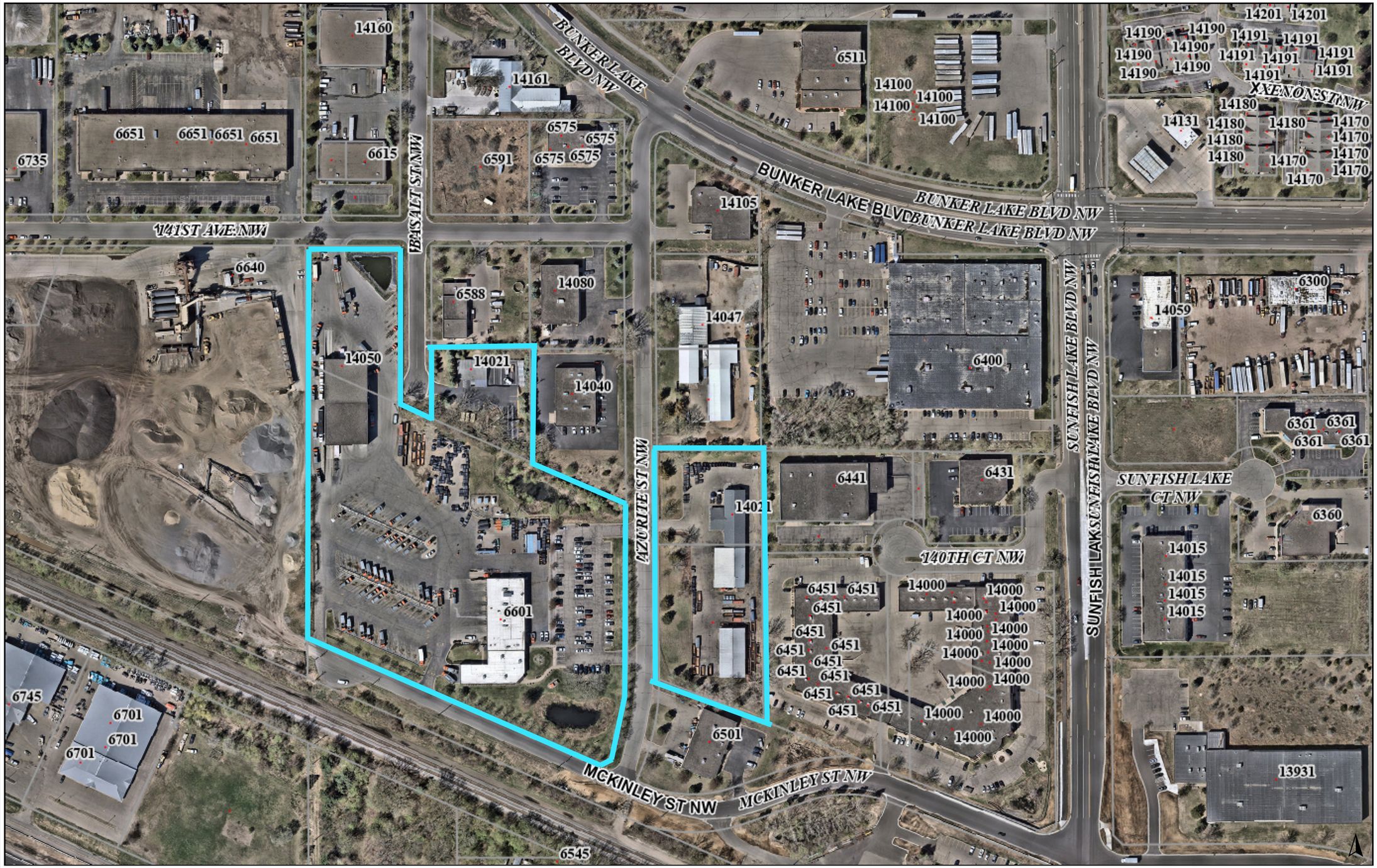
_____
Mayor

ATTEST:

_____
City Clerk

Introduction date: May 12, 2026
Posting dates:
Adoption date:
Publication date:
Effective date:

Ace Solid Waste





Addresses:
14021 Azurite St NW,
14050 Basalt St NW, &
14021 Basalt St NW.

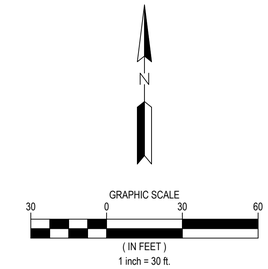
PIDs:
34-32-25-11-0015,
34-32-25-11-0037,
34-32-25-12-0023,
34-32-25-11-0010, &
34-32-25-11-0011.

0 500 1000 ft

Created on: 04/01/2026

4/22/2026 1:57:58 PM





LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- ROAD CENTERLINE
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. DESIGN BY OTHERS ITEMS ARE SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.

KEYNOTES (#)

1. STANTEC DESIGN ITEMS
   - 1.1. MATCH EXISTING PAVEMENT
   - 1.2. BITUMINOUS PAVEMENT - SEE DETAIL 10/C-802
   - 1.3. CONCRETE SIDEWALK - SEE DETAIL 8/C-801
   - 1.4. PAVEMENT STRIPE - SEE DETAIL 1/C-802
   - 1.5. CURB CUT
   - 1.6. CONCRETE CURB AND GUTTER - SEE DETAIL 6/C-801
   - 1.7. CHAIN LINK FENCE
   - 1.8. ROLLING CANTILEVER GATE
2. DESIGN BY OTHERS
   - 2.1. TBD

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS (EXCLUDING HOLIDAYS AND WEEKENDS) IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

Stantec
733 MARQUETTE AVENUE
SUITE 1000
MINNEAPOLIS, MN 55402
WWW.STANTEC.COM

CLIENT: ACE SOLID WASTE, INC.

PROJECT TITLE: ACE SOLID WASTE - NATURAL GAS FUELING STATION
RAMSEY, ANOKA COUNTY, MN 55303

ISSUE NO:	DESCRIPTION:	DATE:
0	SITE PLAN REVIEW SUBMITTAL	03/13/2026
1	CITY COMMENT REVISIONS	04/09/2026
1	CITY COMMENT REVISIONS (V2)	04/22/2026

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

LICENSE NO.: _____

DATE: _____

PROJECT NO.:

DWN BY:	CHK'D BY:	APP'D BY:
DMC	CDL	CDL

ISSUE DATE: 04/09/2026

ISSUE NO.: 1

SHEET TITLE: SITE PLAN

SHEET NO.: C-101

C:\Users\dmc\DOCACO\Documents\Stantec Consulting\160305586_Ace_Solid_Waste-Natural_Gas\Project Files\5_DESIGN\a_CAD\A_PLANSHEETS\C-101 SITE PLAN (V0586.dwg 4/22/2026 1:57:58 PM DMC, CLARK

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Ordinance #26-10 Authorizing the City of Ramsey to Sell/Convey Parcel of Real Property

Purpose/Background:

As required by the City Charter, the City must pass an ordinance to declare and sell surplus City owned land. The purpose of this case is to adopt an ordinance to sell property owned by the City, as surplus City owned land, no longer needed for current or future City functions or Right of Way. The total number of parcels available sale is one (1) and is legally described at Tract B, Registered Land Survey No. 251. This parcel will likely be marketed/sold for development to an adjacent landowner, as it does not have access to Sunfish Lake Blvd. This parcel is currently not a buildable lot due to the topography, and existing stormwater and MPCA infrastructure.

Notification:

The draft Ordinance #26-10 will be posted at City Hall from May 12, 2026 - May 27, 2026 and published in the Anoka Union Herald Newspaper on May 29th, if adopted.

Time Frame/Observations/Alternatives:

City Charter requires the City Council to introduce and ultimately adopt the attached Ordinance #26-10 authorizing the City of Ramsey to sell/convey parcels of real property. This ordinance was introduced at the May 12, 2026 City Council Meeting and the Council will consider formal adoption of the ordinance at this meeting per the City Charter.

Alternatives to consider:
1. Approval of the ordinance as presented by staff.
2. Make modifications to the ordinance.
3. Recommend denial of the ordinance.

Funding Source:

This action is covered under normal staff duties.

Recommendation:

Motion to adopt attached Ordinance #26-10 authorizing the City of Ramsey to sell/convey parcel of real property

Outcome/Action:

Motion to adopt Ordinance #26-10 authorizing the City of Ramsey to sell/convey parcel of real property.

Roll Call Vote:

Attachments

Ordinance #26-10

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 11:57 AM
Form Started By: Sean Sullivan		Started On: 05/13/2026 08:44 AM
Final Approval Date: 05/21/2026		

ORDINANCE #26-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA

AN ORDINANCE AUTHORIZING THE CITY OF RAMSEY TO SELL/CONVEY PARCEL OF REAL PROPERTY

The City of Ramsey Ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Charter of the City of Ramsey.

SECTION 2. PURPOSE

It is the purpose of this Ordinance to authorize the City of Ramsey to convey certain real property which the City Council has determined is no longer necessary for the City's purposes. This Ordinance is adopted pursuant to and under the authority of Section 12.5 of the City Charter.

SECTION 3. SALE/CONVEYANCE AUTHORIZATION

The City Council hereby declares the following described real property currently owned by the City, as surplus City owned land, no longer needed for current or future City functions or Right of Way, and authorizes said property to be marketed for sale and conveyed/sold pursuant to the authority in Minn. Stat. §412.211:

Property ID	**Address or Nearby Roadway**	**Legal / General Description**
27-32-25-41-0025	XXX Sunfish Lake Blvd NW	Tract B, Registered Land Survey No. 251

SECTION 4. TERMS OF SALE/CONVEYANCE

The City Council shall establish sale/conveyance terms and conditions in the future, at the time of purchase agreement negotiation, for each individual parcel identified in Section 2 of this Ordinance. Due to the nature, size and location of the property, the City cannot market the property to the general public; instead the property needs to be combined with an adjacent property.

SECTION 5. 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 26th day of May, 2026

_____

Mayor

ATTEST:

_____

City Clerk

Introduction date: May 12, 2026
Posting dates: May 12, 2026 – May 27, 2026
Adoption date: May 26, 2026
Publication date: May 29, 2026
Effective date: May 29, 2026

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:

Adopt Resolution #26-127 Approving Purchase Agreement, Right of Re-Entry Agreement and Sale of City Property to LH Road, LLC

Purpose/Background:

The City Council may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the city Council chooses to enter into to closed session the statute and reason above needs to be referenced along with legal description (Tract B, Registered Land Survey No. 251) and the Anoka County Tax ID number 27-32-25-41-0025.

The purpose of this case is to consider the sale Tract B, Registered Land Survey No. 251 to LH Road, LLC (Wildlife Research Center) to expand business operations. The business expansion project includes two buildings that will be built in sequence. The first building to be constructed is a 13,500 SF warehouse building that will be constructed fully on Tract B. This project will commence this summer if approved. The second building is a 36,000 SF addition onto its existing 40,000 SF building for warehousing, shipping and manufacturing. The total project costs are estimated to be approximately 5.1 Million. The second building needs to commence construction during the "non-busy" season for Wildlife Research Center which is planned for December of 2026 pending approval of the land sale. In the event that materials, the platting or city approvals are not obtained on time, the 36,000 SF Building expansion could be pushed to December of 2027. Only the 13,500 SF building on Tract B will be subject to the terms and conditions of the Right of Re-Entry Agreement proposed.

Lot Conditions / Sale Price

Currently the site is vacant, contains two MPCA monitoring wells and city and MPCA Stormwater infrastructure. The site has a huge depression in the middle and is not buildable based on existing infrastructure and topography. Based on these conditions the site has not been marketed and has no value in its current condition. Adjacent property owners are the only ones that have the potential to utilize the parcel but it would come at a very large cost. Staff has been in contact with both adjacent landowners (Ztech and WRC) and Z-tech is comfortable with the development proposed by WRC.(See attached letter) A cost estimate to import and compact dirt, construct retaining walls, demo and install storm water piping and to enlarge the regional storm totaling $640,130 to prepare the site for development has been provided by RJ Ryan. The site is proposed to be sold for $1.00 based on the existing conditions and the extraordinary cost required to accommodate the construction of both buildings. Based on the existing condition of the site, selling it for the price of $1.00 does not constitute a business subsidy. This has been supported by the information provided above and review by the City Bond attorney from TAFT Law.

MPCA and Stormwater Infrastructure

Staff began discussions on the viability of development of this site with the MPCA, WRC, RJ Ryan, City Engineering Staff and the neighboring landowners. Initial feedback, and subsequent feedback from the MPCA was supportive of the development of the site as long as the monitoring wells and MPCA infrastructure was not negatively impacted. RJ Ryan worked with Hakanson Anderson and the City Engineer to evaluate the stormwater infrastructure to identify what was needed to accommodate the future development and preserve functional city stormwater solutions. RJ Ryan has found a stormwater solution that includes the installation and relocation of existing stormwater pipes and the oversizing of an existing stormwater pond. LH Road, LLC will need to be obtain formal approvals from the MPCA on the development plan.

Notification:

The City Council introduced Sales Ordinance 26-10 on May 12, 2026 for Tract B, Registered Land Survey No. 251. Adoption of this ordinance is being considered at the May 26, 2026 City Council Meeting.

Time Frame/Observations/Alternatives:

The Terms of the proposed Purchase Agreement and Right of Re-Entry Agreement are below:

Real Estate Tax ID Number: 27-32-25-41-0025. Tract B, Registered Land Survey No. 251, Anoka County, Minnesota
Address Undetermined - Ramsey, MN 55303
Acreage Approximately 1.93 acres or 84,071 SF
Asking Price $1.00
Offer Price $1.00 ($0 / SF) Estimated Cost to bring site to buildable condition and to account for regional stormwater pond upgrades ($640,130), exceeds asking price.
Earnest Money $1 Non-refundable upon Notice to Proceed being provided by Developer.
Inspection Period 180 days from Effective Date (Date City Council approves)
Closing Within 30 days of Notice to Proceed.
Commission This was a City generated lead. No Broker Commission to be paid
Extensions to Close Developer will deposit $1 in escrow for each 60-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of Preparation of City Closing documents. Staff will work with Title Company to complete.
Performance City to require Buyer to construct a minimum 13,500 SF Warehouse building with City Zoning requirements and obtain a Certificate of Occupancy 12 months after Closing. If this is not done, the City may exercise remedies in the Right of Re-Entry Agreement. An additional 36,000 SF building addition will be constructed at a later date and will not be included in the Right of Re-Entry Agreement. Buyer must obtain all required MPCA approvals and easements. Buyer will need to Combine and Plat Property (27-32-25-41-0025) with adjacent property to west (27-32-25-41-0017) prior to construction of 36,000 SF Addition.
Assignment Requires city approval if not same owners / company.
Contingencies None

Review EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry
Planning Commission (TBD): Land Use, Development Agreement, Site Plan
City Council: Final Approval on all items

Other Items to consider:

- Gets underutilized / exempt property back on tax rolls
- 5.1M Investment by existing Ramsey business
- No TIF or financial incentives
- Allows City of Ramsey business to expand
- Up to 49,500 SF of new building upon completion of both buildings
- 5 New jobs with average wages of $27.50 expected to be created (not a requirement)
- New annual Property taxes estimated to be $100,000 annually upon full completion (56K a year for City)

The City Attorney has reviewed the Purchase Agreement and Right of Re-Entry Agreement and has approved them as to form.

Alternatives:

1) Adopt Resolution #26-127 Approving Purchase Agreement, Right of Re-Entry Agreement and Sale of City Property to LH Road, LLC (as presented); subject to City Attorney review
2) Adopt Resolution #26-127 Approving Purchase Agreement, Right of Re-Entry Agreement and Sale of City Property to LH Road, LLC (with changes); subject to City Attorney review
3) Something else

Funding Source:

N/A

Recommendation:

The EDA met on May 14, 2026 and passed a motion unanimously to support adoption of the items in Resolution #26-127 Approving Purchase Agreement, Right of Re-Entry Agreement and Sale of City Property to LH Road, LLC (as presented); subject to City Attorney review. A copy of the draft excerpt from the May 14, 2026 EDA minutes is attached for reference.

Outcome/Action:

Motion to Adopt Resolution #26-127 Approving Purchase Agreement, Right of Re-Entry Agreement and Sale of City Property to LH Road, LLC (as presented); subject to City Attorney review

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Attachments

Site Location Map - LH Road - RLS 251

ACTION - Resolution #26-127

ACTION - Purchase Agreement LH Road

ACTION - Right of Re-Entry Agreement LH Road

Reference- Term Sheet

Cost Estimate for Site Preparation

Letter of Support from Zoubek Investments

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:08 PM
Form Started By: Sean Sullivan		Started On: 05/14/2026 10:19 AM
Final Approval Date: 05/21/2026		

Tract B RLS No. 251



5/4/2026, 3:53:24 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 #26-127

RESOLUTION APPROVING PURCHASE AGREEMENT, RIGHT OF RE-ENTRY AGREEMENT AND SALE OF CITY PROPERTY TO LH ROAD, LLC

WHEREAS, the City of Ramsey, herein referred to as the "City," owns various parcels throughout the City of Ramsey; and

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** ("the Property"), with LH Road, LLC, a Delaware Limited Liability Company (the "Buyer"); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of $1.00 on +/- 1.93 acres (84,071 square feet) for the Property referenced in the Purchase Agreement; and

WHEREAS, the City herby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold as referenced in Sales Ordinance 26-10; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction to ensure development of the 13,500 square foot warehouse building; and

WHEREAS, the Ramsey EDA met on May 14, 2025 and recommended the sale and development of the Property to LH Road, LLC, a Delaware Limited Liability Company; and

WHEREAS, LH Road, LLC, a Delaware Limited Liability Company is in Good Standing with the Secretary of State of Minnesota as of May 15, 2026.

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

1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

2) That the City hereby authorizes the sale of the Property to LH Road, LLC, a Delaware Limited Liability Company for $1.00 for +/- 1.93 acres (84,071 square feet) for the construction of a development of a minimum 13,500 square foot warehouse.

3) That the City authorizes execution of the Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.

4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Tract B, Registered Land Survey No. 251, Anoka County, Minnesota

PID Number: 27-32-25-41-0025 (the "Property")

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **LH Road, LLC**, a Delaware Limited Liability Company ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____**, 2026** (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 1.93 acres of vacant land, legally described as follows and on Exhibit A:

   Tract B, Registered Land Survey No. 251

   Anoka County PID Number: 27-32-25-41-0025

   (the "Property")

3. **PURCHASE PRICE.** The purchase price for the Property is $1 (the "Purchase Price").

4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of $1 (the "Earnest Money") with Land Title, Inc., the City of Ramsey or a mutually agreed upon title company ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).

   c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates, and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.

   d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the

Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller has provided a copy of Registered Land Survey No. 251 that includes the lot dimensions for the Property. Buyer at own expense may arrange to obtain an ALTA/NSPS survey (Table A, items 1-4 and 6, 8, and 11) for the Property (the "Survey")

6. **TITLE COMMITMENT.**

   a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

   b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 13, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 13, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may

enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **November 3, 2026** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without

limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Central Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: LH Road, LLC
Brian Burgeson
14485 Azurite St NW
Ramsey, MN 55303
Email: bburgeson@wildlife.com and sburgeson@wildlife.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional One and 00/100 Dollars ($1.00) earnest money with Escrow Agent for each extension. Each $1.00 extension payment shall be non-refundable, but applicable to the Purchase Price and closing costs. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller shall pay all outstanding property taxes, including but not limited to, Payable 2026 for the Property.
2. Seller's own attorney's fees.
3. State Deed Tax.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. All closing fees.
4. Documentary and recording fees for the limited warranty deed, development agreement, right of re-entry agreement and platting/development fees.
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements

that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **CONSTRUCTION DEADLINE.** Buyer shall obtain a certificate of occupancy from the City of Ramsey for the construction of a minimum 13,500 SF warehouse/manufacturing building as depicted on Exhibit B compliant with City Zoning requirements to be further defined by an approved Site Plan 12 months after closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel or impose a financial penalty for which a certificate of occupancy was not obtained per the terms of the Right of Re-Entry Agreement.

29. **TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must be in the process of obtaining Site Plan Approval, Plat Approval and Development Agreement Approval, for the project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards. Buyer must obtain Final Plat Approval and file plat prior to construction of 36,000 SF addition. Buyer must obtain required approvals and easements from MPCA.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____ Dated: _____, 2026
Ryan Heineman, Mayor

By: _____ Dated: _____, 2026
Brian Hagen, City Administrator

BUYER: LH ROAD, LLC

By: _____ Dated: _____, 2026
Brian Burgeson, President

Exhibit A

Tract B, Registered Land Survey No. 251

Anoka County PID Number: 27-32-25-41-0025

(the "Property")

Exhibit B
Proposed Site Plan

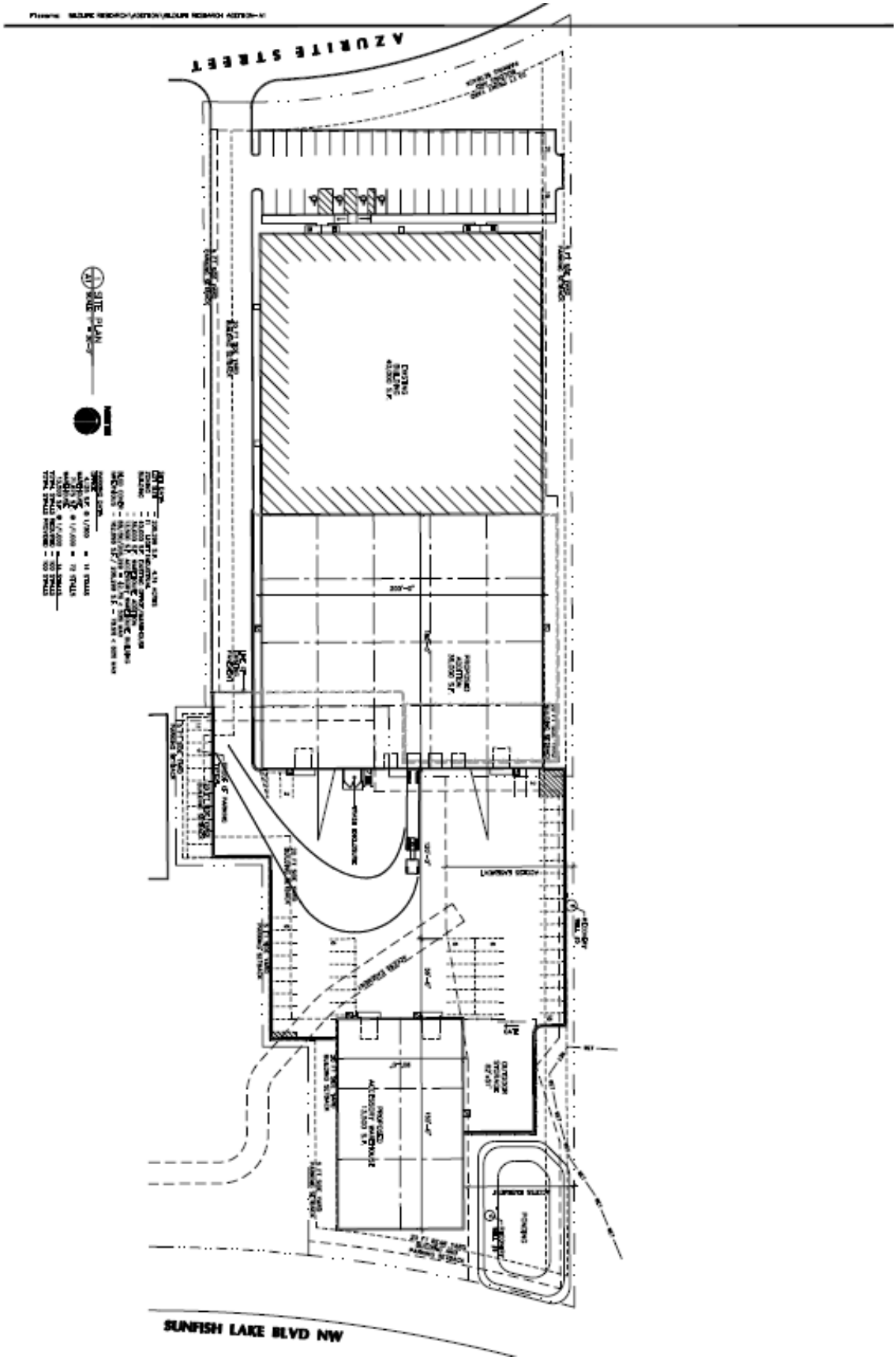
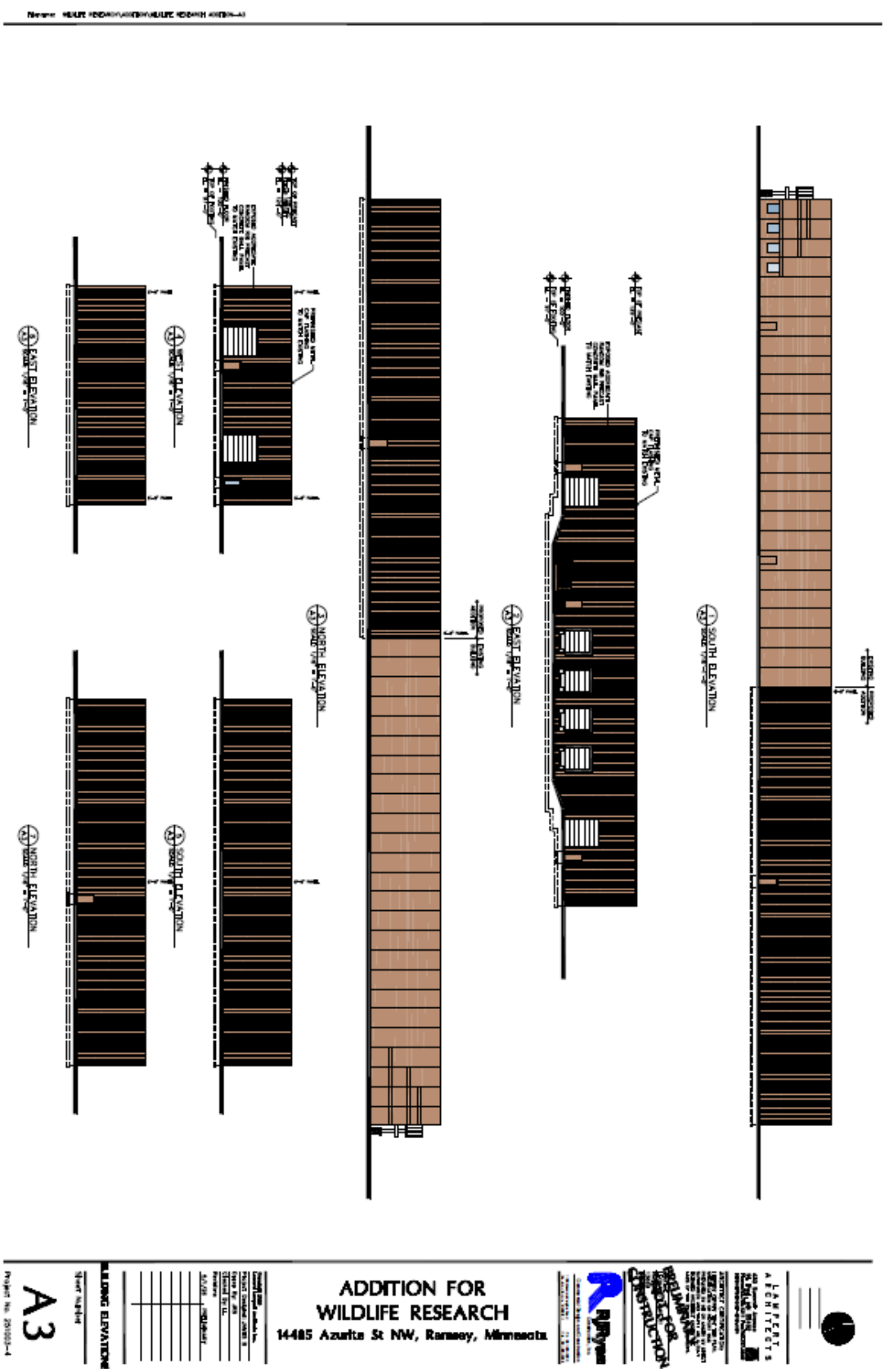


Exhibit C
Proposed Building Renderings/Elevations



[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2026, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **LH Road, LLC**, a Delaware Limited Liability Company ("Buyer").

Recitals

A. On _____, 2026, Seller conveyed title of the following Property to Buyer:

Tract B, Registered Land Survey No. 251

Anoka County PID Number: 27-32-25-41-0025

(the "Property")

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

C. As indicated in the Purchase Agreement between the City of Ramsey and **LH Road, LLC**, with an Effective Date of _____, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

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

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

    a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by (Insert date 12 months after closing date).

        Project Description:

        i. **LH Road, LLC** Site Plan, approved by the City of Ramsey on _____, 2026 by Resolution #26-___.

        ii. Development Agreement for **LH Road, LLC**, approved by the City of Ramsey on _____, 2026 by Resolution #26-___

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 13,500 square foot warehouse building, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

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

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

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2026, by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City of Ramsey, a Minnesota municipal corporation on behalf of the Minnesota municipal corporation.

_____
Notary Public

LH ROAD, LLC

By: _____
Brian Burgeson, President

This instrument was acknowledged before me on _____, 2026, by Brian Burgeson, President of LH Road, LLC, a Delaware limited liability company on behalf of the limited liability company.

_____
Notary Public

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

TERM SHEET FOR LH Road, LLC (Wildlife Research Center Expansion) 5-6-26

Real Estate	Tax ID Number: 27-32-25-41-0025. Tract B, Registered Land Survey No. 251 Anoka County, Minnesota
Address	Undetermined - Ramsey, MN 55303
Acreage	Approximately 1.93 acres or 84,071 SF
Asking Price	$1.00
Offer Price	$1.00 ($0 / SF) Estimated Cost to bring site to buildable condition and to account for regional stormwater pond upgrades ($640,130), exceeds asking price.
Earnest Money	$1 Non-refundable upon Notice to Proceed being provided by Developer.
Inspection Period	180 days from Effective Date (Date City Council approves)
Closing	Within 30 days of Notice to Proceed.
Commission	This was a City generated lead. No Broker Commission to be paid
Extensions to Close	Developer will deposit $1 in escrow for each 60-day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of	Preparation of City Closing documents. Staff will work with Title Company to complete.
Performance	City to require Buyer to construct a minimum 13,500 SF Warehouse building with City Zoning requirements and obtain a Certificate of Occupancy 12 months after Closing. If this is not done, the City may exercise remedies in the Right of Re-Entry Agreement. An additional 36,000 SF building addition will be constructed at a later date and will not be included in the Right of Re-Entry Agreement. Buyer must obtain all required MPCA approvals and easements. Buyer will need to Combine and Plat Property (27-32-25-41-0025) with adjacent property to west (27-32-25-41-0017) prior to construction of 36,000 SF Addition.
Assignment	Requires city approval if not same owners / company.
Contingencies	None
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry Planning Commission (TBD): Land Use, Development Agreement, Site Plan City Council: Final Approval on all items

RJRyan Construction, Inc.

Wildlife Research Additional Land Costs

Item No.	Description	Estimated Cost	Comments
1	Import an additional 10,000 CY of off-site materials to get site up to a pad ready condition	$ 200,000	
2	Construct retaining walls on the east side of the side	$ 111,180	Includes retaining wall on the east side of the site as well and 4' tall black vinyl chain link fencing on the top.
3	MH-1, MH-2, MH-3 structures and piping to MH-4, storm water being taken on from other sites into ours	$ 49,500	
4	Demo and dispose of roughly 100 LF of eixsting storm piping and a flared end section	$ 5,000	
5	Additional storm piping along the north property line and expand the regional pond	$ 274,450	

Zoubek Investments

PROFESSIONAL INVESTMENT & MANAGEMENT SERVICES

Business Offices:
Zoubek Investments, LLC
15640 Silverod Steet NW
Andover, MN 55304

May 1, 2026

City of Ramsey
Economic Development Authority
Anoka County
RJ Ryan Construction
Wildlife Research

RE: Wildlife Research Expansion Project

As it relates to the planned Wildlife Research expansion project, I am supportive of the configuration of the project as last reviewed, and any easements that may need to be established with Zoubek Investments, as long as it does not complicate or change the planned size and configuration of the future expansion of Suite 103, to be built north of current Suites 101 and 102 at the location of 6459 144th Avenue Northwest in Ramsey.

I can make myself available for any related planning meetings to follow and questions as they arise.

Sincerely,

Donald Zoubek

Donald Zoubek
Chief Manager
Zoubek Investments, LLC
e-mail: don@zoubeks.com
(763) 772-8242

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Adopt Resolution #26-114 Accepting Bids and Awarding Contract for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #26-114 accepting bids and awarding contract 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.
- May 12, 2026, bids were publicly opened.

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) was 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 nine (9) 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 awards contract to the Lowest Responsible Bidder
  - May 26, 2026
- Contractor Begins Construction
  - Late June / Early July 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 accepts the bids and awards a contract for construction, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement Project webpages with the most current project information, which will also be updated.

Time Frame/Observations/Alternatives:

Timeframe:

Staff anticipates up to 10 minutes will be required to present this case and answer any questions.

Observations:

Due to staffing constraints, Bolton & Menk was hired by the city to design and produce plans and specifications. City staff will administer and inspect construction.

Alternatives:

Alternative #1 – Motion to adopt Resolution #26-114 accepting bids and awarding contract for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08, to North Valley, Inc. for the total bid of $499,411.45.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds. The final project costs may change from the estimate depending upon bid prices and actual construction quantities.

On May 12, 2026 a total of six (6) bids were received, opened and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	Total Bid
North Valley, Inc.	$499,411.45
Asphalt Surface Technologies Corp.	$547,361.20
GMH Asphalt Corporation	$564,792.87
Park Construction Company	$583,930.20
C.S. McCrossan Construction, Inc.	$669,441.90
Bituminous Roadways, Inc.	$684,687.20
Engineer's Estimate	*$631,195.00*

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of $499,411.45 for the total bid of said improvements in accordance with the approved plans and specifications and the advertisement for bids is the lowest responsible bidder. Adding indirect costs in the amount of 14-percent brings the total anticipated project cost to $569,329.05 ($554,539.50 Pavement Management Funds, $14,789.55 Storm Water Utility Funds).

The low bid is 21-percent lower than the engineer's estimate, primarily due to lower than anticipated bituminous patching and concrete walk costs.

Bolton & Menk submitted a proposal for construction staking for said improvements for the total, not-to-exceed amount of $3,926.00. Staking is included as part of the 14-percent indirect costs outlined above.

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

City staff proposes to administer and inspect construction as part of staff's normal duties.

Recommendation:

Staff recommends Alternative #1.

Attached to this case is an award memo from Bolton & Menk, the project engineers, recommending award of the contract to North Valley, Inc.

Outcome/Action:

Motion to adopt Resolution #26-114 accepting bids and awarding contract for 2026 Neighborhood Pavement Overlay Improvements, Improvement Project #26-08 to North Valley, Inc. for the total bid of $499,411.45.

Attachments

Res 26-114

26-08 BMI Staking Proposal

26-08 BMI Project Award Memo

26-08 Street Summary

26-08 Final Plans

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/21/2026 08:07 AM
Brian Hagen	Brian Hagen	05/21/2026 11:54 AM
Form Started By: Joe Feriancek		Started On: 05/15/2026 03:37 PM
Final Approval Date: 05/21/2026		

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

RESOLUTION #26-114

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT 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, proposals were received for Construction Staking from Bolton & Menk, Inc. for said improvements for the total, not-to-exceed amount of $3,926.00; and

WHEREAS, pursuant to Ramsey City Council Resolution # 26-091, 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; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday April 17 and Friday April 24, 2026; and

WHEREAS, six (6) bids were received, opened and tabulated on May 12, 2026, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
North Valley, Inc.	$499,411.45
Asphalt Surface Technologies Corp.	$547,361.20
GMH Asphalt Corporation	$564,792.87
Park Construction Company	$583,930.20
C.S. McCrossan Construction, Inc.	$669,441.90

Bituminous Roadways, Inc.	$684,687.20

WHEREAS, the bid of North Valley, Inc. in the amount of $499,411.45 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to accept Bolton & Menk, Inc. proposal for construction staking for said improvements for and on behalf of the City of Ramsey.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

BOLTON & MENK
Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

April 29, 2026

Joe Feriancek, P.E.
Assistant City Engineer
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Proposal for Construction Staking Services, 2026 Neighborhood Pavement Overlay Improvements (City Project No. 26-08)

Dear Mr. Feriancek:

We appreciate the opportunity to assist the City of Ramsey with construction staking for the 2026 Neighborhood Pavement Overlay Improvements (City Project No. 26-08).

SCOPE OF WORK

Bolton & Menk will complete the following survey related tasks associated with the project:

- Check and Re-establish Horizontal and Vertical Control,
- Create Stakeout Files,
- Stake Concrete Curb and Gutter Removals at Eight to Ten Pedestrian Ramp Locations,
- Stake Concrete Curb and Gutter for Pedestrian Ramp Install, and
- Stake Concrete Curb and Gutter for Uranium Street Cul-de-Sac.

ASSUMPTIONS

We have made the following assumptions in preparing this proposal:

- No allowance is included for staking clearing, construction limits, or right-of-way.
- Replacing damaged or removed stakes is not included in our base fee.
- No additional fees for stakes, mileage, equipment, etc. will be invoiced to the City, but are included in our hourly rates.
- Additional services, if required, will be performed at the rates presented in the Proposed Fees section of this proposal.
- City staff will facilitate all construction administration related tasks.

PROPOSED FEES

Bolton & Menk proposes to perform the staking based on a not-to-exceed amount, based on the rates presented in the table on the following page:

Task and Personnel	Hours	Rate/Hour	Total
Task 1: Construction Staking			
Principal Surveyor	2.0	$215.00	$ 430.00
Survey Technician	4.0	$166.00	$ 664.00
Survey Crew	14.0	$203.00	$2,842.00
Grand Totals	**20.0**	**-**	**$3,926.00**

If there are any questions, please call me at (651) 968-7760.

Sincerely,

BOLTON & MENK, INC.



Kevin P. Kielb, P.E.
Principal Engineer

Bolton & Menk is an equal opportunity employer.

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Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

MEMORANDUM

Date: May 12, 2026
To: Bruce Westby, P.E., City Engineer / Director of Public Works
From: Zach Lingl, P.E., Principal Engineer
Kevin Kielb, P.E., Principal Engineer
Subject: Bid Results and Recommendation
2026 Neighborhood Overlay Improvements
City Project No: 26-08

Six bids were received for 2026 Neighborhood Overlay Improvements Project (City Project #26-08). The bids were read aloud at 10:00 AM on May 12, 2026. The bids were then reviewed, tabulated and the results are summarized below:

CONTRACTOR	Total Project Base Bid
North Valley Inc.	$499,411.45
Asphalt Paving Technologies Corp.	$547,361.20
GMH Asphalt Corp.	$564,792.87
Park Construction Company	$583,930.20
C.S. McCrossan Construction	$669,411.90
Bituminous Roadways Inc.	$684,687.20
Engineer's Estimate	$631,195.00

We reviewed the North Valley, Inc. unit prices and compared them to the Engineer's Estimate and other bids received. It is our opinion that the bid is responsive and not materially unbalanced.

If the City of Ramsey decides to award the project to the low bidder, we recommend awarding the contract to North Valley, Inc.

If you have any questions, please contact me at (651) 968-7760.

Bolton & Menk is an equal opportunity employer.

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

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

APRIL, 2026

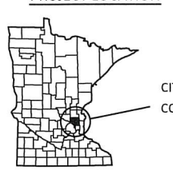
MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

0 1000 2000
SCALE FEET

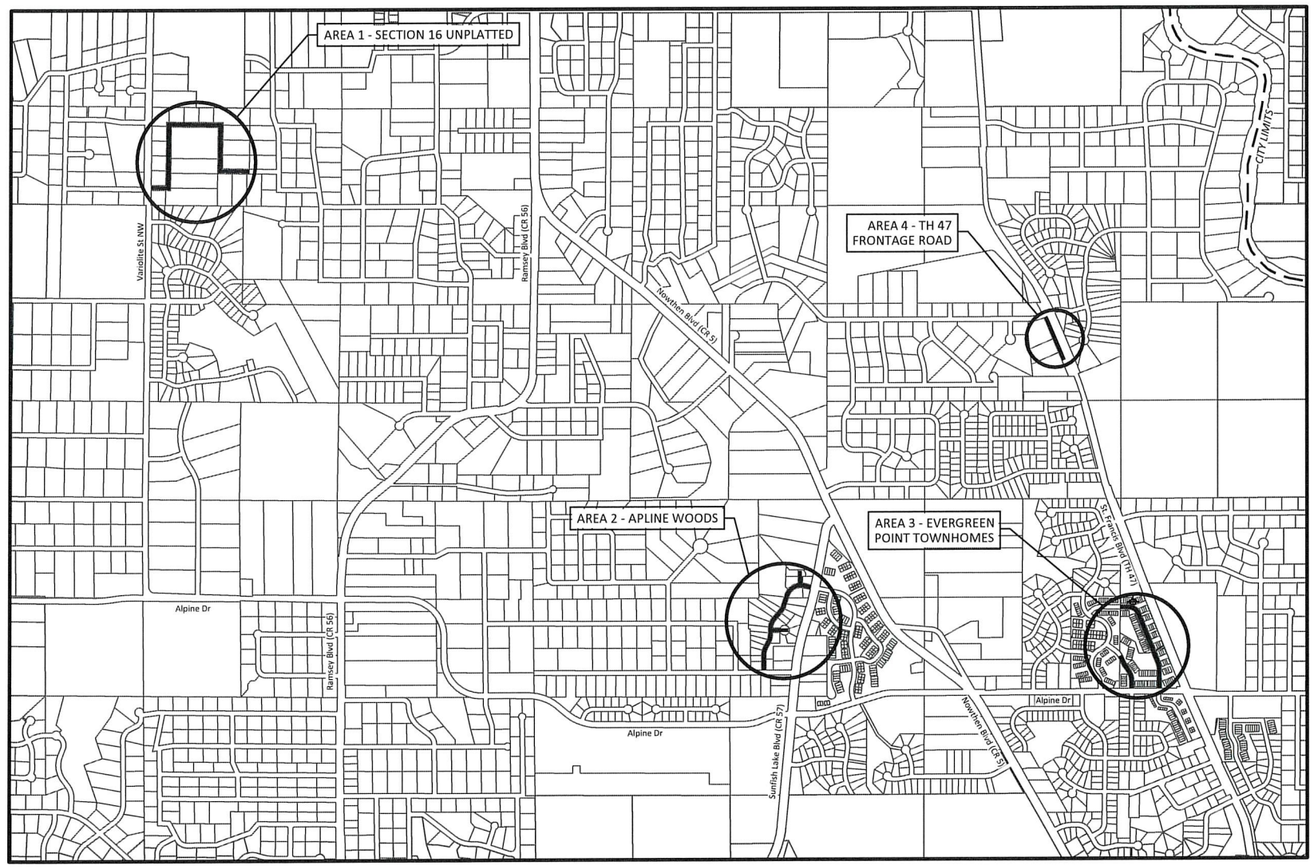
MAP LEGEND

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: 4/21/26
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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I:\RAMS\26N\14\256000\CAD\C3D\142564001.dwg 4/13/2026 8:33:01 AM Plotted by: Caden Hanna

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. LINGLE P.E.
LIC. NO. 56344 DATE 04/14/2026

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	NO.	ISSUED FOR	DATE
CJH		BID	04/14/2026
DRAWN			
CJH			
CHECKED			
ZFL			
CLIENT PROJ. NO			
26-08			

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

G0.01
SHEET 1 OF 22

EXISTING TOPOGRAPHIC SYMBOLS

- ACCESS GRATE
- AIR CONDITION UNIT
- ANTENNA
- AUTO SPRINKLER CONNECTION
- BARRICADE PERMANENT
- BASKETBALL POST
- BENCH
- BIRD FEEDER
- BOLLARD
- BUSH
- CATCH BASIN RECTANGULAR CASTING
- CATCH BASIN CIRCULAR CASTING
- CURB STOP
- CLEAN OUT
- CULVERT END
- DRINKING FOUNTAIN
- DOWN SPOUT
- ELECTRIC CAR CHARGE STATION
- FILL PIPE
- FIRE HYDRANT
- FLAG POLE
- FLARED END / APRON
- FUEL PUMP
- GRILL
- GUY WIRE ANCHOR
- HANDHOLE
- HANDICAP SPACE
- IRRIGATION SPRINKLER HEAD
- IRRIGATION VALVE BOX
- LIFT STATION CONTROL PANEL
- LIFT STATION
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-HEAT
- MANHOLE-RECLAIMED WATER
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- DRIVE-THRU MICROPHONE
- PARKING METER
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- PEDESTRIAN PUSH BUTTON
- PICNIC TABLE
- POLE-UTILITY
- POST
- RAILROAD SIGNAL POLE
- REGULATION STATION GAS
- SATELLITE DISH
- SIGN TRAFFIC
- SIGNAL CONTROL CABINET
- SOIL BORING
- SIREN
- TELEPHONE BOOTH
- TILE INLET
- TILE OUTLET
- TILE RISER
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE STUMP
- TRAFFIC ARM BARRIER
- TRAFFIC SIGNAL
- TRASH CAN
- UTILITY MARKER
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT PIPE
- WATER SPIGOT
- WELL
- WETLAND DELINEATED MARKER
- WETLAND
- WET WELL
- YARD HYDRANT

PROPOSED TOPOGRAPHIC SYMBOLS

- CLEANOUT
- MANHOLE
- LIFT STATION
- STORM SEWER CIRCULAR CASTING
- STORM SEWER RECTANGULAR CASTING
- STORM SEWER FLARED END / APRON
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER BEND
- WATER TEE
- WATER CROSS
- WATER SLEEVE
- WATER CAP / PLUG
- RIP RAP
- DRAINAGE FLOW
- TRAFFIC SIGNS

SURVEY SYMBOLS

- BENCHMARK LOCATION
- CONTROL POINT
- MONUMENT FOUND
- CAST IRON MONUMENT
- STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

- RETAINING WALL
- FENCE
- FENCE-DECORATIVE
- GUARD RAIL
- TREE LINE
- BUSH LINE

SURVEY LINES

- CONTROLLED ACCESS
- BOUNDARY
- CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- SETBACK LINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE
- TEMPORARY EASEMENT

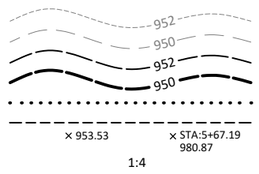
EXISTING UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- RECLAIMED WATER

PROPOSED UTILITY LINES

- FORCEMAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER
- STORM SEWER DRAIN TILE
- WATERMAIN
- WATER SERVICE
- PIPE CASING
- TRENCHLESS PIPE (PLAN VIEW)
- TRENCHLESS PIPE (PROFILE VIEW)

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED GRADING LIMITS / SLOPE LIMITS
- PROJECT LIMITS
- PROPOSED SPOT ELEVATION
- RISE:RUN (SLOPE)

HATCH PATTERNS

- BITUMINOUS
- GRAVEL
- CONCRETE

EXISTING PRIVATE UTILITY LINES

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 UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

- UNDERGROUND FIBER OPTIC
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND COMMUNICATION
- OVERHEAD ELECTRIC
- OVERHEAD COMMUNICATION
- OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-22.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL.	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

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H:\RAMS\26X142564G002\CAD\C3D\142564G002.dwg 4/8/2026 9:28:08 AM Plotted by: Zach Lingl

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. LINGL 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	NO.	ISSUED FOR	DATE
CJH			
DRAWN CJH			
CHECKED ZFL			
CLIENT PROJ. NO. 26-08			

CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
LEGEND

G0.02
SHEET 2 OF 22

STATEMENT OF ESTIMATED QUANTITIES

LINE NO.	ITEM NO.	ITEM	NOTES	UNIT	TOTAL ESTIMATED QUANTITY	ESTIMATED QUANTITIES (AREA 1) SECTION 16 UNPLATTED	(AREA 2) ALPINE WOODS	(AREA 3) EVERGREEN POINT TOWNHOMES	(AREA 4) TH 47 FRONTAGE ROAD
1	2021.501	MOBILIZATION		LUMP SUM	1	0.23	0.38	0.26	0.13
2	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	(1)	LIN FT	160		60	100	
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	(1)	LIN FT	1230	70	635	395	130
4	2104.503	REMOVE CURB AND GUTTER	(1)	LIN FT	680		435	245	
5	2104.503	REMOVE BITUMINOUS CURB	(1)	LIN FT	150	75			75
6	2104.504	REMOVE CONCRETE WALK	(1)	SQ YD	180		150	30	
7	2104.504	REMOVE BITUMINOUS PAVEMENT	(1)(16)	SQ YD	2895	430	1150	385	930
8	2123.610	STREET SWEEPER (WITH PICKUP BROOM)		HOUR	10	2	3	3	2
9	2211.509	AGGREGATE BASE CLASS 5 MOD	(CV)	TON	25		25		
10	2231.604	BITUMINOUS PATCH SPECIAL 1	(2)	SQ YD	2110	430	445	315	920
11	2231.604	BITUMINOUS PATCH SPECIAL 2		SQ YD	520		520		
12	2231.604	BITUMINOUS DRIVEWAY PATCH		SQ YD	25		25		
13	2232.504	MILL BITUMINOUS SURFACE (1.0")		SQ YD	5820			5820	
14	2232.504	MILL BITUMINOUS SURFACE (2.0")		SQ YD	18340	8940	6980		2420
15	2231.603	SAWED AND SEALED JOINT	(3)	EACH	110		50	60	
16	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	(4)	GAL	1720	630	490	430	170
17	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C)	(5)	TON	2900	1060	830	720	290
18	2504.602	ADJUST VALVE BOX		EACH	12		7	5	
19	2506.502	REMOVE & REPLACE FRAME & RING CASTING	(1)(15)	EACH	4		2	2	
20	2506.502	ADJUST FRAME AND RING CASTING		EACH	24		10	14	
21	2506.602	GROUT CATCH BASIN OR MANHOLE		EACH	28		14	14	
22	2506.602	CASTING ASSEMBLY SPECIAL	(13)	EACH	1		1		
23	2521.518	6" CONCRETE WALK	(6)	SQ YD	320		190	120	10
24	2521.602	DRILL AND GROUT REINF BAR (EPOXY COATED)		EACH	220		130	90	
25	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	(6)	LIN FT	130		130		
26	2531.503	CONCRETE CURB AND GUTTER DESIGN SURMOUNTABLE	(6)	LIN FT	630		380	250	
27	2531.618	TRUNCATED DOMES	(12)	SQ FT	144		65	60	19
28	2535.503	BITUMINOUS CURB	(14)	LIN FT	150	75			75
29	2563.601	TRAFFIC CONTROL	(7)	LUMP SUM	1	0.23	0.38	0.26	0.13
30	2563.601	ALTERNATE PEDESTRIAN ROUTE		LUMP SUM	1	0.23	0.38	0.26	0.13
31	2573.502	STORM DRAIN INLET PROTECTION		EACH	12		8	4	
32	2574.507	COMMON TOPSOIL BORROW	(LV)(8)	CU YD	125		100	20	5
33	2575.523	WATER	(9)	MGAL	10		4	4	2
34	2575.605	TURF ESTABLISHMENT	(10)	ACRE	0.16	0.01	0.12	0.02	0.01
35	01.21.16	LANDSCAPING ALLOWANCE	(11)	UNITS	10000	1000	4000	4000	1000

NOTES:

(P) DENOTES PLANNED QUANTITY
(CV) DENOTES COMPACTED VOLUME QUANTITY
(LV) DENOTES LOOSE VOLUME QUANTITY

(1) REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
(2) ESTIMATED QUANTITY INCLUDES AREAS SHOWN ON PLANS AS WELL AS AN ESTIMATED 2% OF MILLING AREA.
(3) SAW AND SEAL NUMBERS ARE FOR CONCRETE CURB & GUTTER FOR ENTIRE CURB & GUTTER WIDTH. SAW TO DEPTH FOR UNIFORM SEAL. SEAL WITH POLYURETHANE CAULK. NOT INCLUDED IN SAWING CONCRETE PAY ITEM. 1
(4) ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
(5) ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
(6) FINISH WITH CLEAR CURING COMPOUND. ITEM INCLUDES ADDITIONAL QUANTITY FOR SPOT REPAIRS AS DIRECTED BY THE ENGINEER IN THE FIELD.
(7) LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, AND MAINTAINING SIGNAGE AND BARRICADES AS NECESSARY.
(8) CV TO LV CONVERSION FACTOR = 1.5.
(9) ITEM TO BE USED FOR TURF ESTABLISHMENT AS DIRECTED BY THE ENGINEER.
(10) TURF ESTABLISHMENT INCLUDES SEEDING, SEED MIXTURES, FERTILIZER, AND OTHER SOIL AMENDMENTS. SEED MIXTURE SHALL BE MNDOT SEED MIX TYPE RESIDENTIAL TURFGRASS. FOLLOW MNDOT SEEDING MANUAL GUIDELINES FOR APPLICATION RATES.
(11) CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL LANDSCAPING TO AS GOOD OR BETTER CONDITION. SEE SPECIFICATIONS.
(12) TRUNCATED DOMES SHALL BE SLATE GRAY IN COLOR. THE APPROVED PRODUCTS ARE THOSE LISTED ON THE MnDOT WEBSITE FOR DETECTABLE WARNING SURFACES.
(13) ITEM INCLUDES ADJUSTING CURB STOP BOX HEIGHT AND INSTALLING FORD METER BOX MODEL A1 (OR APPROVED EQUAL) WHEN LOCATED IN CONCRETE OR BITUMINOUS SURFACES.
(14) ITEM TO BE USED FOR SPOT REPAIRS AS DIRECTED BY THE ENGINEER IN THE FIELD.
(15) ITEM TO BE USED AS DIRECTED BY THE ENGINEER IN THE FIELD.
(16) ITEM INCLUDES REMOVING BITUMINOUS STREET, DRIVEWAY, AND TRAIL PAVEMENT. 1

GENERAL NOTES:
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.

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ZACHARY F. LINGLE, P.E.
LIC. NO. 56344 DATE 04/14/2026

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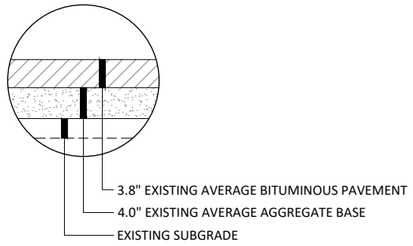
City of RAMSEY

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

NO.	ISSUED FOR	DATE
	BID	04/14/2026
1	ADD 1	05/01/2026

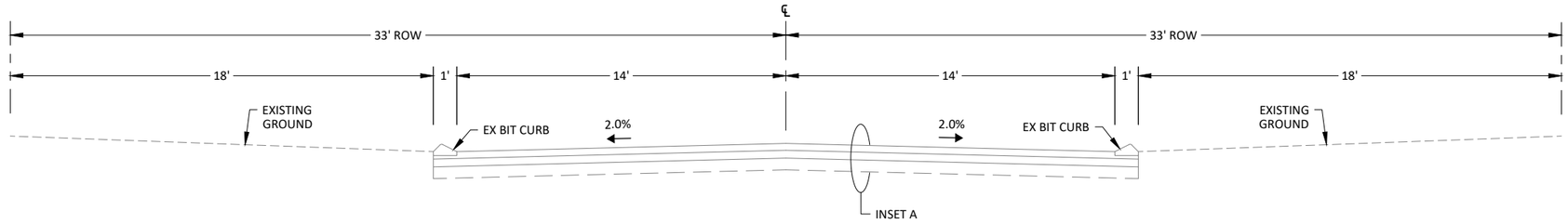
CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
STATEMENT OF ESTIMATED QUANTITIES

G1.01
SHEET 3 OF 22

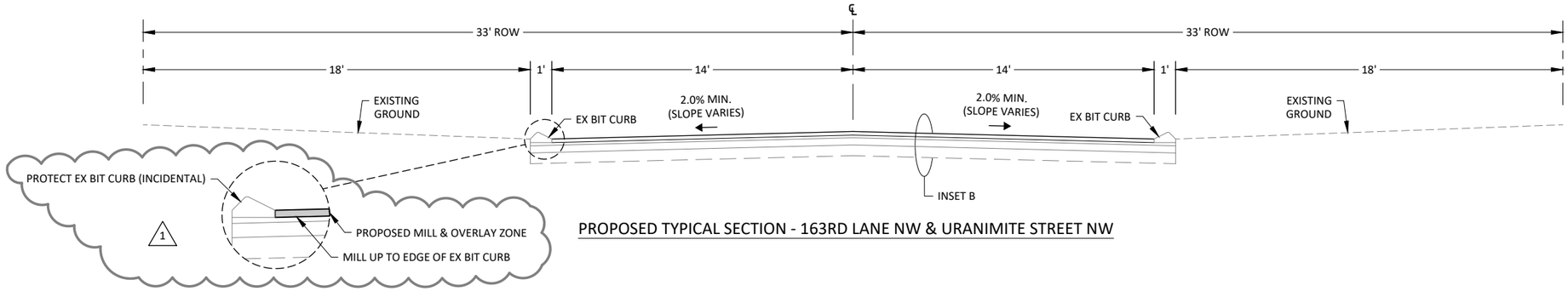


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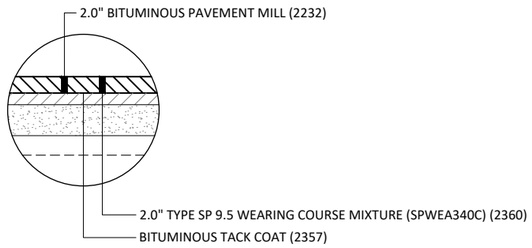
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EXISTING TYPICAL SECTION - 163RD LANE NW & URANIMITE STREET NW

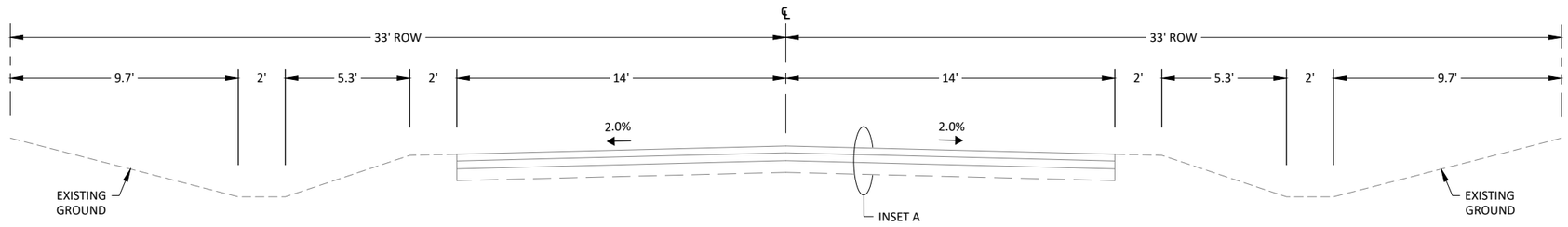


PROPOSED TYPICAL SECTION - 163RD LANE NW & URANIMITE STREET NW

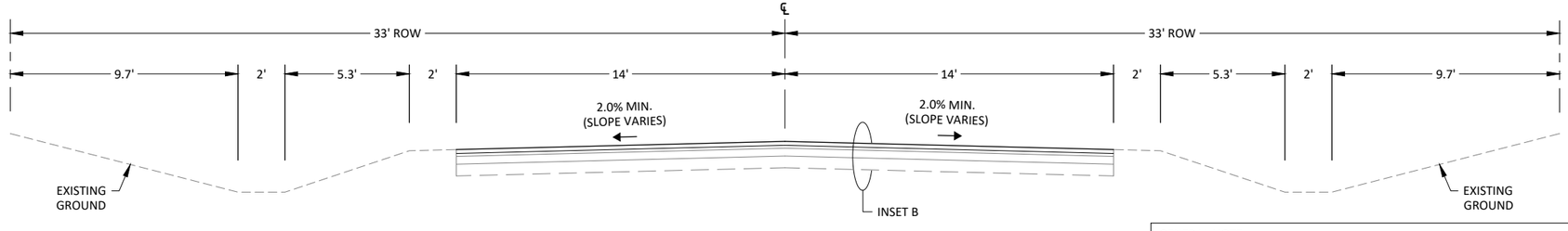


INSET B

NOT TO SCALE



EXISTING TYPICAL SECTION - URANIMITE STREET NW



PROPOSED TYPICAL SECTION - URANIMITE STREET NW

GENERAL NOTE:
- IN AREAS WHERE THE EXISTING CROWN SLOPE OF THE PAVEMENT DOES NOT MEET THE REQUIRED FINAL SLOPE OF 2.0%, THE BITUMINOUS WEARING COURSE SHALL BE THICKENED AT THE CENTERLINE TO ACHIEVE THE REQUIRED 2.0% CROWN SLOPE.

NOTE: DETAILS ARE NOT TO SCALE

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ZACHARY F. LINGLE, P.E.
LIC. NO. 56344 DATE 04/14/2026

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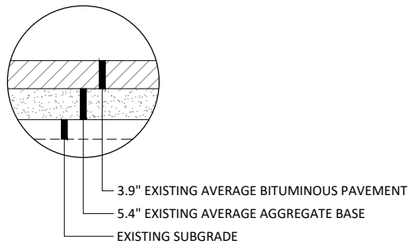
City of RAMSEY

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DRAWN CJH	1	ADD 1	05/01/2026
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CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
TYPICAL SECTIONS & DETAILS
TYPICAL SECTIONS

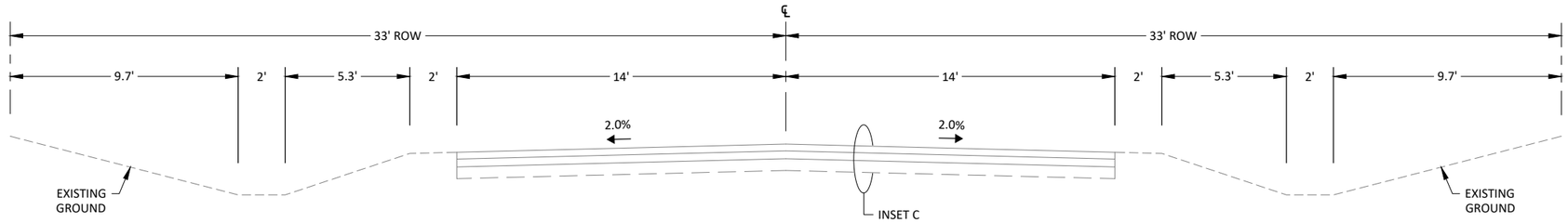
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SHEET 4 OF 22

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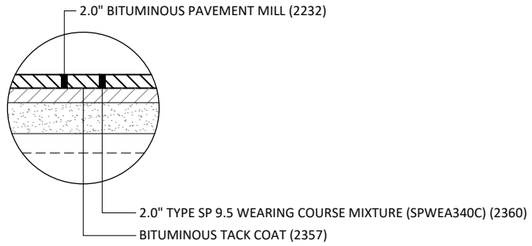


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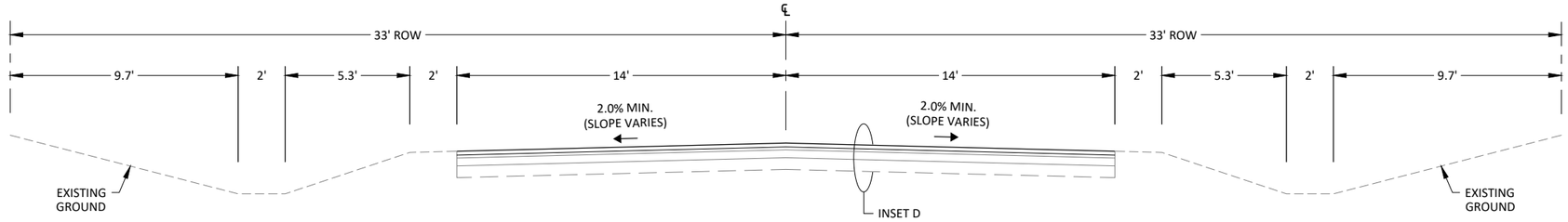


EXISTING TYPICAL SECTION - 164TH LANE NW

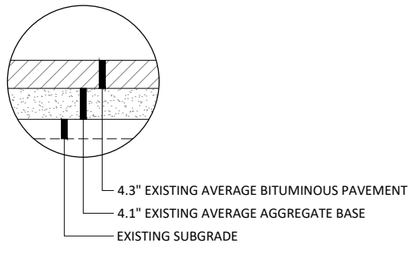


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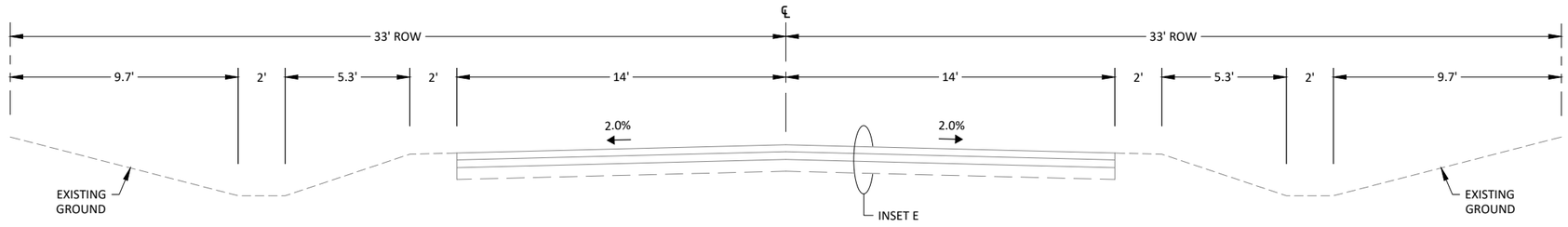


PROPOSED TYPICAL SECTION - 164TH LANE NW

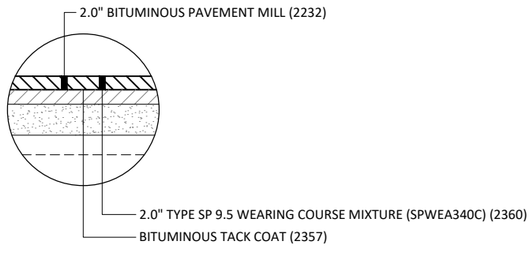


INSET E

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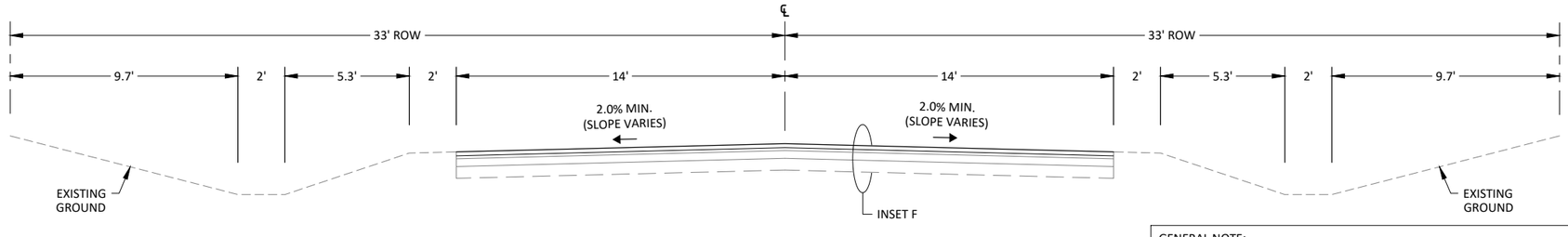


EXISTING TYPICAL SECTION - SAPPHIRE STREET NW & 164TH AVENUE NW



INSET F

NOT TO SCALE



PROPOSED TYPICAL SECTION - SAPPHIRE STREET NW & 164TH AVENUE NW

GENERAL NOTE:

- IN AREAS WHERE THE EXISTING CROWN SLOPE OF THE PAVEMENT DOES NOT MEET THE REQUIRED FINAL SLOPE OF 2.0%, THE BITUMINOUS WEARING COURSE SHALL BE THICKENED AT THE CENTERLINE TO ACHIEVE THE REQUIRED 2.0% CROWN SLOPE.

NOTE: DETAILS ARE NOT TO SCALE

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City of RAMSEY

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CITY OF RAMSEY, MINNESOTA

2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS

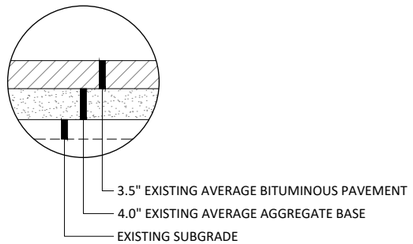
TYPICAL SECTIONS & DETAILS

TYPICAL SECTIONS

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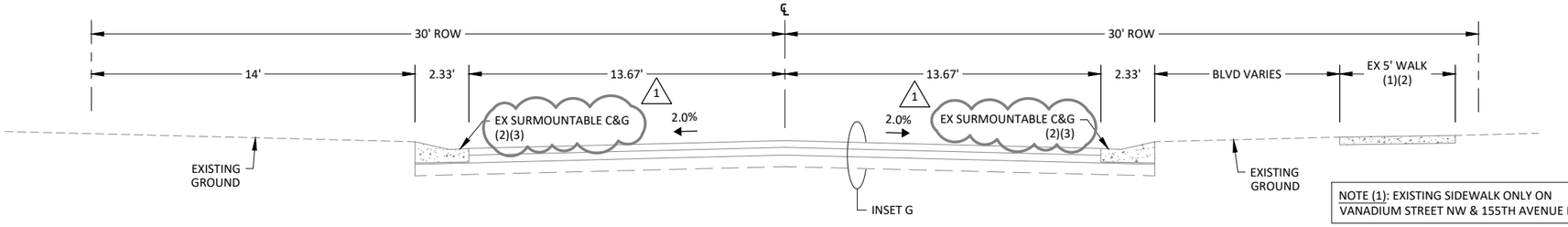
SHEET 5 OF 22

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INSET G

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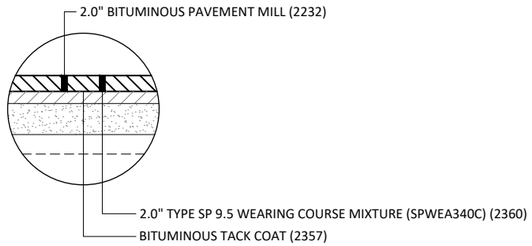


EXISTING TYPICAL SECTION - VANADIUM STREET NW, URANIMITE STREET NW, 155TH AVENUE NW & 154TH COURT NW

NOTE (1): EXISTING SIDEWALK ONLY ON VANADIUM STREET NW & 155TH AVENUE NW

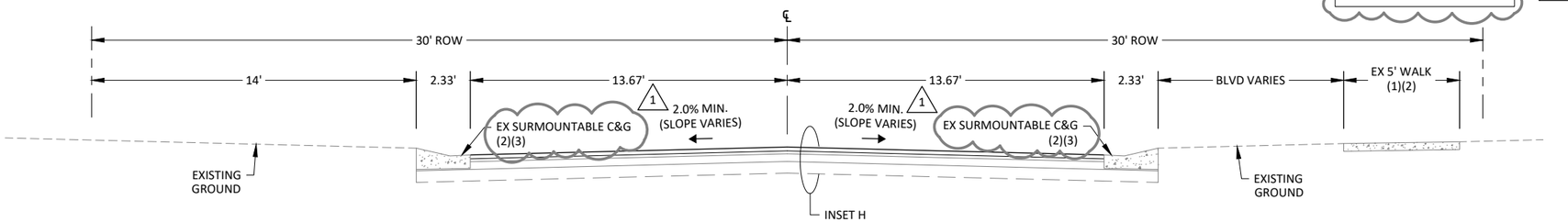
NOTE (2): SPOT REPAIRS AS DIRECTED BY THE ENGINEER IN THE FIELD

NOTE (3): PROTECT EXISTING CURB & GUTTER (INCIDENTAL) △1

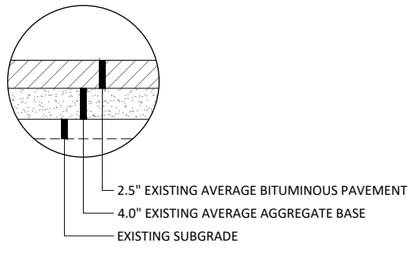


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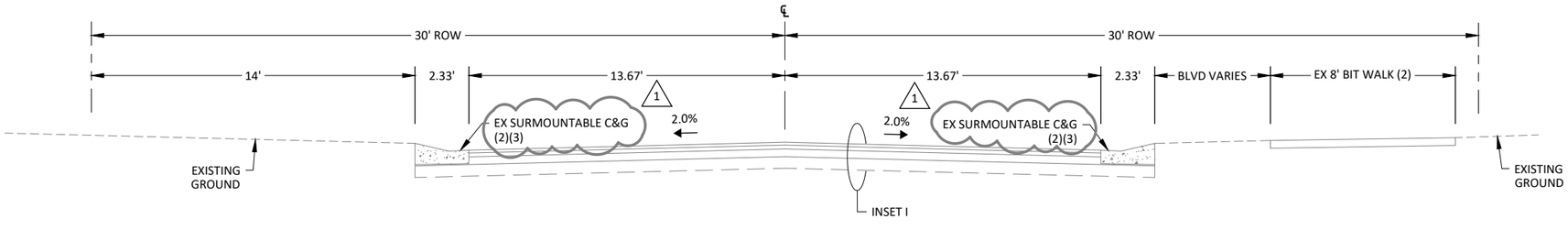


PROPOSED TYPICAL SECTION - VANADIUM STREET NW, URANIMITE STREET NW, 155TH AVENUE NW & 154TH COURT NW

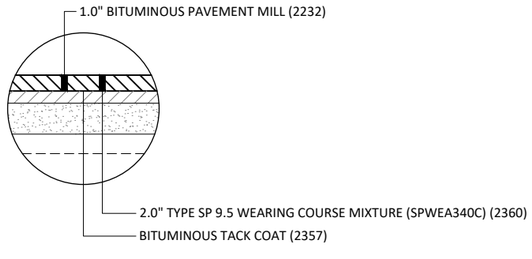


INSET I

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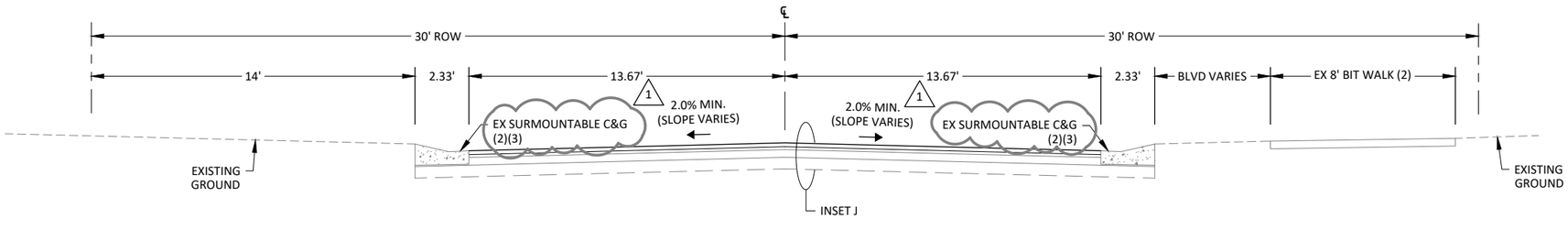


EXISTING TYPICAL SECTION - GERMANIUM STREET NW, FLUORINE STREET NW, 154TH LANE NW



INSET J

NOT TO SCALE



PROPOSED TYPICAL SECTION - GERMANIUM STREET NW, FLUORINE STREET NW, 154TH LANE NW

GENERAL NOTE:
- IN AREAS WHERE THE EXISTING CROWN SLOPE OF THE PAVEMENT DOES NOT MEET THE REQUIRED FINAL SLOPE OF 2.0%, THE BITUMINOUS WEARING COURSE SHALL BE THICKENED AT THE CENTERLINE TO ACHIEVE THE REQUIRED 2.0% CROWN SLOPE.

NOTE: DETAILS ARE NOT TO SCALE

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City of RAMSEY

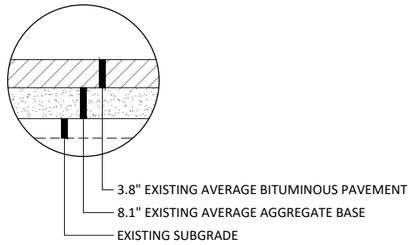
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CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
TYPICAL SECTIONS & DETAILS
TYPICAL SECTIONS

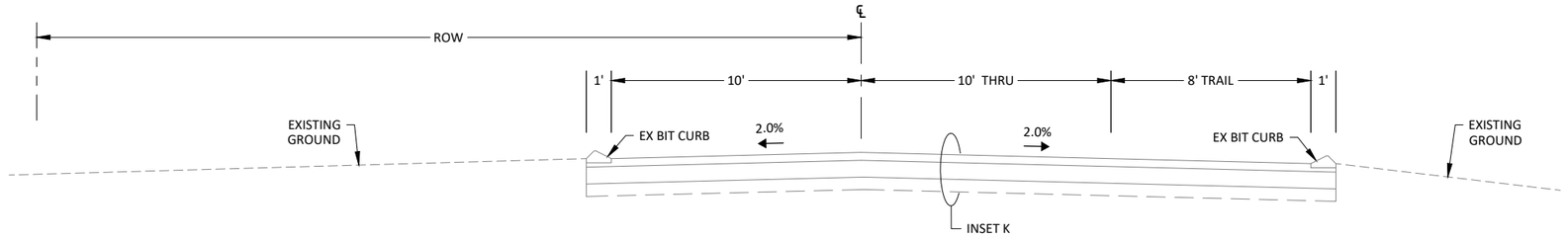
C1.03
SHEET 6 OF 22

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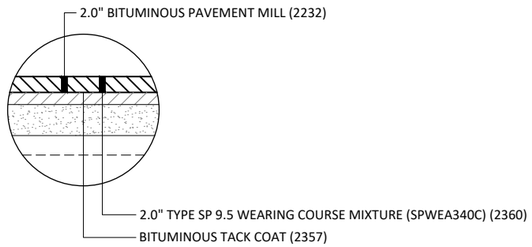


INSET K

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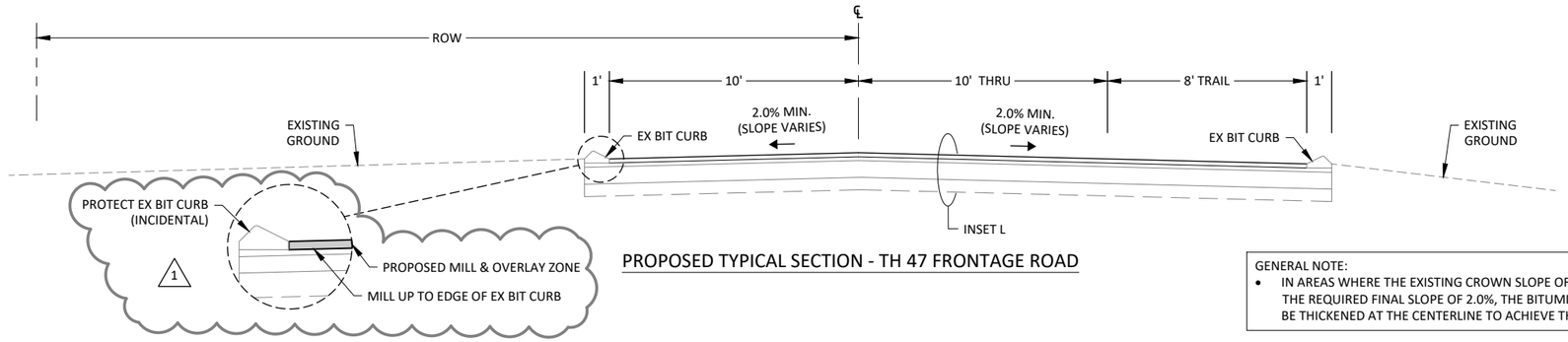


EXISTING TYPICAL SECTION - TH 47 FRONTAGE ROAD



INSET L

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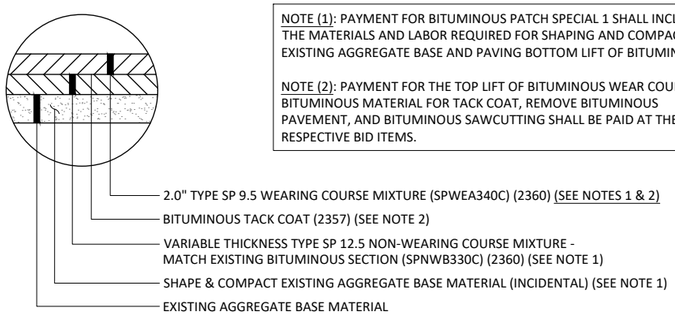


PROPOSED TYPICAL SECTION - TH 47 FRONTAGE ROAD

GENERAL NOTE:
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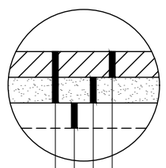
NOTE (1): PAYMENT FOR BITUMINOUS PATCH SPECIAL 1 SHALL INCLUDE THE MATERIALS AND LABOR REQUIRED FOR SHAPING AND COMPACTING EXISTING AGGREGATE BASE AND PAVING BOTTOM LIFT OF BITUMINOUS.

NOTE (2): PAYMENT FOR THE TOP LIFT OF BITUMINOUS WEAR COURSE, BITUMINOUS MATERIAL FOR TACK COAT, REMOVE BITUMINOUS PAVEMENT, AND BITUMINOUS SAWCUTTING SHALL BE PAID AT THE RESPECTIVE BID ITEMS.

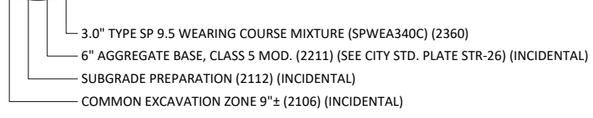


BITUMINOUS PATCH SPECIAL 1 (SEE NOTE 1)

NOT TO SCALE

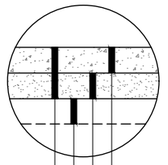


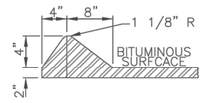
NOTE (3): AGGREGATE BASE SHALL EXTEND 6" BEYOND THE EDGE OF THE NEW PAVEMENT



BITUMINOUS DRIVEWAY PATCH

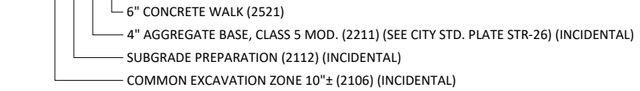
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4" SHOE FORMED BITUMINOUS CURB

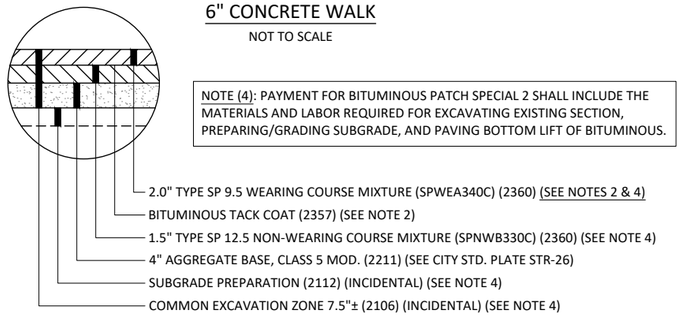
NOT TO SCALE



6" CONCRETE WALK

NOT TO SCALE

NOTE (4): PAYMENT FOR BITUMINOUS PATCH SPECIAL 2 SHALL INCLUDE THE MATERIALS AND LABOR REQUIRED FOR EXCAVATING EXISTING SECTION, PREPARING/GRADING SUBGRADE, AND PAVING BOTTOM LIFT OF BITUMINOUS.



BITUMINOUS PATCH SPECIAL 2 (URANIUM ST NW CUL-DE-SAC) (SEE NOTE 4)

NOT TO SCALE

TYPICAL CONSTRUCTION - CONCRETE CURB & GUTTER ROADWAY AREAS

1. INSTALL TEMPORARY TRAFFIC CONTROL AND EROSION CONTROL PRIOR TO CONSTRUCTION. STAGE CONSTRUCTION TO MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES.
2. REMOVE AND REPLACE CONCRETE CURB & GUTTER (SPOT REPAIRS), SIDEWALK (SPOT REPAIRS), AND PEDESTRIAN RAMPS AS DIRECTED BY THE ENGINEER. SAW & SEAL CONCRETE CURB & GUTTER AS DIRECTED BY THE ENGINEER IN THE FIELD.
3. MILL EXISTING BITUMINOUS PAVEMENT AT SPECIFIED DEPTH.
4. CONSTRUCT BITUMINOUS PATCH (SPOT REPAIRS) TO BITUMINOUS BASE COURSE HEIGHT AS DIRECTED BY THE ENGINEER.
5. ADJUST STRUCTURES AND VALVE BOXES IN PAVEMENT TO SPECIFIED LIMITS (IF NECESSARY).
6. PLACE BITUMINOUS TACK COAT.
7. PAVE BITUMINOUS WEAR COURSE (2.0" THICK) IN MILLED AREAS AND BITUMINOUS PATCH AREAS.
8. SEED, FERTILIZE & HYDROMULCH PREPARED DISTURBED SURFACE.

TYPICAL CONSTRUCTION - BITUMINOUS CURB / RURAL ROADWAY AREAS

1. INSTALL TEMPORARY TRAFFIC CONTROL AND EROSION CONTROL PRIOR TO CONSTRUCTION. STAGE CONSTRUCTION TO MAINTAIN ACCESS FOR LOCAL TRAFFIC AT ALL TIMES.
2. MILL EXISTING BITUMINOUS PAVEMENT AT SPECIFIED DEPTH.
3. REMOVE AND REPLACE BITUMINOUS CURB (SPOT REPAIRS) AS DIRECTED BY THE ENGINEER.
4. CONSTRUCT BITUMINOUS PATCH (SPOT REPAIRS) TO BITUMINOUS BASE COURSE HEIGHT AS DIRECTED BY THE ENGINEER.
5. ADJUST STRUCTURES AND VALVE BOXES IN PAVEMENT TO SPECIFIED LIMITS (IF NECESSARY).
6. PLACE BITUMINOUS TACK COAT.
7. PAVE BITUMINOUS WEAR COURSE (2.0" THICK) IN MILLED AREAS AND BITUMINOUS PATCH AREAS.
8. SEED, FERTILIZE & HYDROMULCH PREPARED DISTURBED SURFACE.

NOTE: DETAILS ARE NOT TO SCALE

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. LINGLE, P.E.
LIC. NO. 56344 DATE 04/14/2026

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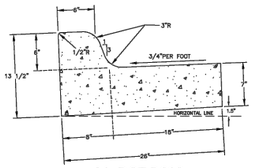
City of RAMSEY

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CLIENT PROJ. NO. 26-08			

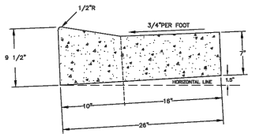
CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
TYPICAL SECTIONS & DETAILS
TYPICAL SECTIONS & NOTES

C1.04
SHEET 7 OF 22

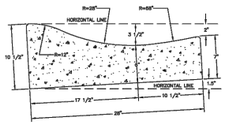
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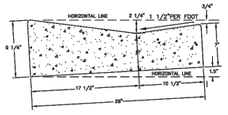
MnDOT B618



DRIVEWAY FOR B618



SURMOUNTABLE

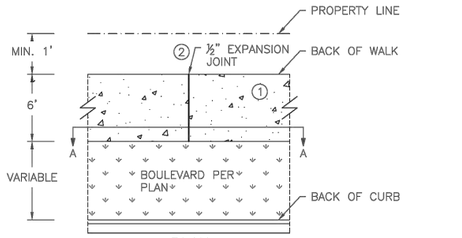


DRIVEWAY FOR SURMOUNTABLE

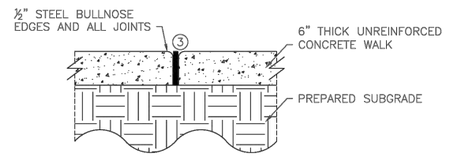
NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

APPROVED: 9 - 2025	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



PLAN



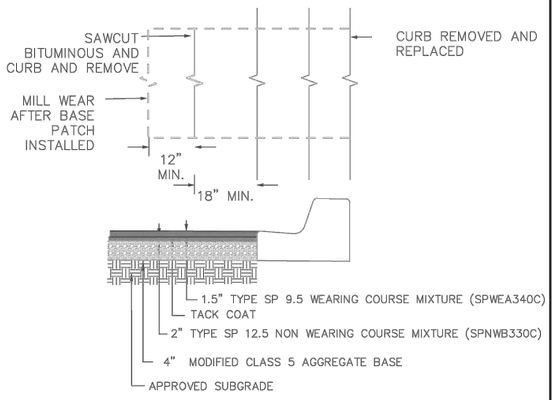
SECTION A–A

NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 – 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR–3



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

APPROVED: 3 - 2022	City of RAMSEY	STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

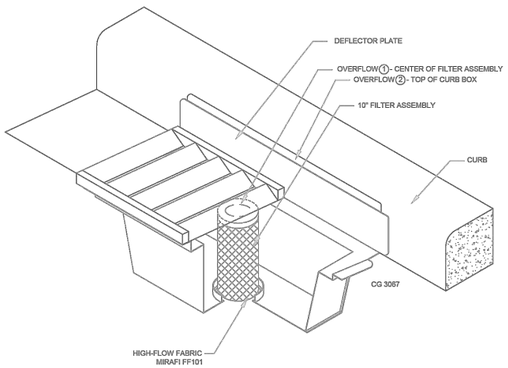
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS
		CITY PLATE No. STR-26



INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

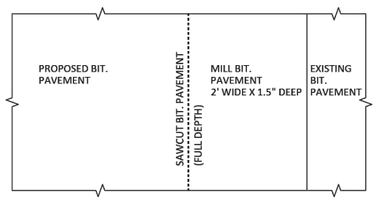
Notes:

1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

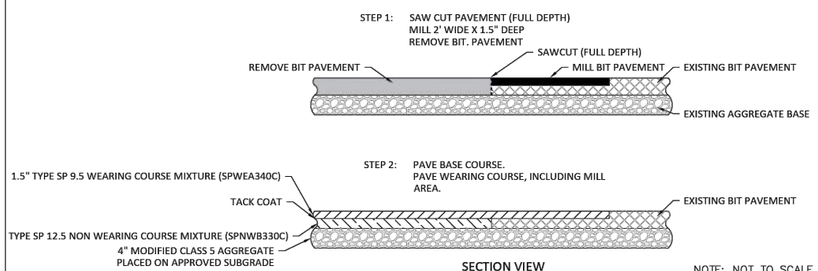
APPROVED: 7 – 2019	City of RAMSEY	STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO–6

NOTES:

1. BITUMINOUS SHALL BE SAWCUT AND REMOVED
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHANICALLY COMPACTED.
3. SEE CITY PLATE STR–26 FOR MODIFIED CLASS 5 SPECIFICATIONS.



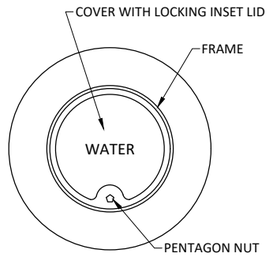
PLAN VIEW

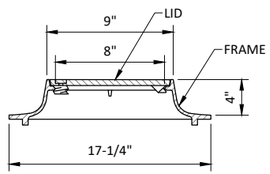


SECTION VIEW

NOTE: NOT TO SCALE.

APPROVED: 3 – 2017	City of RAMSEY	CITY PLATE No. STR–31	STANDARD DETAILS: STREET TIE–IN





NOTES:
1. FURNISH AND INSTALL ON CURB STOPS THAT ARE WITHIN CONCRETE, BITUMINOUS, OR GRAVEL SURFACING
2. CASTING ASSEMBLY TO BE FORD METER BOX MODEL A1 OR APPROVED EQUAL

CASTING ASSEMBLY SPECIAL

NOT TO SCALE

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

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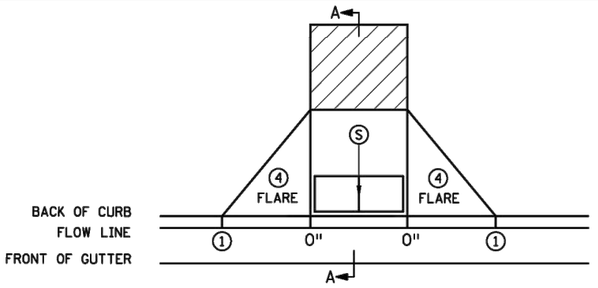
City of RAMSEY

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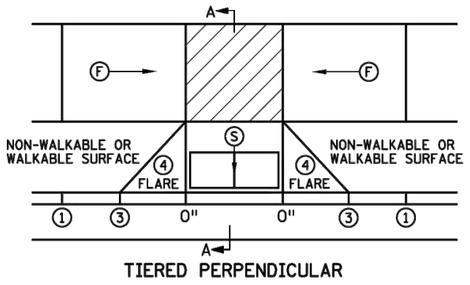
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CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
TYPICAL SECTIONS & DETAILS
CITY DETAILS

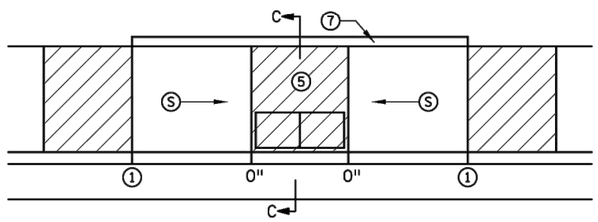
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SHEET 8 OF 22



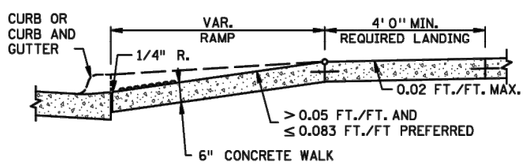
PERPENDICULAR



TIERED PERPENDICULAR

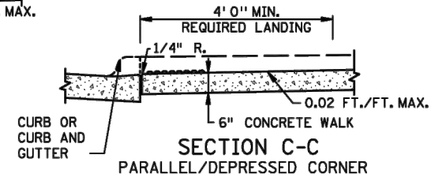


PARALLEL



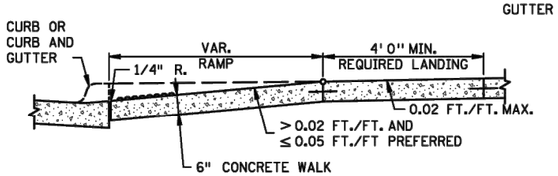
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



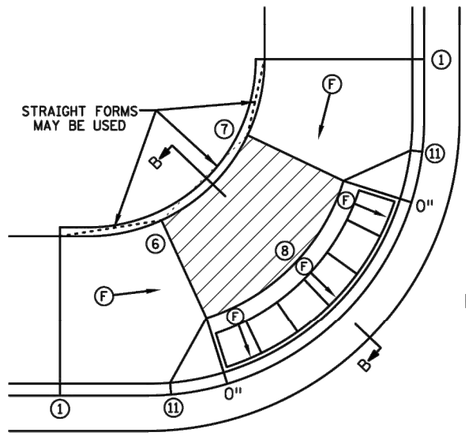
SECTION C-C

PARALLEL/DEPRESSED CORNER

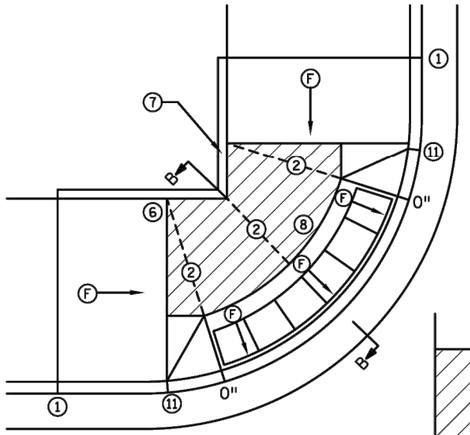


SECTION B-B

FAN

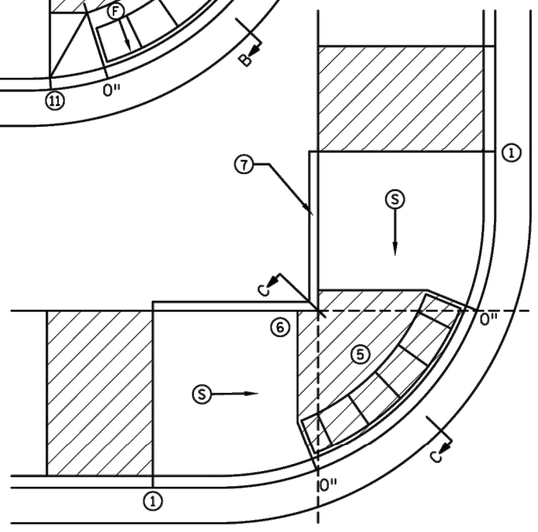


FAN (10)

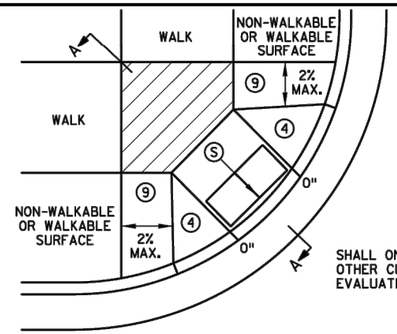


MODIFIED FAN (10)

USED WHEN RIGHT-OF-WAY IS CONSTRAINED



DEPRESSED CORNER



DIAGONAL

SHALL ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH. (EXCEPT AS STATED IN (6) BELOW.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.

WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(1) MATCH FULL HEIGHT CURB.
(2) 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
(3) 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
(4) SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
(5) DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
(6) THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
(7) WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
(8) A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
(9) PAVE FULL WALK WIDTH.
(10) "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
(11) INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.250	1 OF 6
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO.		SHEET NO.	
			TRUNK HWY.		TOTAL SHEETS	

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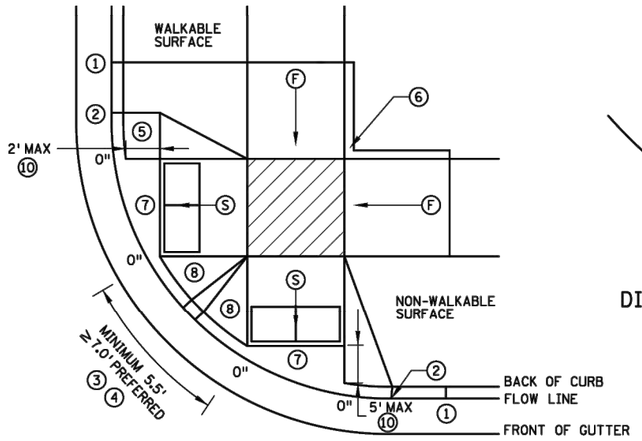
City of RAMSEY

DESIGNED	NO.	ISSUED FOR	DATE
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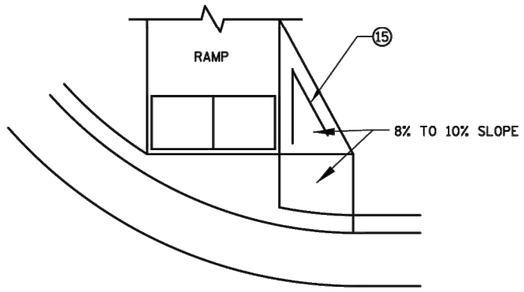
CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
MNDOT STANDARD PLANS
PEDESTRIAN CURB RAMP DETAILS (1 OF 6)

C1.06
SHEET 9 OF 22

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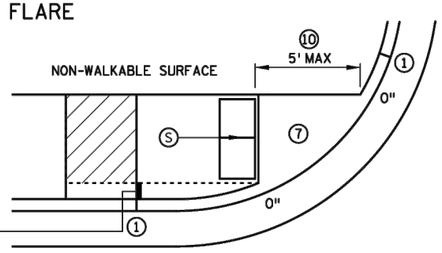


COMBINED DIRECTIONAL

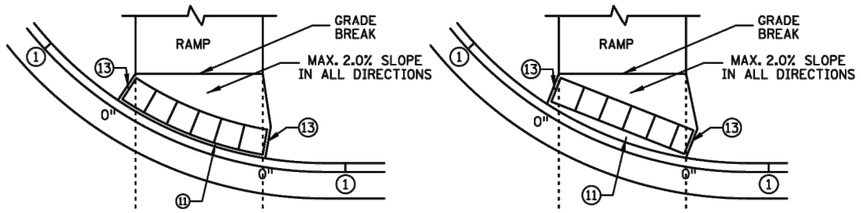


DIRECTIONAL RAMP WALKABLE FLARE

IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.

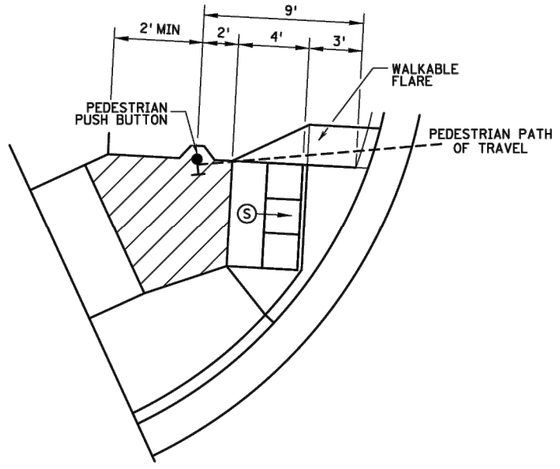


STANDARD ONE-WAY DIRECTIONAL ⑨



DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫

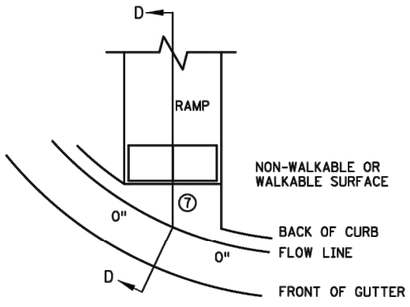
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB

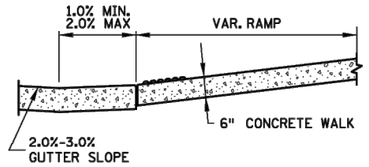


SEMI-DIRECTIONAL RAMP ③④⑨

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB

PRIMARILY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)





SECTION D-D

CURB FOR DIRECTIONAL RAMPS ⑭

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.

X" CURB HEIGHT

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.250	2 OF 6
DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO.		SHEET NO.	
			TRUNK HWY.		TOTAL SHEETS	

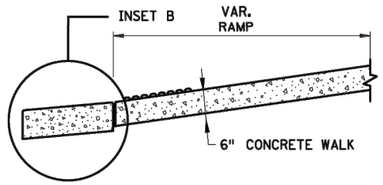
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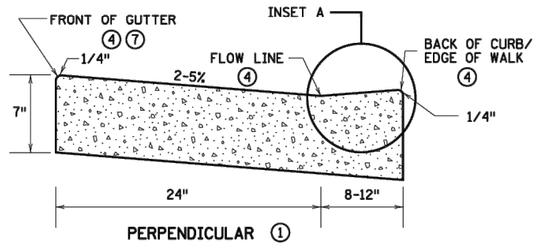
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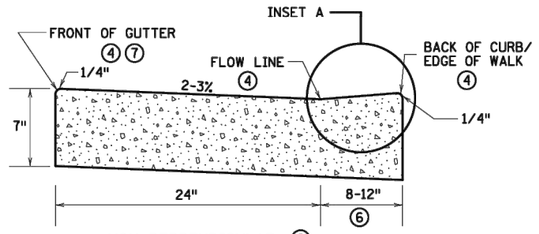
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SHEET 10 OF 22

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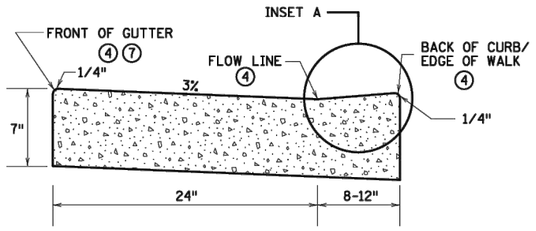




PERPENDICULAR ①

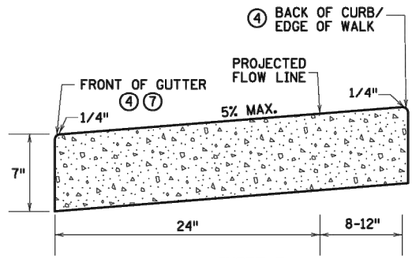


NON PERPENDICULAR ②

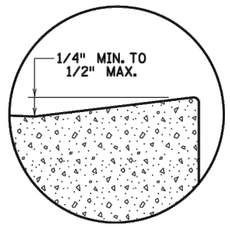


FOR CURB MACHINE PLACEMENT AROUND RADIUS ③
(REGARDLESS OF RAMP TYPE)

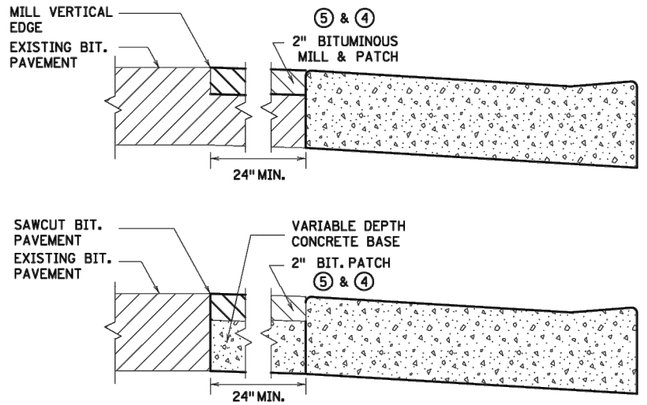
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



INSET B
OUTFLOW GUTTER ⑧



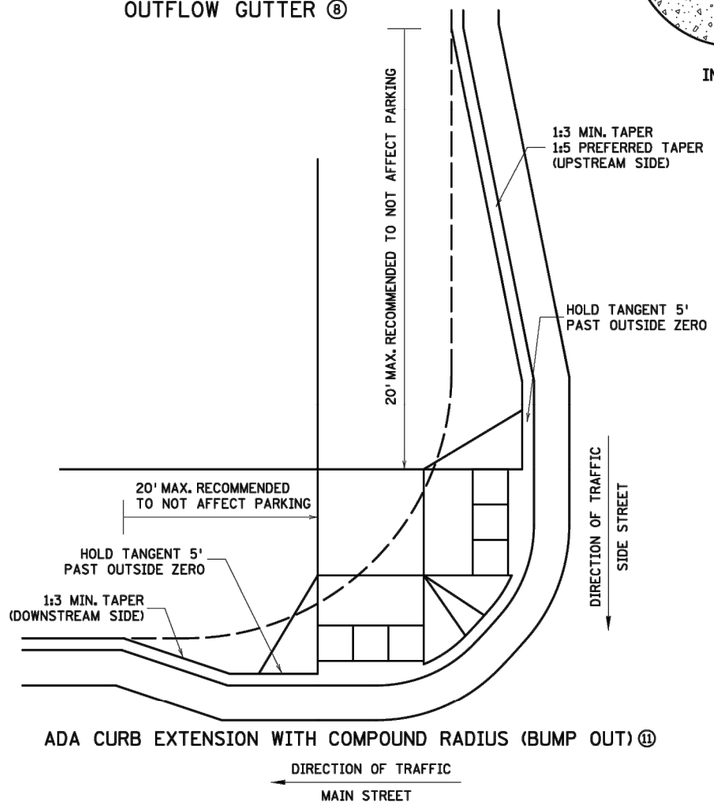
INSET A



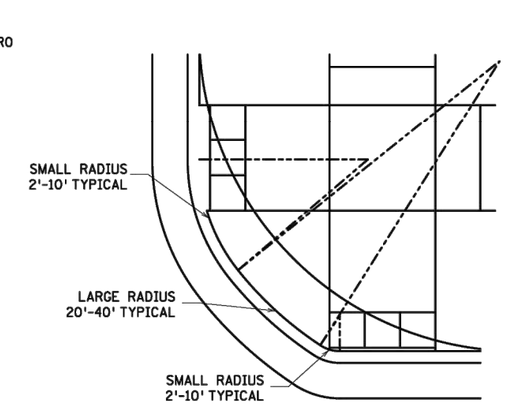
ONLY ALLOWED PER ENGINEER'S APPROVAL

PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS



ADA CURB EXTENSION WITH COMPOUND RADIUS (BUMP OUT) ⑪



COMBINED DIRECTIONAL ⑩
(COMPOUND RADIUS)

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.
NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.
⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED.
PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

LEAD EXPERT OFFICE	JEFFREY PERKINS OPERATIONS DIVISION	PEDESTRIAN CURB RAMP DETAILS	APPROVED: 11-04-2021 REVISED:	THOMAS STYRBICKI STATE DESIGN ENGINEER	STANDARD PLAN 5-297.250	3 OF 6
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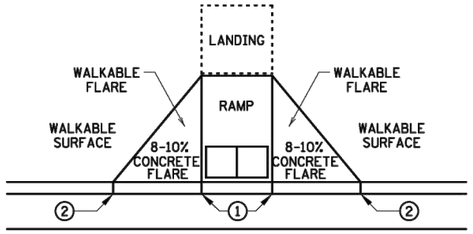
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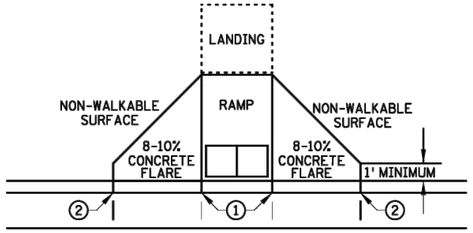
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SHEET 11 OF 22

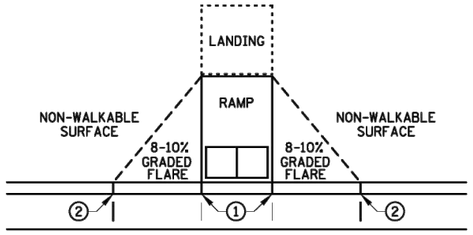
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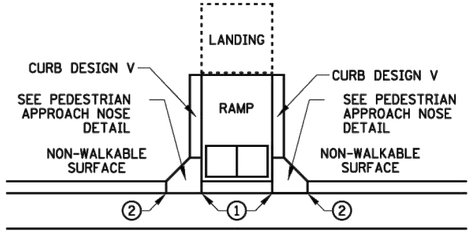
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

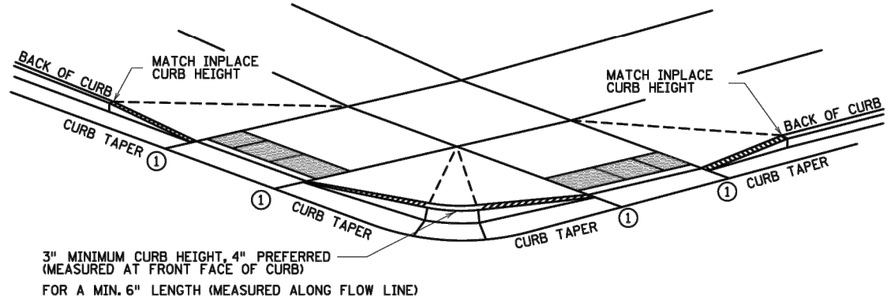


GRADED FLARES

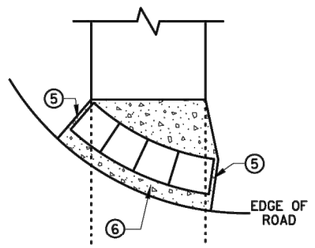


RETURNED CURB ④

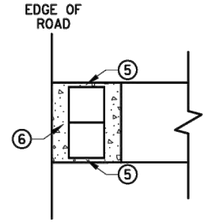
TYPICAL SIDE TREATMENT OPTIONS ③ ⑩



DETECTABLE EDGE WITH ⑦
CURB AND GUTTER

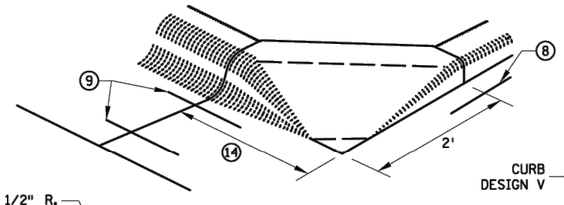


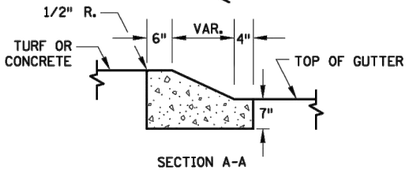
RADIAL DETECTABLE WARNING



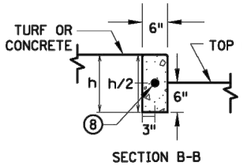
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER

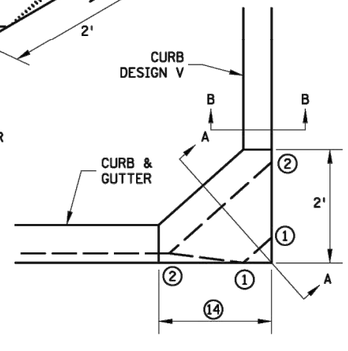




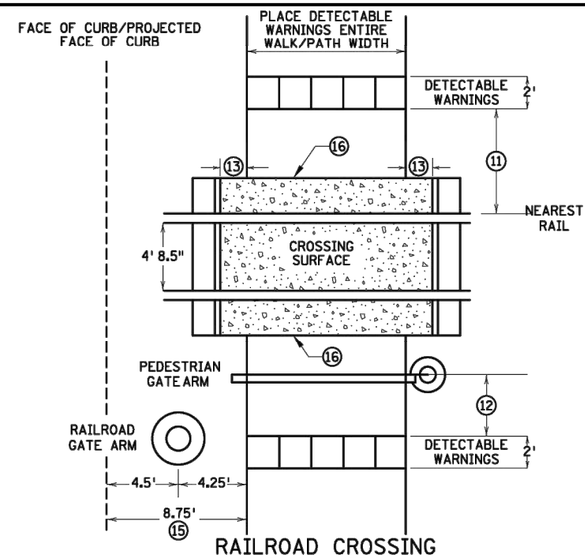
SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.

② FULL CURB HEIGHT.

③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

④ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS. AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.

⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.

⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

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DEPARTMENT OF TRANSPORTATION		STANDARD PLAN	STATE PROJ. NO.		SHEET NO.	
			TRUNK HWY.		TOTAL SHEETS	

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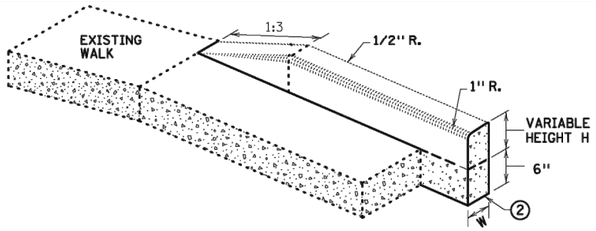
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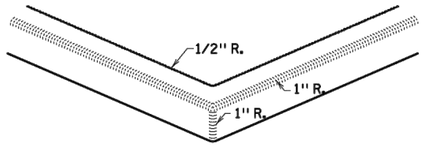
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2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
MNDOT STANDARD PLANS
PEDESTRIAN CURB RAMP DETAILS (4 OF 6)

C1.09
SHEET 12 OF 22

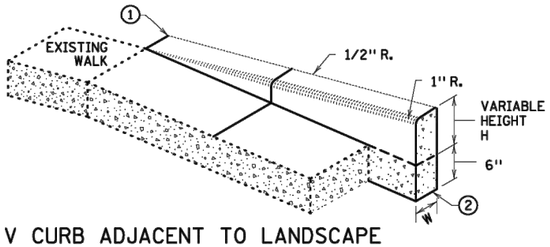


V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

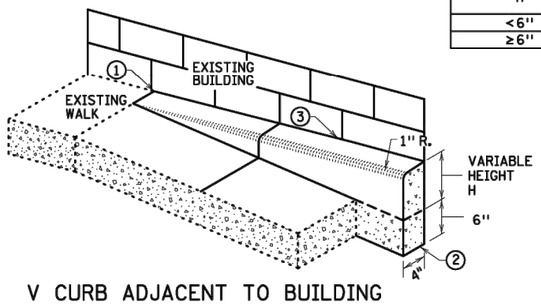


V CURB INTERSECTION

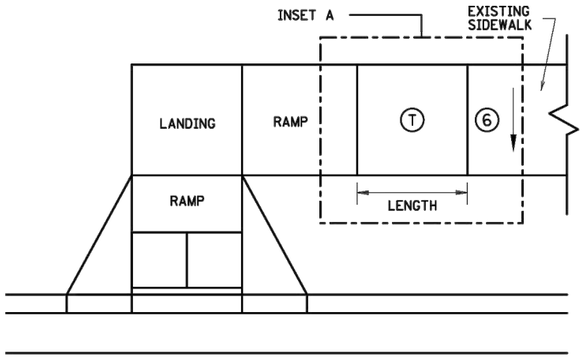
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



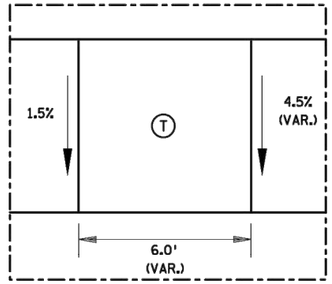
V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS



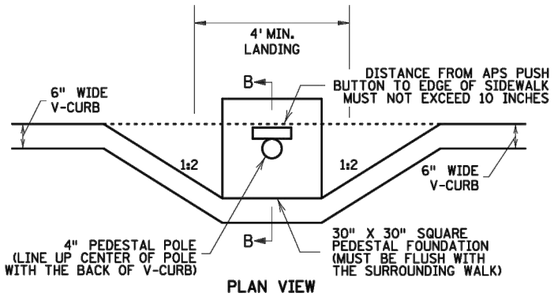
V CURB ADJACENT TO BUILDING OR BARRIER



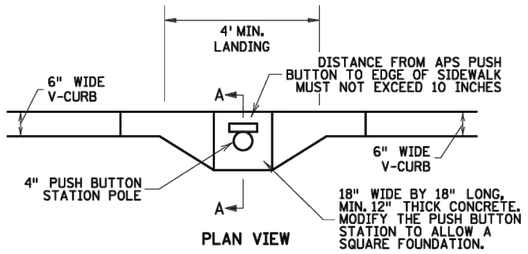
TRANSITION PANEL ④⑤



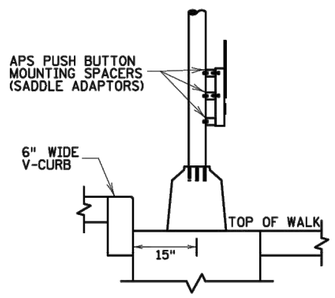
INSET A



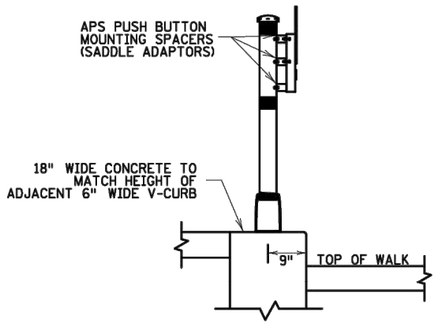
PLAN VIEW



PLAN VIEW



SECTION B-B



SECTION A-A

SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PUSH BUTTON STATION (V-CURB)

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

1. END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
2. ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
3. CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM ½" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.
4. THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.
5. TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).
6. EXISTING CROSS SLOPE GREATER THAN 2.0%.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

- (S) ↓ — INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PARS.
- (T) — TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

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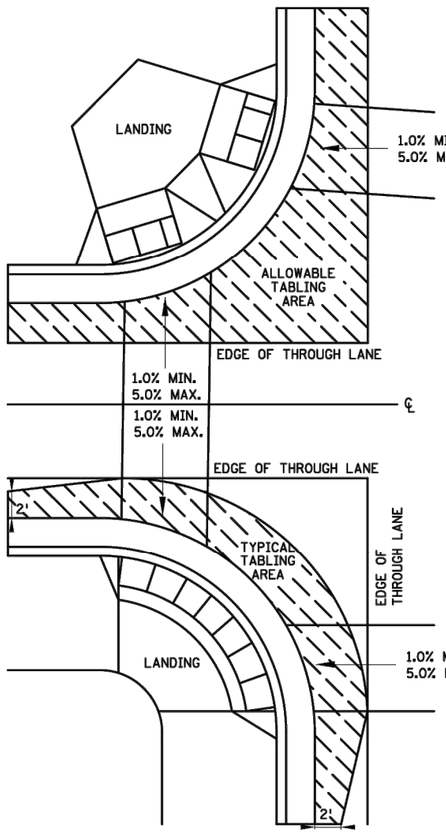
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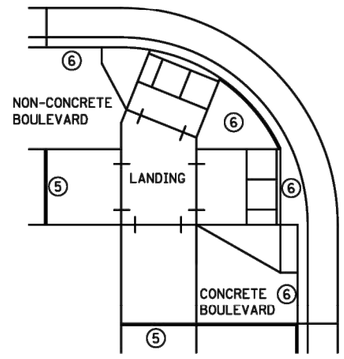
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PEDESTRIAN CURB RAMP DETAILS (5 OF 6)

C1.10
SHEET 13 OF 22

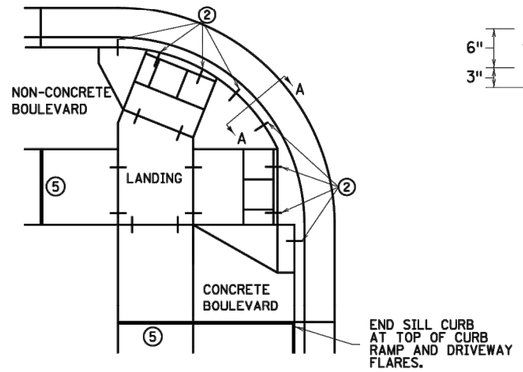
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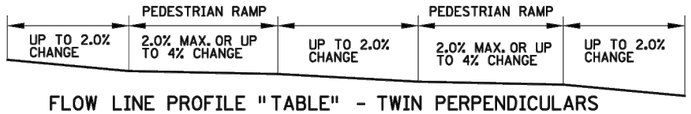
CURB LINE AND ROAD CROSSING ADJUSTMENTS



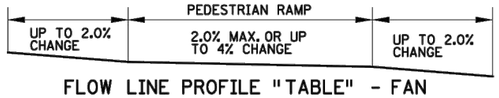
EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS



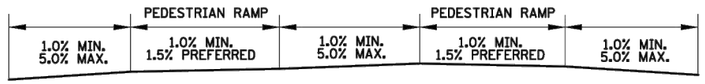
CURB LINE REINFORCEMENT ④
PLACEMENT ON BITUMINOUS ROADWAYS



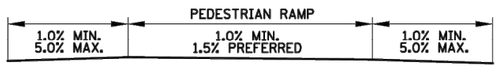
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



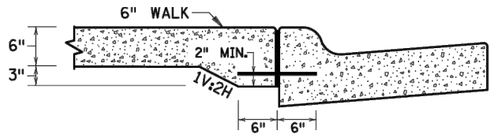
FLOW LINE PROFILE "TABLE" - FAN



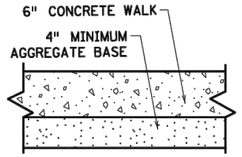
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



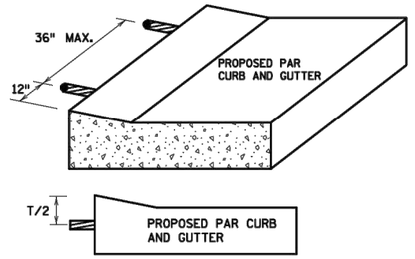
FLOW LINE PROFILE RAISE - FAN



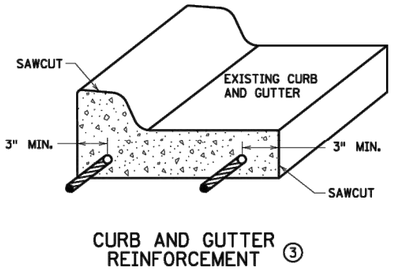
SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES



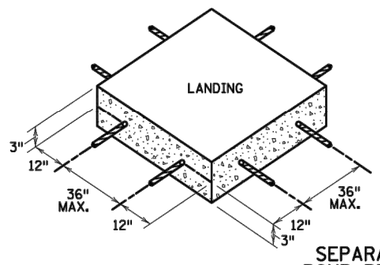
TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

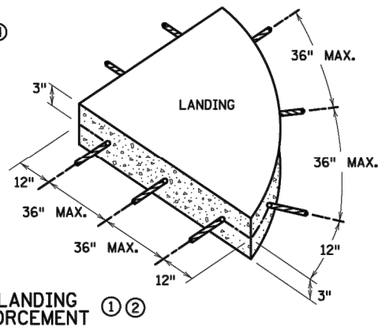


CURB RAMP REINFORCEMENT DETAILS ②④



CURB AND GUTTER
REINFORCEMENT ③





SEPARATE LANDING
POUR REINFORCEMENT ①②

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;
1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA;
1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
3) 5.0% RECOMMENDED MAX. FLOW LINE
4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.

② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.

③ DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.

④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.

⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

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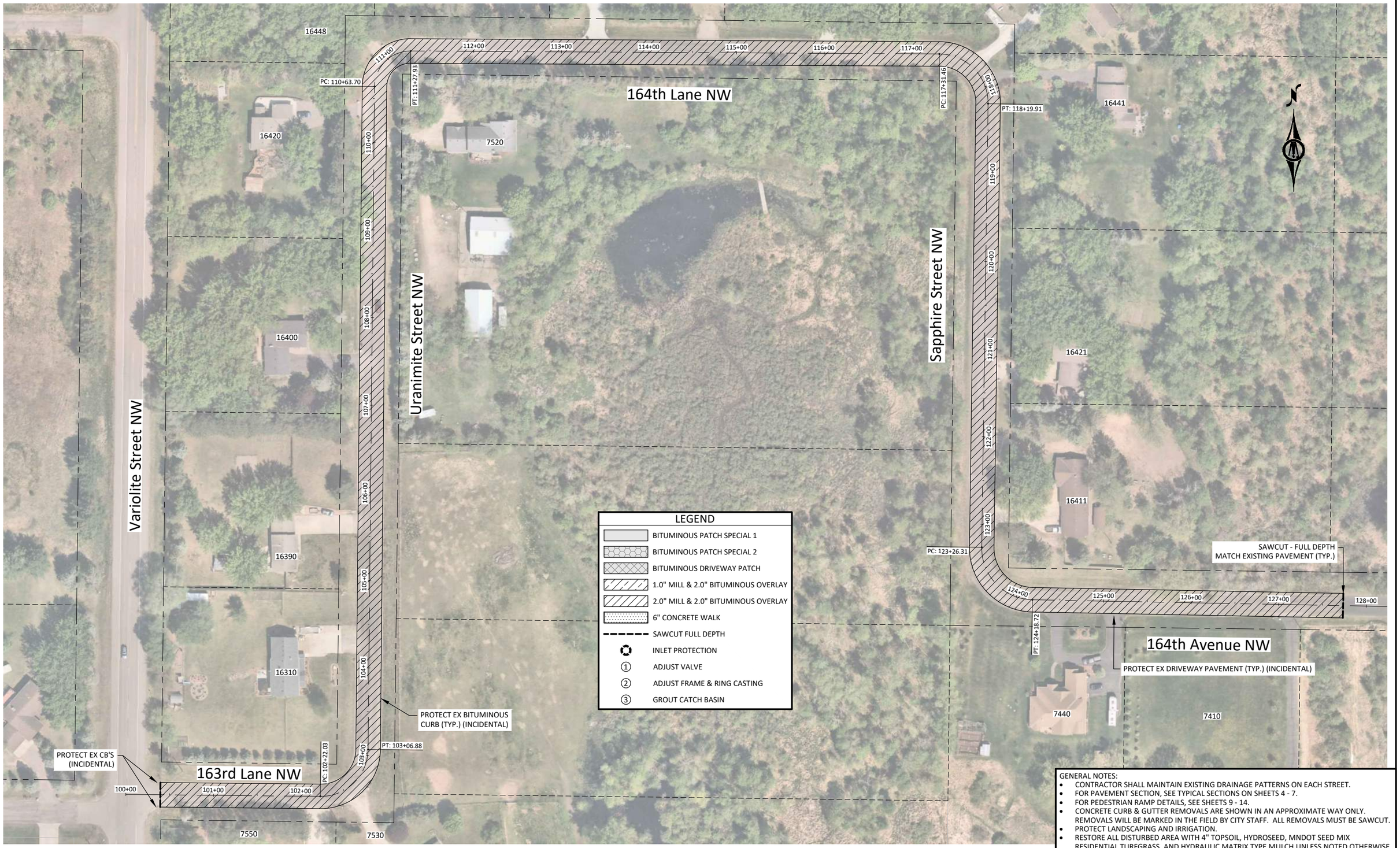
City of RAMSEY

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CLIENT PROJ. NO. 26-08			

CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
MNDOT STANDARD PLANS
PEDESTRIAN CURB RAMP DETAILS (6 OF 6)

C1.11
SHEET 14 OF 22

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GENERAL NOTES:

- CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS ON EACH STREET.
- FOR PAVEMENT SECTION, SEE TYPICAL SECTIONS ON SHEETS 4 - 7.
- FOR PEDESTRIAN RAMP DETAILS, SEE SHEETS 9 - 14.
- CONCRETE CURB & GUTTER REMOVALS ARE SHOWN IN AN APPROXIMATE WAY ONLY. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF. ALL REMOVALS MUST BE SAWCUT.
- PROTECT LANDSCAPING AND IRRIGATION.
- RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX RESIDENTIAL TURFGRASS, AND HYDRAULIC MATRIX TYPE MULCH UNLESS NOTED OTHERWISE.

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HORZ. SCALE 0 50 100 FEET

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

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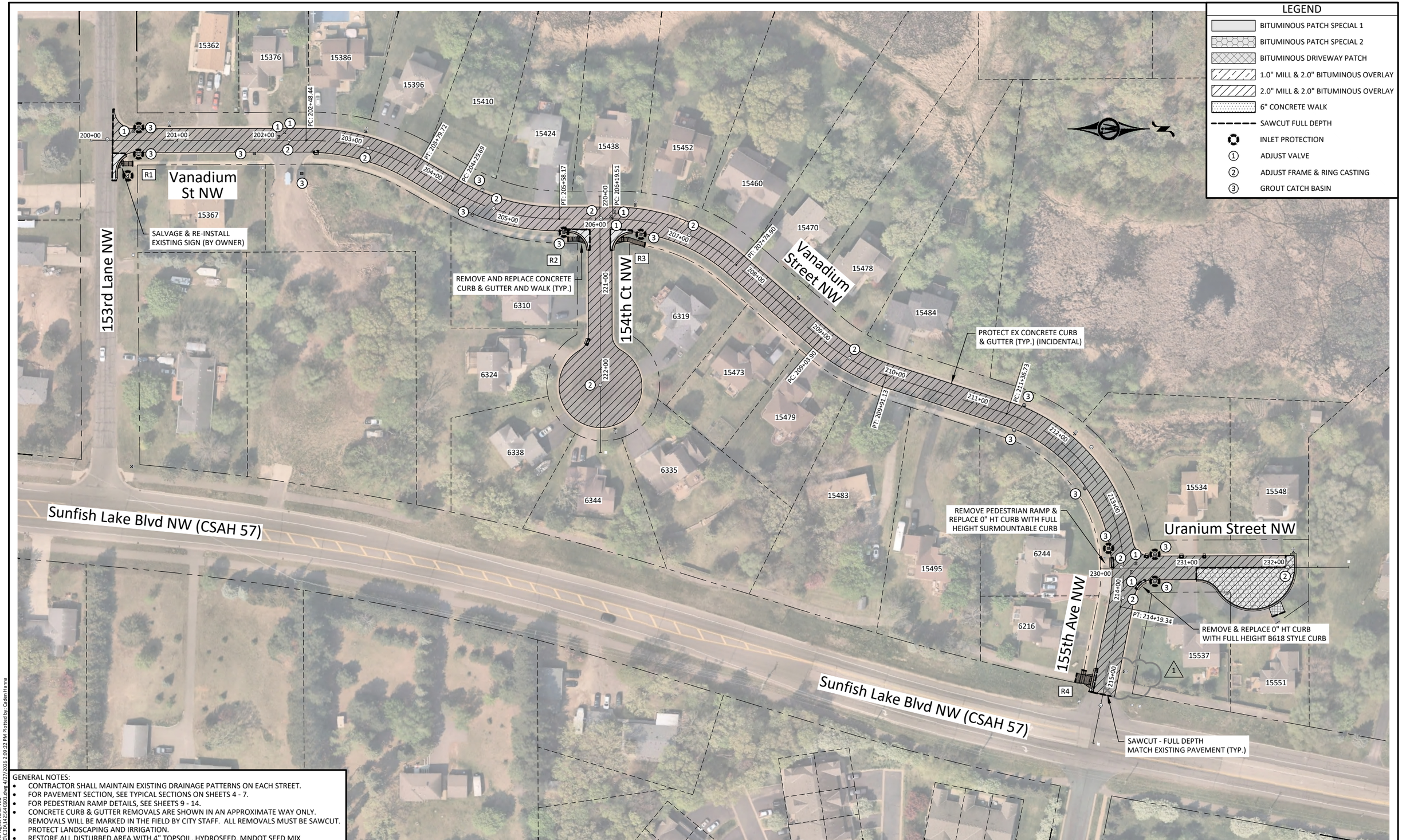
City of RAMSEY

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

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CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
CONSTRUCTION PLAN
AREA 1 - SECTION 16 UNPLATTED

C6.01
SHEET 15 OF 22



GENERAL NOTES:

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- PROTECT LANDSCAPING AND IRRIGATION.
- RESTORE ALL DISTURBED AREA WITH 4" TOPSOIL, HYDROSEED, MNDOT SEED MIX RESIDENTIAL TURFGRASS, AND HYDRAULIC MATRIX TYPE MULCH UNLESS NOTED OTHERWISE.

HORZ. SCALE 0 50 100 FEET

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City of RAMSEY

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CLIENT PROJ. NO.	26-08		

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	BID	04/14/2026
1	ADD 1	05/01/2026

CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
CONSTRUCTION PLAN
AREA 2 - ALPINE WOODS

C6.02
SHEET 16 OF 22

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Germanium St NW
Alpine Dr
Iodine St NW
154th Ct NW
Iodine St NW
154th Ln NW
153rd Ct NW
Germanium St NW
Fluorine St NW
Alpine Dr
153rd Ct NW
153rd Ter NW
154th Ct NW
154th Ter NW
154th Ln NW
St. Francis Boulevard NW (TH 47)

SAWCUT - FULL DEPTH
MATCH EXISTING PAVEMENT (TYP.)

REMOVE EXISTING BITUMINOUS WALK AND
REPLACE CONCRETE CURB & GUTTER FOR
PEDESTRIAN RAMP CONSTRUCTION (TYP.)

PROTECT EX CONCRETE CURB
& GUTTER (TYP.) (INCIDENTAL)

300+00
301+00
302+00
303+00
304+00
305+00
306+00
PC: 301+33.54
PT: 303+05.40
PC: 303+48.84
PT: 304+00.91
PC: 304+85.92
PT: 306+07.29
320+00
321+00
322+00
323+00
324+00
325+00
326+00
327+00
328+00
329+00
330+00
331+00
332+00
333+00
PT: 321+38.24
PC: 323+01.56
PT: 323+89.37
PC: 330+97.59
PT: 332+64.86
R6
R7
R8
R9

15364 15366 15368 15370 15372 15374
15388 15390 15394 15396 15398
15402 15404 15408 15410
15423 15429 15435 15441
15463 15469 15473 15477
5644 5642 5636 5632 5630
5639 5637 5633 5631 5629
5622 5618 5614 5610
5621 5617 5613 5609
5598 5592 5588 5584
5599 5591 5589 5587 5581
5586 5582 5578 5574 5570 5566
5579 5575 5571 5567 5563 5559 5555 5551
5560 5554 5550 5548
15381 15383 15385 15387 15389 15391
15401 15403 15405 15407 15409 15411
15417 15419 15421 15423
15410 15412 15414 15416 15418 15420
15424 15426 15428 15430 15432 15434 15436 15438 15440 15442 15446 15448
5538 5528 5518 5510 5508 5500
5541 5533 5525 5517
5540 5532 5524 5516
5543 5531 5521 5513
5546 5534 5526 5514
5549 5537 5527 5519
5558 5542 5536 5530
5553 5547 5545 5539
5562 5556 5552 5544
5573 5569 5565 5561 5557

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LEGEND
- BITUMINOUS PATCH SPECIAL 1
- BITUMINOUS PATCH SPECIAL 2
- BITUMINOUS DRIVEWAY PATCH
- 1.0" MILL & 2.0" BITUMINOUS OVERLAY
- 2.0" MILL & 2.0" BITUMINOUS OVERLAY
- 6" CONCRETE WALK
- SAWCUT FULL DEPTH
- INLET PROTECTION
- ① ADJUST VALVE
- ② ADJUST FRAME & RING CASTING
- ③ GROUT CATCH BASIN

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HORZ. SCALE 0 50 100 FEET

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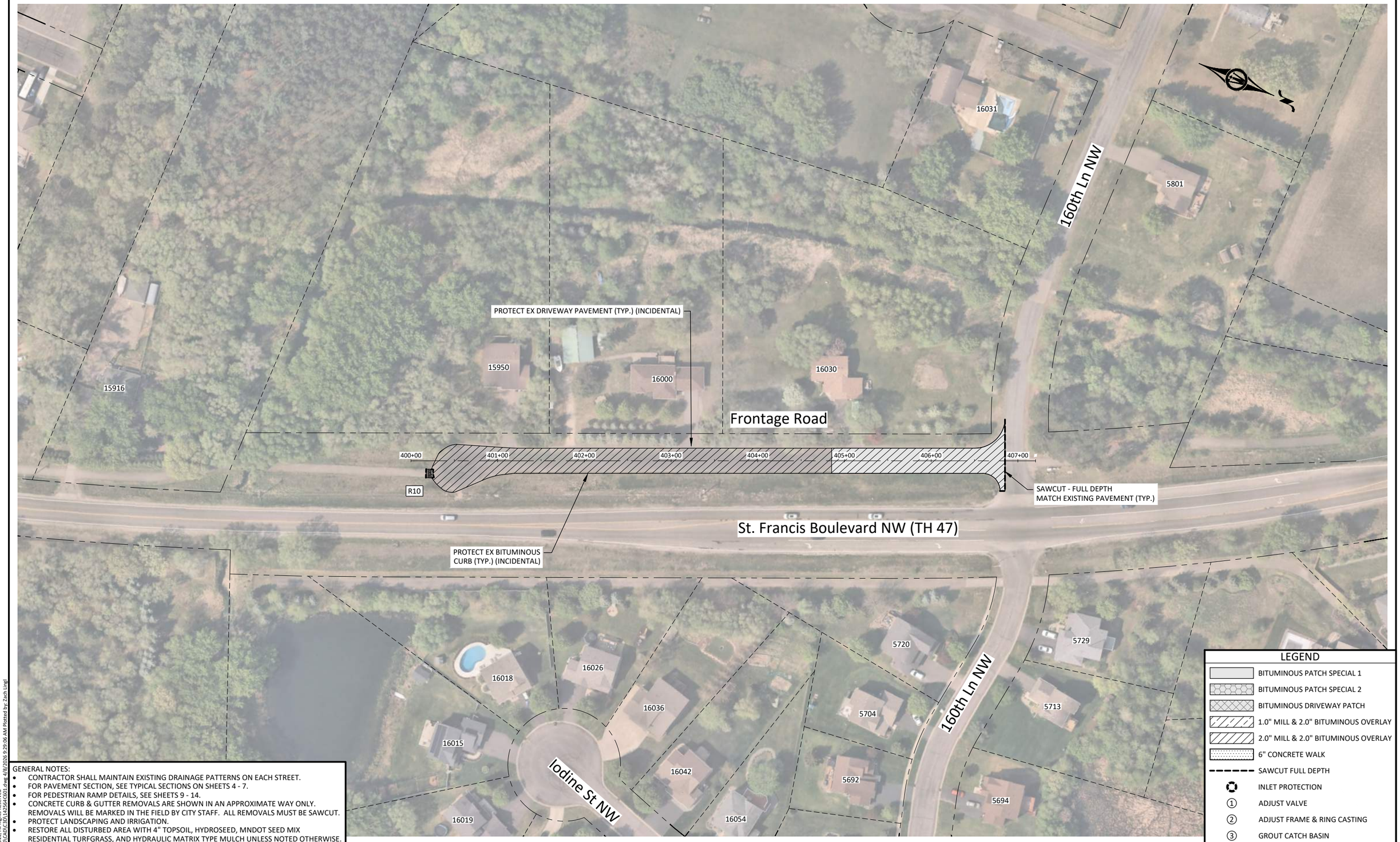
City of RAMSEY

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

NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
CONSTRUCTION PLAN
AREA 3 - EVERGREEN POINT TOWNHOMES 1ST & 2ND

C6.03
SHEET 17 OF 22



LEGEND

- BITUMINOUS PATCH SPECIAL 1
- BITUMINOUS PATCH SPECIAL 2
- BITUMINOUS DRIVEWAY PATCH
- 1.0" MILL & 2.0" BITUMINOUS OVERLAY
- 2.0" MILL & 2.0" BITUMINOUS OVERLAY
- 6" CONCRETE WALK
- SAWCUT FULL DEPTH
- INLET PROTECTION
- ① ADJUST VALVE
- ② ADJUST FRAME & RING CASTING
- ③ GROUT CATCH BASIN

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HORZ. SCALE: 0 50 100 FEET

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City of RAMSEY

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NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA

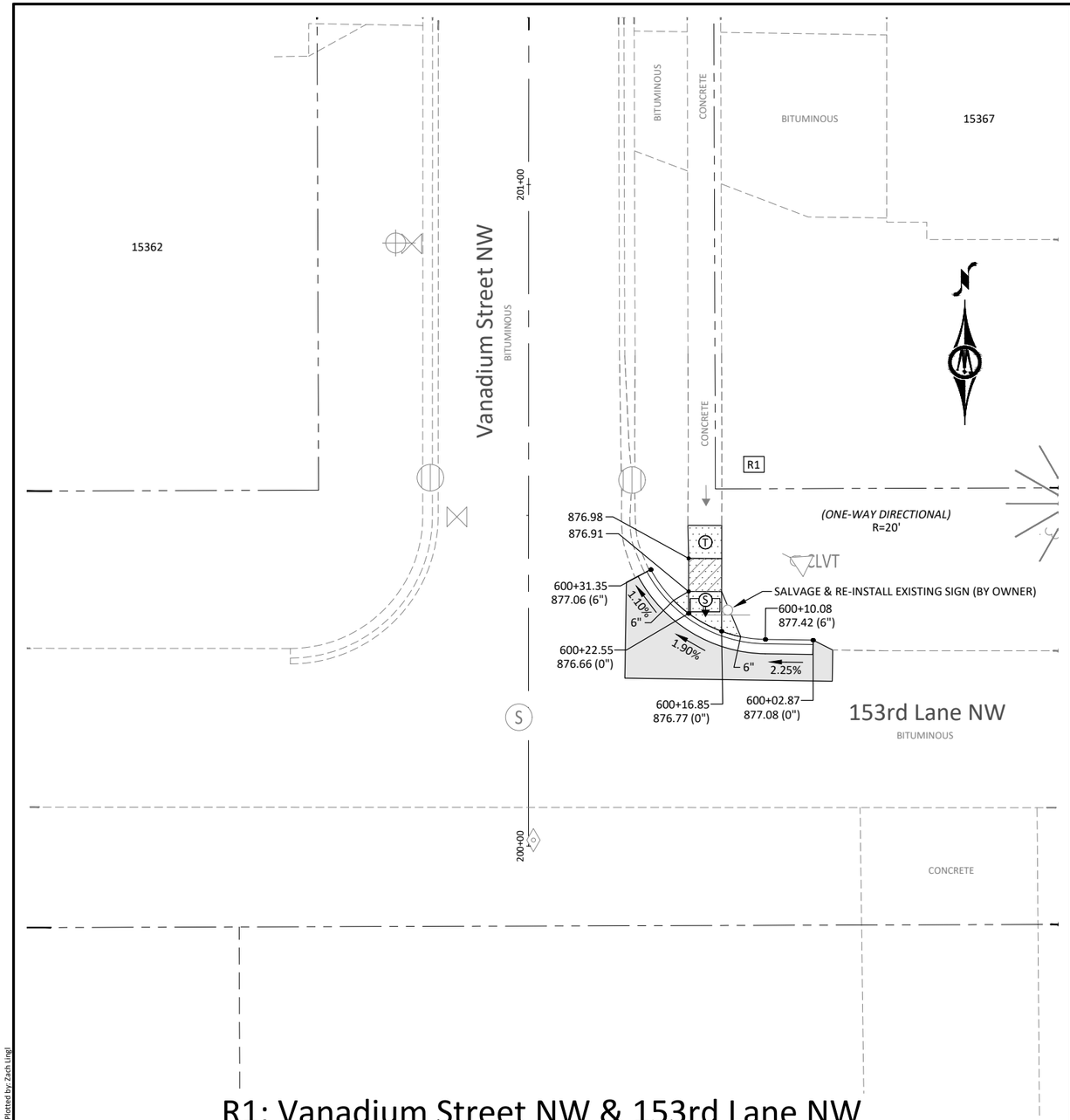
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS

CONSTRUCTION PLAN

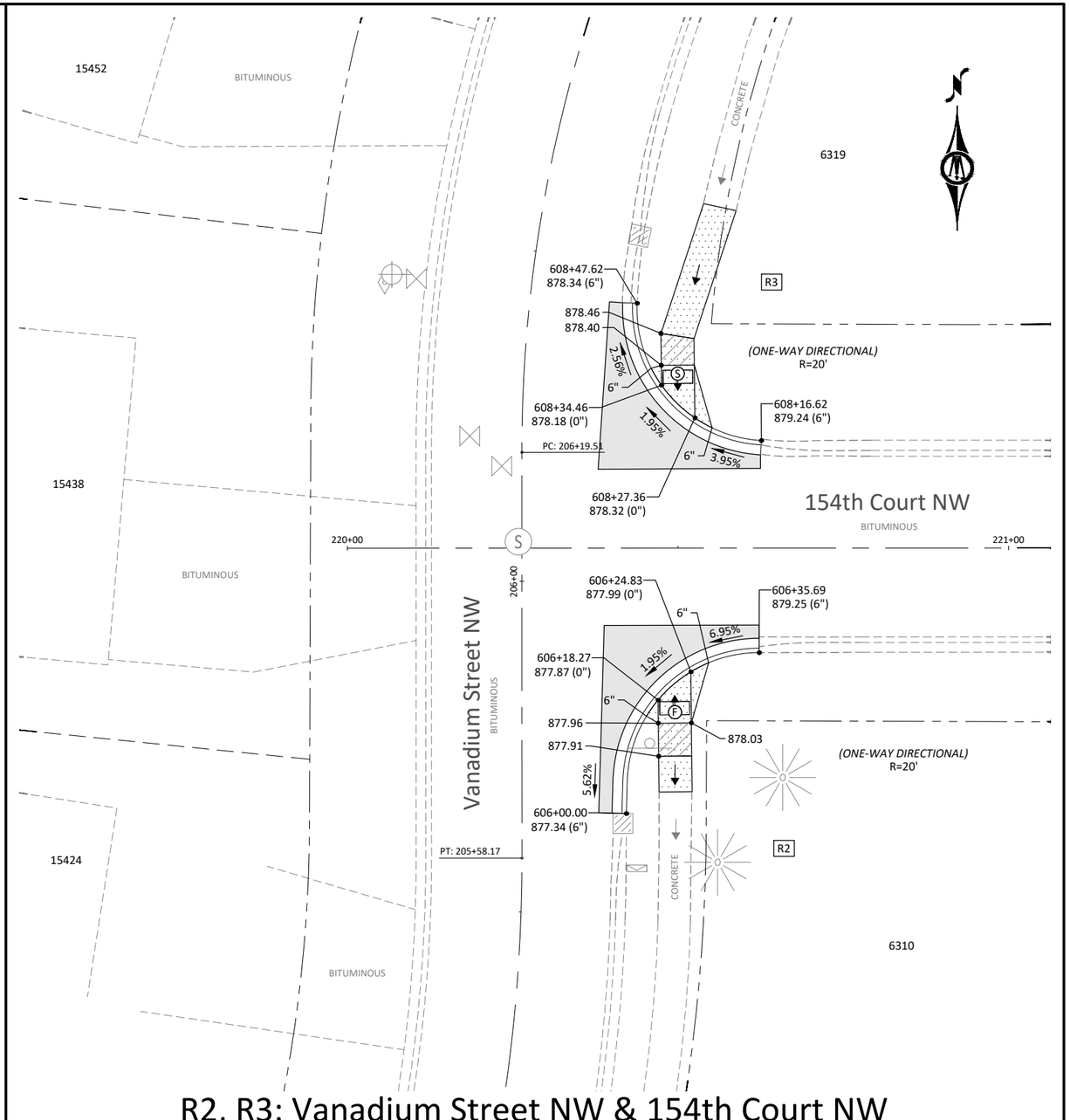
AREA 4 - TH 47 FRONTAGE ROAD

C6.04

SHEET 18 OF 22



R1: Vanadium Street NW & 153rd Lane NW



R2, R3: Vanadium Street NW & 154th Court NW

INTERSECTION DETAILS LEGEND

- LANDING AREA - 4' X 4' MIN. DIMENSIONS AND 1.0% OPTIMUM (2.0% MAXIMUM) SLOPE IN ALL DIRECTIONS
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE AND WIDTH OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK.
- (F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE 4.0% OPTIMUM (2.0% MINIMUM AND 5.0% MAXIMUM) IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL BE 1.5% OPTIMUM (2.0% MAX.)
- (S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE 7.0% OPTIMUM (5.0% MINIMUM AND 8.3% MAXIMUM) IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL BE 1.5% OPTIMUM (2.0% MAX.)
- X.XX% DRAINAGE FLOW ARROW AND SLOPE
- ANTICIPATED SIDEWALK SLOPE DIRECTION
- X" CURB HEIGHT
- CONSTRUCT CONCRETE CURB & GUTTER
- TRUNCATED DOMES (SEE MnDOT STD. PLATE 7038)
- BITUMINOUS PAVEMENT (SEE CONST. PLAN & DETAILS FOR ADD. INFO)
- 6" CONCRETE WALK

HORZ. SCALE 0 10 20 FEET

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

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City of RAMSEY

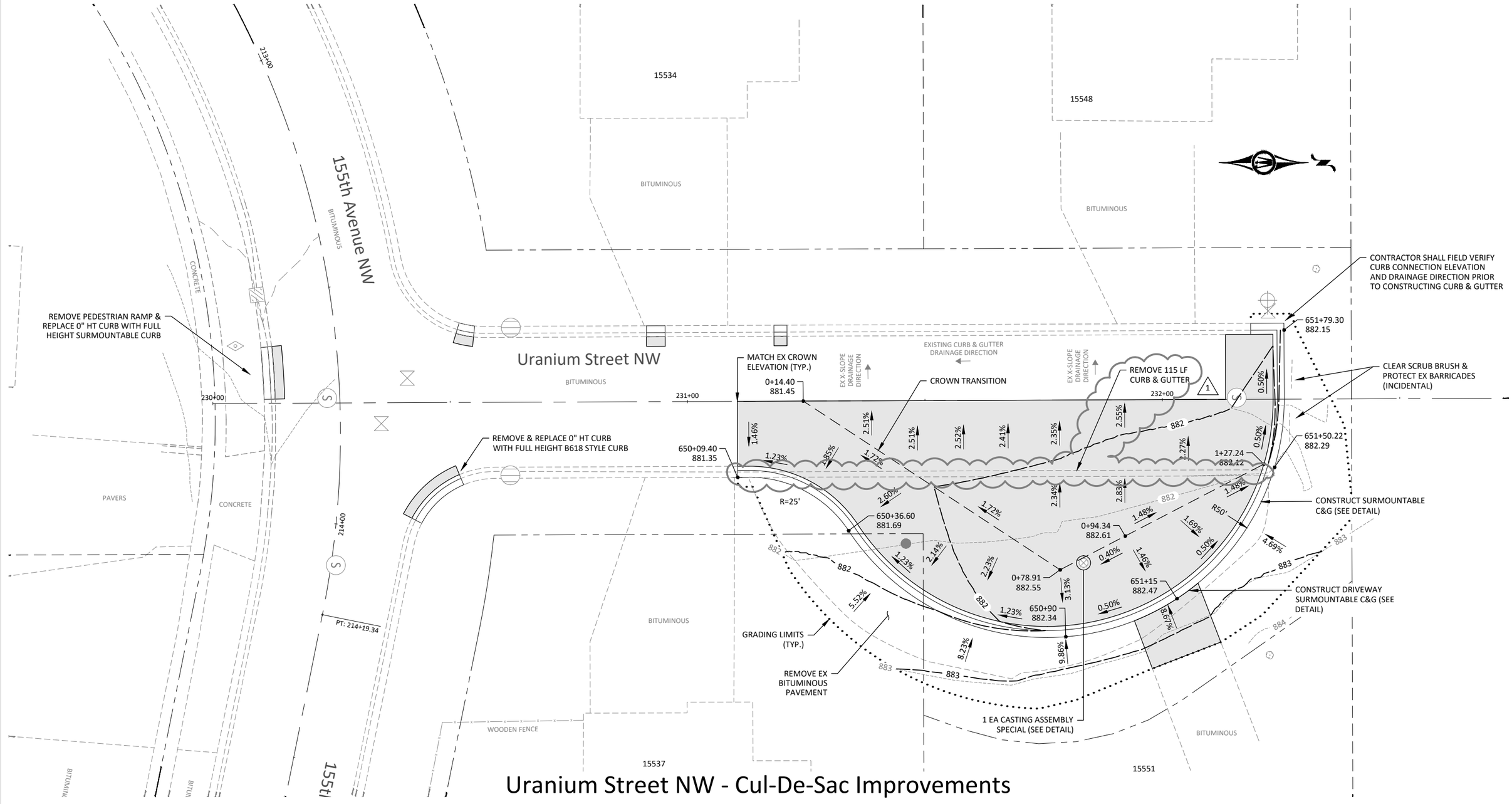
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NO.	ISSUED FOR	DATE

CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
ADA & INTERSECTION DETAILS
VANADIUM ST & 153RD LN VANADIUM ST & 154TH CT

C6.05
SHEET 19 OF 22

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Uranium Street NW - Cul-De-Sac Improvements

INTERSECTION DETAILS LEGEND

- LANDING AREA - 4' X 4' MIN. DIMENSIONS AND 1.0% OPTIMUM (2.0% MAXIMUM) SLOPE IN ALL DIRECTIONS
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE AND WIDTH OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK.
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- X.XX% DRAINAGE FLOW ARROW AND SLOPE
- ANTICIPATED SIDEWALK SLOPE DIRECTION
- X" CURB HEIGHT
- CONSTRUCT CONCRETE CURB & GUTTER
- TRUNCATED DOMES (SEE MnDOT STD. PLATE 7038)
- BITUMINOUS PAVEMENT (SEE CONST. PLAN & DETAILS FOR ADD. INFO)
- 6" CONCRETE WALK

HORZ. SCALE 0 10 20 FEET

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City of RAMSEY

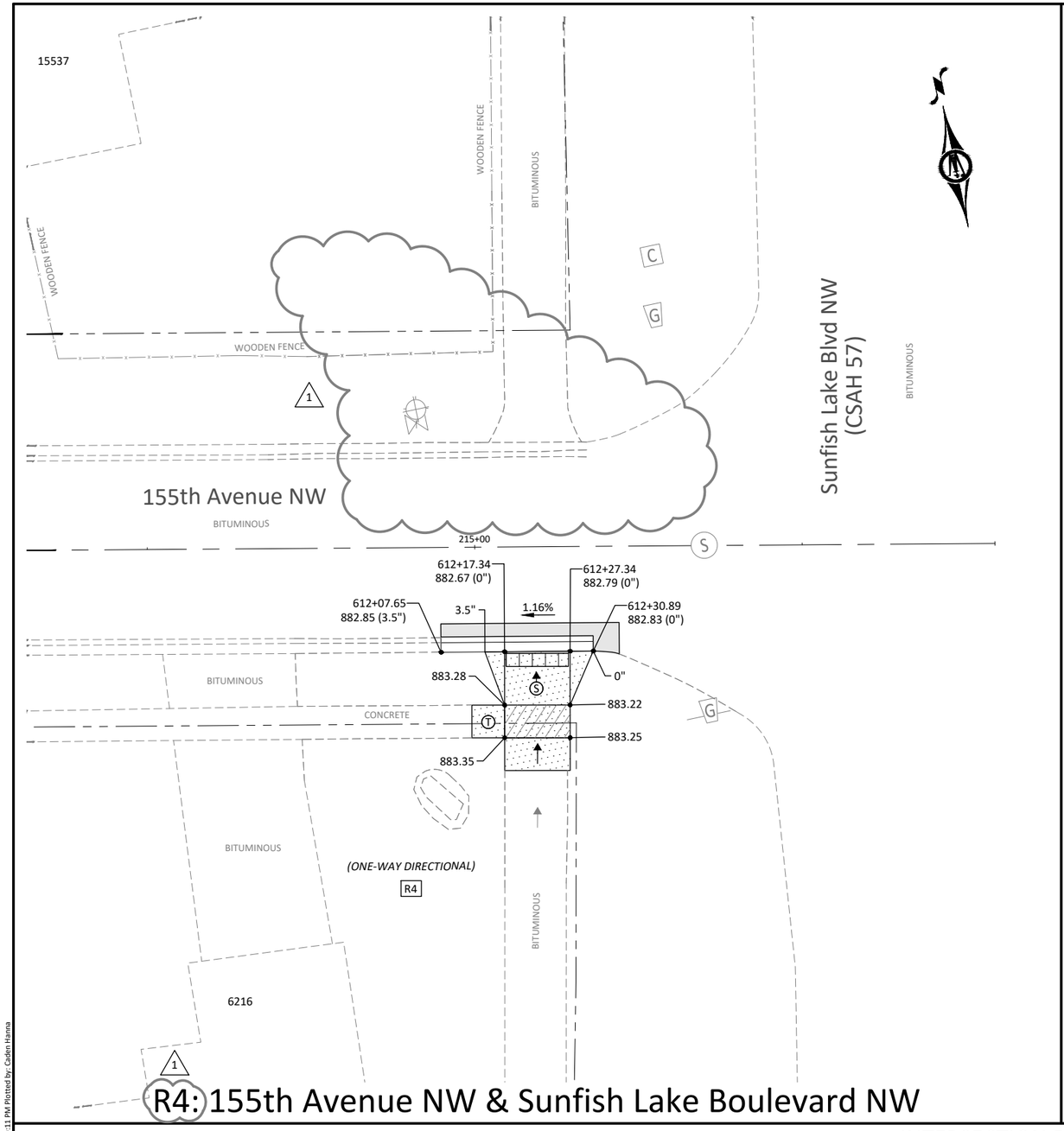
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DRAWN	CJH
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CLIENT PROJ. NO.	26-08

NO.	ISSUED FOR	DATE
	BID	04/14/2026
1	ADD 1	05/01/2026

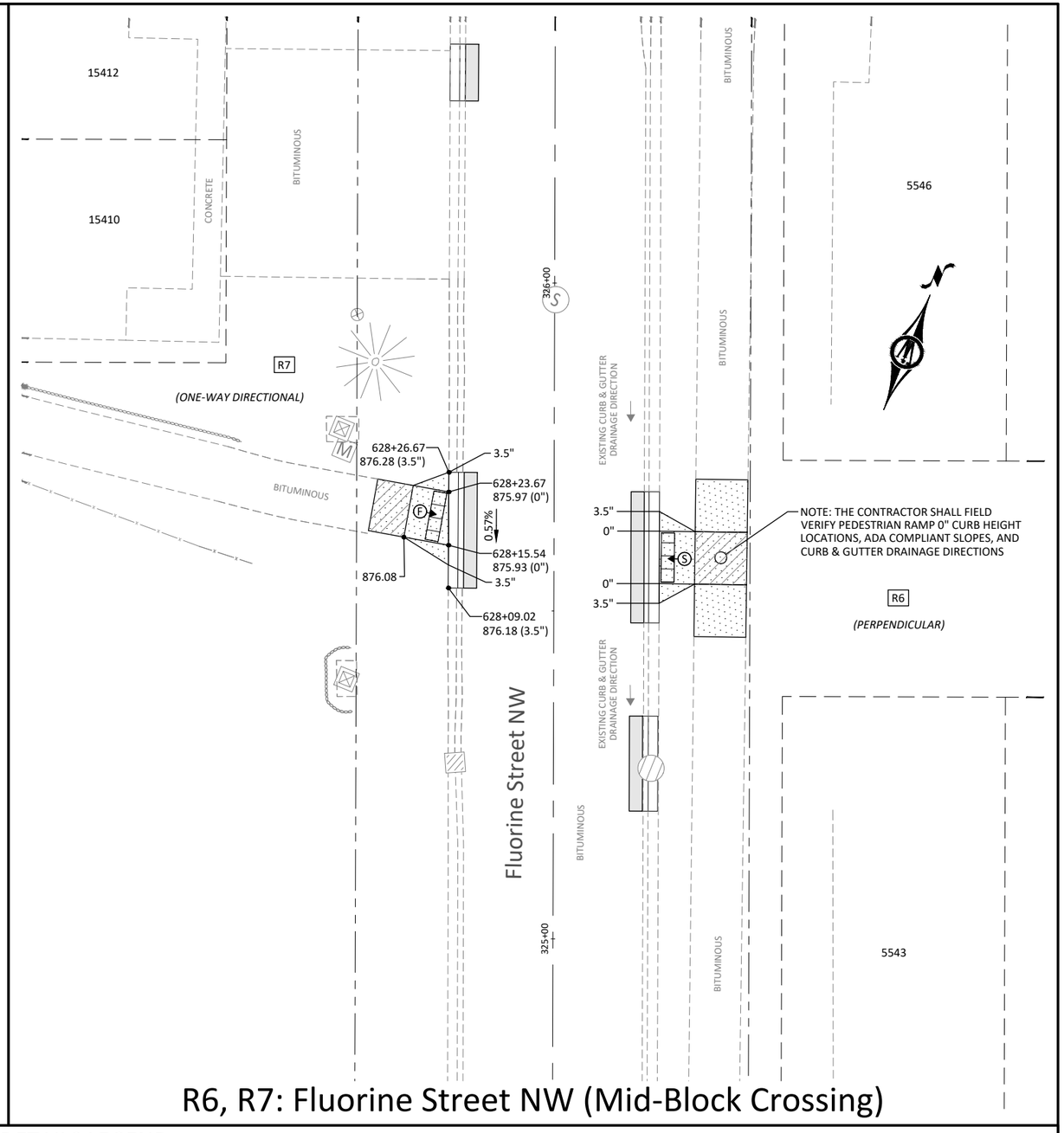
CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
ADA & INTERSECTION DETAILS
URANIUM ST NW - CUL-DE-SAC IMPROVEMENTS

SHEET C6.06
SHEET 20 OF 22

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R4: 155th Avenue NW & Sunfish Lake Boulevard NW



R6, R7: Fluorine Street NW (Mid-Block Crossing)

INTERSECTION DETAILS LEGEND

- LANDING AREA - 4' X 4' MIN. DIMENSIONS AND 1.0% OPTIMUM (2.0% MAXIMUM) SLOPE IN ALL DIRECTIONS
- TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE AND WIDTH OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK.
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- X.XX% — DRAINAGE FLOW ARROW AND SLOPE
- ANTICIPATED SIDEWALK SLOPE DIRECTION
- X" — CURB HEIGHT
- CONSTRUCT CONCRETE CURB & GUTTER
- TRUNCATED DOMES (SEE MnDOT STD. PLATE 7038)
- BITUMINOUS PAVEMENT (SEE CONST. PLAN & DETAILS FOR ADD. INFO)
- 6" CONCRETE WALK

HORZ. SCALE 0 10 20 FEET

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City of RAMSEY

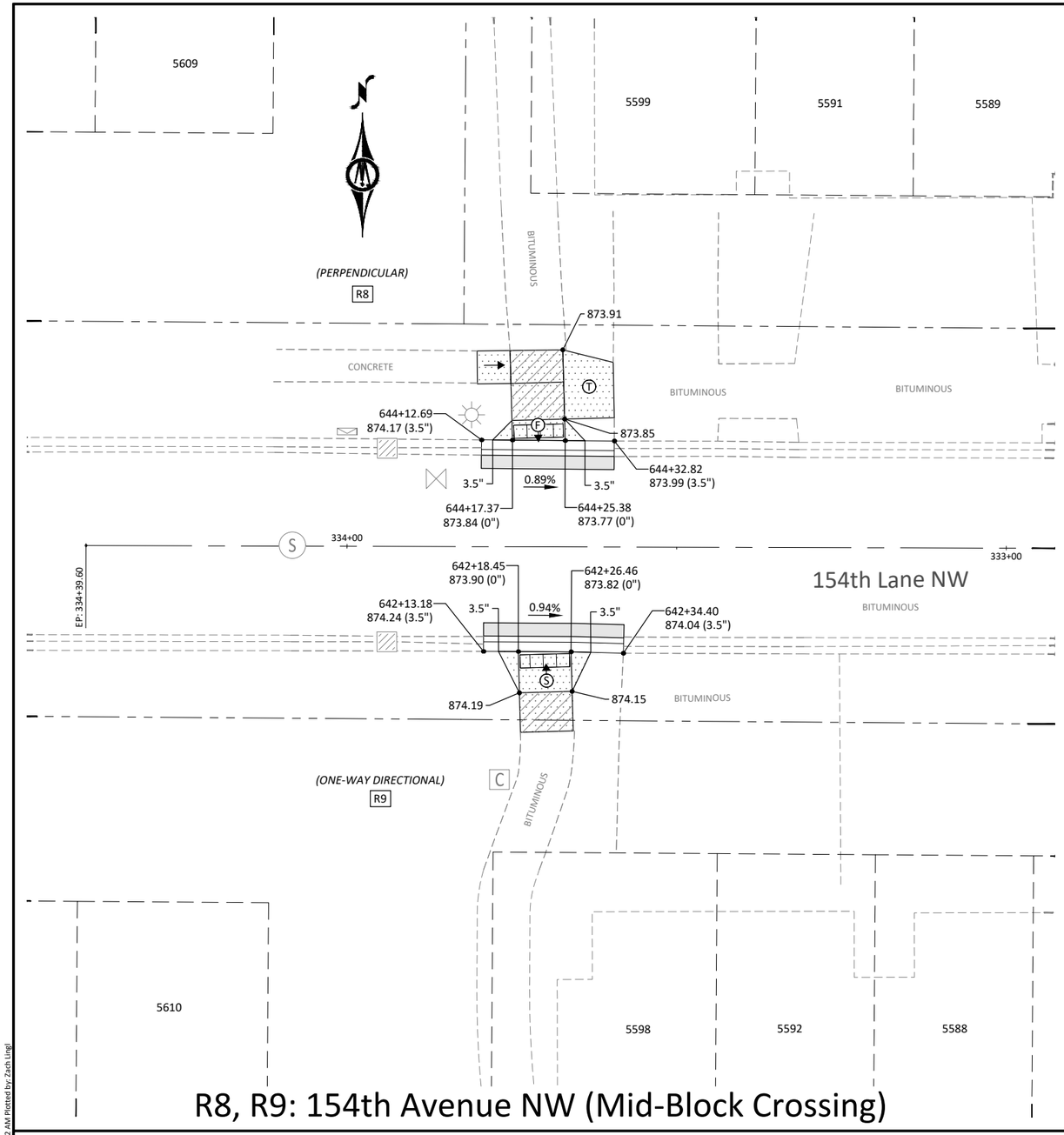
DESIGNED	CJH
DRAWN	CJH
CHECKED	ZFL
CLIENT PROJ. NO.	26-08

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1	ADD 1	05/01/2026

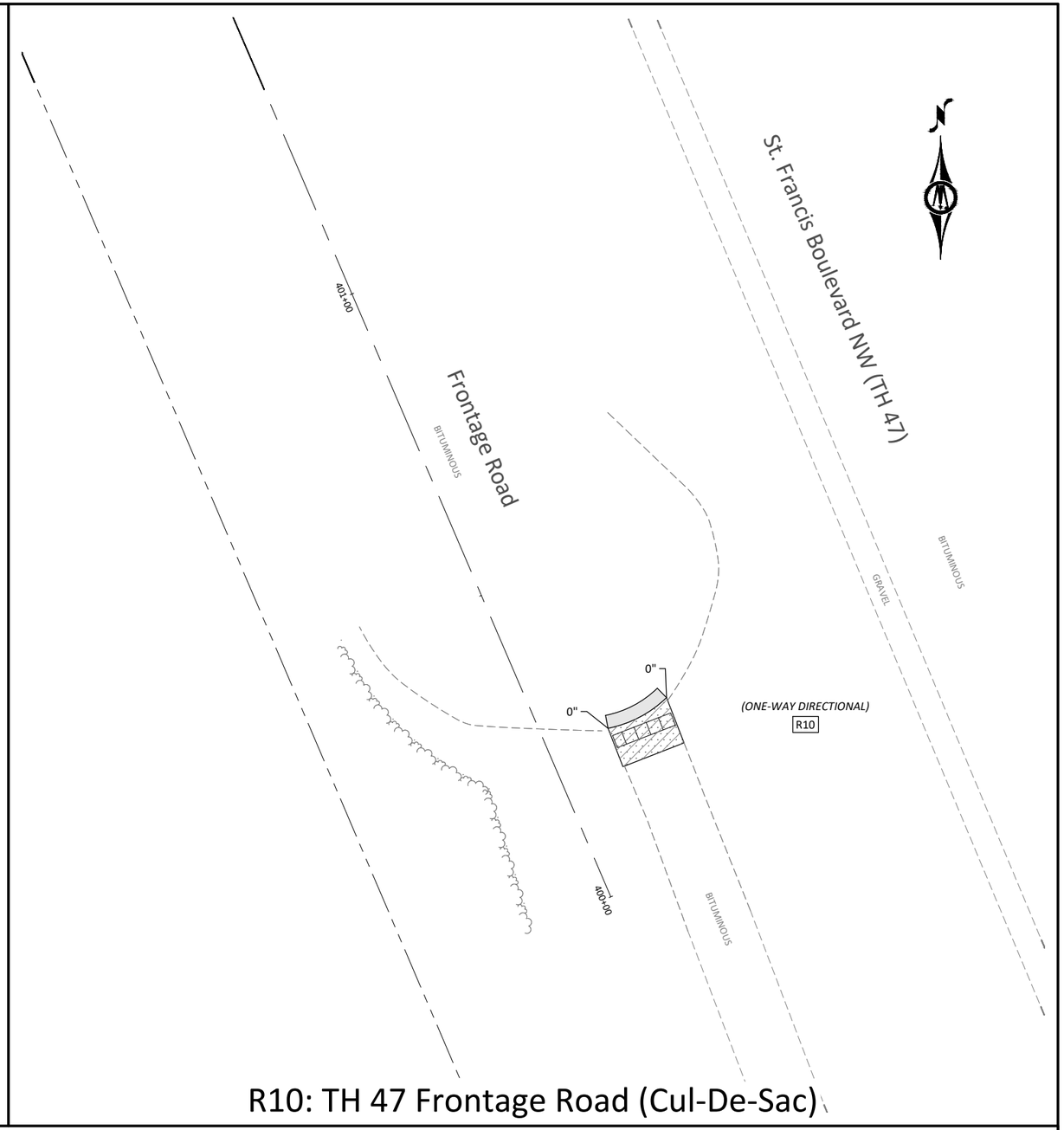
CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
ADA & INTERSECTION DETAILS
155TH AVE & SUNFISH LAKE BLVD FLUORINE ST (MID-BLOCK XING)

C6.07
SHEET 21 OF 22

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R8, R9: 154th Avenue NW (Mid-Block Crossing)



R10: TH 47 Frontage Road (Cul-De-Sac)

INTERSECTION DETAILS LEGEND

- LANDING AREA - 4' X 4' MIN. DIMENSIONS AND 1.0% OPTIMUM (2.0% MAXIMUM) SLOPE IN ALL DIRECTIONS
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE AND WIDTH OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK.
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- X.XX% DRAINAGE FLOW ARROW AND SLOPE
- ANTICIPATED SIDEWALK SLOPE DIRECTION
- X" CURB HEIGHT
- CONSTRUCT CONCRETE CURB & GUTTER
- TRUNCATED DOMES (SEE MnDOT STD. PLATE 7038)
- BITUMINOUS PAVEMENT (SEE CONST. PLAN & DETAILS FOR ADD. INFO)
- 6" CONCRETE WALK

HORZ. SCALE 0 10 20 FEET

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City of RAMSEY

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

CITY OF RAMSEY, MINNESOTA
2026 NEIGHBORHOOD PAVEMENT OVERLAY IMPROVEMENTS
ADA & INTERSECTION DETAILS
154TH AVE (MID-BLOCK XING) TH 47 FRONTAGE RD (CUL-DE-SAC)

C6.08
SHEET 22 OF 22

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CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopt Resolution #26-102 Designating the Historic Minnesota State Flag as the Official Flag of the City of Ramsey to Ensure Local Control and Fiscal Responsibility

Purpose/Background:

Mayor Heineman, Councilmember Specht and Councilmember Olson requested this resolution be placed back on this agenda following its removal and non-action from the last meeting's agenda.

Funding Source:

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

Recommendation:

Staff does not have a recommendation.

Outcome/Action:

Motion to adopt Resolution #26-102 Designating the Historic Minnesota State Flag as the Official Flag of the City of Ramsey to Ensure Local Control and Fiscal Responsibility.

Attachments

Resolution #26-102

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:18 PM
Form Started By: Katie Schmidt		Started On: 05/20/2026 12:41 PM
Final Approval Date: 05/21/2026		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-102

RESOLUTION DESIGNATING THE HISTORIC MINNESOTA STATE FLAG AS THE OFFICIAL FLAG OF THE CITY OF RAMSEY TO ENSURE LOCAL CONTROL AND FISCAL RESPONSIBILITY

WHEREAS, the City of Ramsey operates under the principle that the best decisions are made closest to home, where local leaders are directly accountable to the residents they serve; and

WHEREAS, the State of Minnesota recently transitioned to a new state flag design through a process managed by a 13-member commission rather than a direct vote of the people, leaving many citizens without a voice in the selection of a primary state symbol; and

WHEREAS, the initial legislative allocation of $35,000 for the redesign commission does not reflect the true financial impact on local governments, as the cost of replacing flags, seals, badges, uniforms, and vehicle decals across the state is estimated to reach millions of dollars in taxpayer funds; and

WHEREAS, the City of Ramsey values fiscal prudence and seeks to avoid unnecessary expenditures associated with the administrative rollout of new symbology that was not requested by the local electorate; and

WHEREAS, no current Minnesota State Statute mandates that a municipality must adopt the new state design for its own local displays, thereby affirming that cities retain the sovereign authority to choose the symbols that fly over their public buildings; and

WHEREAS, recent legislative proposals, such as HF5077, which seek to impose monetary penalties on local governments for exercising their right to choose their flags, represent an overreach of power that contradicts the Minnesota value of local control;

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

The City of Ramsey hereby officially adopts the historic Minnesota State Flag (the design utilized from 1957–2024) as the official flag to be flown at all City-owned facilities and featured in official City proceedings.

FISCAL STEWARDSHIP: The City shall prioritize the use of existing resources and historical symbols to avoid the "ripple effect" of expenses associated with the state-level redesign, ensuring taxpayer dollars remain focused on essential local services.

AFFIRMATION OF LOCAL CONTROL: The City of Ramsey stands in opposition to any state-level mandates or financial penalties aimed at forcing the adoption of the new state flag,

asserting that such decisions belong to the local community and its elected representatives.

REPRESENTATION: This resolution serves as a formal declaration that symbols of our shared heritage should be preserved until such a time as the broader public is given a direct opportunity to weigh in on their replacement.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative:

Title:

Adopt Resolution #26-108 Expressing Formal Disapproval and Censure of Governor Tim Walz

Purpose/Background:

Mayor Heineman and Councilmember Olson requested this resolution be placed back on this agenda following its removal and non-action from the last meeting's agenda.

Recommendation:

Staff has no recommendation.

Outcome/Action:

Motion to adopt Resolution #26-108 expressing formal disapproval and censure of Governor Tim Walz regarding the mismanagement of State resources and oversight failure.

Attachments

Resolution #26-108

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:18 PM
Form Started By: Katie Schmidt		Started On: 05/20/2026 12:43 PM
Final Approval Date: 05/21/2026		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-108

RESOLUTION EXPRESSING FORMAL DISAPPROVAL AND CENSURE OF GOVERNOR TIM WALZ REGARDING THE MISMANAGEMENT OF STATE RESOURCES AND OVERSIGHT FAILURES

WHEREAS, the City of Ramsey relies upon the integrity of state-managed programs and the prudent stewardship of public funds to ensure the welfare of its citizens; and

WHEREAS, recent audits and investigations, including reports from the Office of the Legislative Auditor (OLA), have identified significant failures in oversight regarding state-administered programs, most notably the "Feeding Our Future" fraud case involving the misappropriation of over $250 million in public funds; and

WHEREAS, the Governor, as the Chief Executive of the State of Minnesota, bears ultimate responsibility for the performance and accountability of executive branch agencies, including the Department of Education and the Department of Human Services; and

WHEREAS, the failure to implement adequate "stop-gap" measures or respond to early warnings of systemic fraud has resulted in the largest pandemic-era fraud scheme in the United States, occurring within the borders of Minnesota; and

WHEREAS, every dollar lost to fraudulent activity and administrative negligence is a dollar diverted away from local infrastructure, public safety, and Local Government Aid (LGA) that directly benefits the residents of Ramsey; and

WHEREAS, the City Council of Ramsey believes that public trust in government is eroded when there is a lack of accountability for the mismanagement of taxpayer resources at the highest levels of state leadership.

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

1) OFFICIAL CENSURE: The City Council hereby issues a formal Statement of Censure against Governor Tim Walz for the lack of executive oversight and the resulting misappropriation of state resources.

2) DEMAND FOR ACCOUNTABILITY: The City Council calls upon the Minnesota State Legislature to exercise its full oversight authority to ensure those responsible for these administrative failures are held accountable and that such misappropriation never occurs again.

3) DISTRIBUTION: the City Administrator is hereby directed to forward a certified copy of this resolution to the Office of the Governor, the Speaker of the Minnesota House of Representatives, the Majority Leader of the Minnesota Senate and our locally elected State Representative and Senator.

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 26th day of May, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 05/26/2026

Primary Strategic Plan Initiative: Not Applicable

Title:

Adopting Resolution #26-111 Authorizing Staff to Explore City's Ability to File Claim Against Governor Walz and Other State Leaders

Purpose/Background:

Mayor Heineman and Councilmember Olson requested this resolution be placed back on this agenda following its removal and non-action from the last meeting's agenda.

Recommendation:

Staff holds no recommendation.

Outcome/Action:

Motion to adopt resolution #26-111 authorizing city staff to explore the City's ability to file a legal claim against Governor Tim Walz and other State leaders for a failure to faithfully execute Minnesota State Law and nonfeasance related to the management of taxpayer money.

Attachments

Resolution #26-111b

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	05/21/2026 12:18 PM
Form Started By: Katie Schmidt		Started On: 05/20/2026 12:44 PM
Final Approval Date: 05/21/2026		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-111

RESOLUTION AUTHORIZING CITY STAFF TO EXPLORE THE CITY'S ABILITY TO FILE A LEGAL CLAIM AGAINST GOVERNOR TIM WALZ AND OTHER STATE LEADERS FOR A FAILURE TO FAITHFULLY EXECUTE MINNESOTA STATE LAW AND NONFEASANCE RELATED TO THE MANAGAMENT OF TAXPAYER MONEY

WHEREAS, the City of Ramsey ("City"), like all other municipalities in the State of Minnesota ("State") obtains a portion of its budget through financial support from the State through Local Government Aid ("LGA"), Municipal State-Aid Street funds ("MSAS"), State-shared taxes, legislative bonding, and grants from State agencies such as DEED, MPCA, and MNDOT (collectively "State Financial Contribution"); and

WHEREAS, the City depends on the State Financial Contribution to ensure it can provide adequate services for the community, including but not limited to safe roadways, trails, and sidewalks, economic development, clean water, affordable housing, and public safety; and

WHEREAS, Federal prosecutors and investigators estimate that fraud in multiple State programs may exceed $9 billion, with just one fraud case—Feeding Our Future, involving over $250 million of stolen taxpayer money meant to feed children; and

WHEREAS, due to a failure by the State to stop or even investigate the "staggering, industrial-scale fraud," Federal investigations have been launched into the State's Medicaid and social services programs, childcare centers, NUWAY addition centers, sober homes, and fraudulent frontline worker payments; and

WHEREAS, to date almost no money stolen in any of the fraud schemes has been recovered and pursuant to Federal prosecutors, the stolen money is unrecoverable because it has been moved overseas; and

WHEREAS, an interim report from the House Oversight Committee in March 2026 states that Governor Walz and Attorney General Keith Ellison were aware of credible fraud concerns as early as 2019; and

WHEREAS, to date, over thirty whistleblowers have come forward with information about the rampant fraud and the Governor's refusal to respond; many of these whistleblowers were State employees, and claim they were ignored, retaliated against, even surveilled when they raised concerns; and

WHEREAS, the Governor lied to the residents of the State when he claimed that a Court instructed State officials to continue payments to Feeding Our Future, instead the Minnesota Department of Education voluntarily continued payments despite identifying serious program deficiencies and no court order requiring payments to resume; and

WHEREAS, pursuant to Article 5, Section 3, of the Minnesota State Constitution, Governor Tim Walz is required to "take care that the laws be faithfully executed." This has been recognized as the Governor's most significant responsibility as the Minnesota Supreme Court stated: "the position of the President under the federal Constitution in respect to his duty to execute the laws of Congress is precisely that of the Governor under our state Constitution in respect to the laws enacted by our Legislature"; and

WHEREAS, the Governor's repeated, intentional failures to faithfully execute all state laws constitute nonfeasance, a breach of his duties and official misconduct and has caused a dramatic loss in available funding to the City for urgent, necessary, and legitimate public needs and purposes; and

WHEREAS, not only have the City and City residents been damaged and harmed by the Governor's repeated, intentional failures, but all communities in the State have been harmed by the Governor's nonfeasance; hardworking taxpayer money was stolen and continued to be stolen because even after the Governor was made aware it was happening, he did nothing to stop it.

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

1) The City Administrator and City Attorney are directed to further investigate the claims that the City may have against Governor Tim Walz, Attorney General Keith Ellison, and/or the State of Minnesota related to the damage caused to the City due to their breach of duties, official misconduct, and nonfeasance related to the mismanagement of taxpayer money.

2) The City Administrator and City Attorney are directed to investigate the legal means to file claims against Governor Tim Walz, Attorney General Keith Ellison, and/or the State of Minnesota separately or in conjunction with other municipalities of the State of Minnesota.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of May, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 05/26/2026

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.

HF4426/SF4646 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 $2.9 million in funding for a Tier 1 and 2 EIS. Both bills have received hearings and will be considered as part of a larger omnibus bill.
- Additionally, the City has submitted a request to federal lawmakers through the congressionally directed spending applications. We received notice that Senator Klobuchar and Smith have included our request of $2 million on their list of projects. This does not mean we have officially been awarded the funds yet.
- **The City was awarded $2.9 million through the bonding bill. This awarded amount will mean that Ramsey, along with multiple partnering agencies will begin further consideration and design work for a future river crossing and connection between Hwy 10 and I-94/Hwy 610.**

Expansion of Metro Mobility Service Area

- Language is being drafted for introduction to expand service area to Ramsey.
- **No action occurred.**

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.
- **State legislation passed to ban virtual currency kiosks.**

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.
- **Different efforts were made on this topic, however, no action was taken.**

Election Law Updates

- **A number of law changes occurred, however some more notable ones included increased privacy for candidates and donors, canvassing results deadline extension and an option for the absentee voting timeframe to be either 46 days or 18 days.**

Group Home Regulations

- **Group home regulations have experienced numerous changes over the last few legislative sessions.**

This session included some changes that were mutually agreed to between advocacy groups and a coalition of cities. Regulations on the licensing and notification requirements to cities occurred. Some provisions supported by cities that would have impacted the location of these style of homes did not make it into law.

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

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	04/23/2026 04:23 PM
Brian Hagen	Brian Hagen	05/07/2026 04:11 PM
Brian Hagen	Brian Hagen	05/21/2026 12:37 PM
Form Started By: Brian Hagen		Started On: 04/23/2026 04:18 PM
Final Approval Date: 05/21/2026		