

City of Ramsey
Agenda
Regular City Council
Tuesday, September 8, 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. Presentation Proclaiming September 17–23, 2026 as Constitution Week
2. Anoka County Sheriff's Office Drone Assisted Response and Automated License Plate Reader Pilot Project

4. Citizen Input

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

5. Consent Agenda

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

1. Receive Cash and Investments for Period Ending August 31, 2026
2. Note the following Boards, Commissions and Meeting Minutes:

Planning Commission — July 23, 2026.

Environmental Policy Board — June 15, 2026 — No Meeting.

Economic Development Authority — June 11, 2026

Park and Rec Commission — June 11, 2026 — No Meeting.

Public Works — June 16, 2026 — No Meeting.

3. Approve the Following Meeting Minutes:
 1. City Council Work Session dated August 25, 2026
 2. City Council Regular Session dated August 25, 2026
4. Approve Business License Applications
5. Approve Five-Year Agreement with Axon for Police Body-Worn and Fleet Camera Systems
6. Authorize the Advance Purchase of Fire Vehicle Tablets
7. Adopt Resolution #26-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2026 through September 2, 2026.
8. Adopt Resolution #26-196 Approving Partial Payment No. 6 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement.
9. Adopt Resolution #26-201 Awarding Construction Staking Contract for 2026 MSA Overlay Improvements, Improvement Project #26-02
10. Adopt Resolution #26-202 Approving Local Affordable Housing Aid Loan (LAHA) to Elevate Hope House
11. Adopt Resolution #26-204 Approving the Final Plat of North Brook Meadows
12. Adopt Resolution #26-206 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services
13. Adopt Resolution #26-207 Approving Purchase Agreement for Sale of Tract A, Registered Land Survey No. 249 to 6781 Properties, LLC
14. Adopt Resolution #26-208 Declaring Development Agreement Satisfied and Authorizing Release from Property — Amsterdam Extension Second Addition (8227, 8297, and 8367 Bunker Lake Boulevard NW)
15. Adopt Resolution #26-211 Approving the Final Plat of COR Seven
6. **Public Hearing**
7. **Council Business**

1. "Rum River Retreat" — Preliminary Plat and Variance Request for 17400 and 17650 Erkium Street NW (Project No. 26-106); Case of Sundance Woods, LLC
2. Adopt Resolution #26-186 — Approving a Conditional Use Permit for a Restaurant with a Drive-Thru at 14340 Ramsey Blvd. NW (Scooter's Coffee).
8. **Mayor/Council/Staff Input**
9. **Adjournment**

CC Regular Session

Meeting Date: 09/08/2026

Primary Strategic Plan Initiative: Not Applicable

Title:

Presentation Proclaiming September 17–23, 2026 as Constitution Week

Purpose/Background:

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

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

The proclamation is attached.

Attachments

Proclamation

Form Review

Inbox

Brian Hagen

Form Started By: Katie Schmidt

Final Approval Date: 09/03/2026

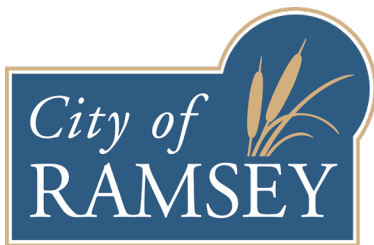
Reviewed By

Brian Hagen

Date

09/03/2026 12:57 PM

Started On: 08/27/2026 09:11 AM



**CITY OF RAMSEY PROCLAMATION
SEPTEMBER 17 – 23, 2026 IS
PROCLAIMED
AS CONSTITUTION WEEK**

WHEREAS, September 17, 2026, marks the two hundred thirty-ninth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

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

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

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

- 1) That the City Council of the City of Ramsey hereby proclaims the week of September 17 through 23, 2026, as **CONSTITUTION WEEK**.
- 2) That the City Council of the City of Ramsey asks its citizens to reaffirm the ideals of the Framers of the Constitution by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Whereupon said proclamation was declared by the Ramsey City Council this, the 8th day of September, 2026.



Mayor

ATTEST:



City Clerk

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.**Title:**

Anoka County Sheriff's Office Drone Assisted Response and Automated License Plate Reader Pilot Project

Purpose/Background:

Anoka County Sheriff Brad Wise will provide an overview of the collaborative Anoka County Drone-Assisted Response and Automated License Plate Reader pilot program, including the pilot's purpose, how public safety agencies will use the technology, and the anticipated benefits to public safety.

Ramsey Police Chief Brad Bluml will also be present to provide information and statistics regarding the Ramsey Police Department's current use of Automated License Plate Reader technology, including examples of how the technology has assisted investigations, helped residents, and enhanced public safety, and to answer questions from the City Council.

Time Frame/Observations/Alternatives:

Additional information regarding the Ramsey Police Department's use of camera and ALPR technology, including policies and frequently asked questions, is available on the Police Department's website. Ramsey PD also maintains a public ALPR transparency portal that provides information regarding the Department's current ALPR program.

Ramsey Police Department – Cameras and ALPR Information:

<https://www.cityoframseymn.gov/emergency-services-safety/police-services/cameras-state-polices-partners-surplus/#FlockCameras>

Ramsey Police Department – ALPR Transparency Portal:

<https://transparency.flocksafety.com/Ramsey-mn-pd>

Recommendation:

Staff recommends that the City Council receive the presentation and ask questions as appropriate.

Outcome/Action:

No formal action is requested. This item is for information and discussion.

Attachments

Ramsey Police Policy 413 Automated License Plate Readers

Form Review**Inbox**

Brian Hagen

Form Started By: Brad Bluml

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 12:57 PM

Started On: 08/31/2026 05:22 PM

413	RAMSEY POLICE POLICY ALPR AUTOMATED LICENSE PLATE READERS	
Adoption Date: 02/25/2025		Revised Date: 03/24/2025

413.01 PURPOSE AND SCOPE

The purpose of this policy is to provide guidance for the capture, storage, and use of digital data obtained through the use of the Automated License Plate Reader (ALPR) technology (Minn. Stat. § 626.8472).

413.02 ADMINISTRATION

The ALPR technology, also known as, License Plate Recognition (LPR), allows for the automated detection of license plates. It is used by the Ramsey Police Department to convert data associated with vehicle license plates for official law enforcement purposes, including identifying stolen or wanted vehicles, stolen license plates, and missing persons. It may also be used to gather information related to active warrants, homeland security, electronic surveillance, suspect interdiction, and stolen property recovery.

All installation and maintenance of ALPR equipment, as well as ALPR data retention and access, shall be managed by the Patrol Captain. The Patrol Captain will assign members under his/her command to administer the day-to-day operation of the ALPR equipment and data.

413.03 OPERATIONS

Use of an ALPR is restricted to the purposes outlined below. Department members shall not use, or allow others to use, the equipment or database records for any unauthorized purpose.

- An ALPR shall only be used for official law enforcement business.
- An ALPR may be used in conjunction with any routine patrol operation or criminal investigation. Reasonable suspicion or probable cause is not necessary before using an ALPR.
- While an ALPR may be used to canvass license plates around any crime scene, particular consideration should be given to using ALPR-equipped cars to canvass around homicides, shootings, and other major incidents.
- No member of this department shall operate an ALPR equipment or access ALPR data without first completing department approved training.
- No ALPR operator may access confidential department, state, or federal data unless authorized to do so.
- If practicable, the officer should verify an ALPR response through the Minnesota Justice Information Services (MNJIS) and National Law Enforcement Telecommunications System (NLETS) databases before taking enforcement action that is based solely upon an ALPR alert.

RESTRICTIONS, NOTIFICATIONS, AND AUDITS

The Ramsey Police Department will observe the following guidelines regarding ALPR use (Minn. Stat. § 13.824):

- Data collected by an ALPR will be limited to:
 - License plate numbers.
 - Date, time, and location of data captured.
 - Pictures of license plates, vehicles, and areas surrounding the vehicle captured.
- ALPR data may only be matched with the Minnesota license plate data file, unless additional sources are needed for an active criminal investigation.
- ALPRs shall not be used to monitor or track an individual unless done so under a search warrant or because of exigent circumstances.
- The Bureau of Criminal Apprehension (BCA) shall be notified within 10 days of any installation or use and of any fixed location of an ALPR.

413.04 DATA COLLECTION AND RETENTION

The Chief of Police, or his designee, is responsible for ensuring systems and processes are in place for the proper collection and retention of ALPR data. Data will be transferred from vehicles to the designated storage space in accordance with department procedures.

ALPR data received from another agency shall be maintained securely and released in the same manner as ALPR data collected by this department (Minn. Stat. § 13.824).

ALPR data not related to an active criminal investigation must be destroyed no later than 60 days from the date of collection with the following exceptions (Minn. Stat. § 13.824):

- Exculpatory evidence: Data must be retained until a criminal matter is resolved if a written request is made from a person who is the subject of a criminal investigation asserting that ALPR data may be used as exculpatory evidence.
- Address Confidentiality Program: Data related to a participant of the Address Confidentiality Program must be destroyed upon the written request of the participant. ALPR data already collected at the time of the request shall be destroyed and future related ALPR data must be destroyed at the time of collection. Destruction can be deferred if it relates to an active criminal investigation.

All other ALPR data should be retained in accordance with the established records retention schedule. If the ALPR enabled camera is through vendor software, the data retention schedule is set by the vendor and verified to be in compliance with State Statute.

LOG OF USE

A public log of ALPR use will be maintained that includes (Minn. Stat. § 13.824):

- Specific times of day that the ALPR collected data.

- The aggregate number of vehicles or license plates on which data are collected for each period of active use and a list of all state and federal public databases with which the data were compared.
- For each period of active use, the number of vehicles or license plates related to:
 - A vehicle or license plate that has been stolen.
 - A warrant for the arrest of the owner of the vehicle.
 - An owner with a suspended or revoked driver's license or similar category.
 - Active investigative data.
- For an ALPR at a stationary or fixed location, the location at which the ALPR actively collected data and is installed and used.

A publicly accessible list of the current and previous locations, including dates that those locations, or any fixed ALPR or other surveillance devices with ALPR capabilities shall be maintained. The list may be kept from the public if the data is security information as provided in Minn. Stat. § 13.37, Subd. 2.

ACCOUNTABILITY

All saved data will be closely safeguarded and protected by both procedural and technological means. The Ramsey Police Department will observe the following safeguards regarding access to and use of stored data (Minn. Stat. § 13.824 & Minn. Stat. § 13.05):

- All ALPR data downloaded to the mobile workstation and in storage shall be accessible only through a login/password-protected system capable of documenting all access of information by name, date, and time.
- Members approved to access ALPR data under these guidelines are permitted to access the data for legitimate law enforcement purposes only, such as when the data relate to a specific criminal investigation or department related civil or administrative action.
- Biennial audits and reports shall be completed pursuant to Minn. Stat. § 13.824, Subd. 6.
- Breaches if personal data are addressed as set forth in the Protected Information Policy (Minn. Stat. § 13.055).
- All queries and responses, and all actions, in which data are entered, updated, accessed, shared, or disseminated, must be recorded in a data audit trail.
- Any member who violates Minn. Stat. § 13.09 through the unauthorized acquisition or use of ALPR data will face discipline and possible criminal prosecution (Minn. Stat. § 626.8472).

RELEASING ALPR DATA

The ALPR data may be shared only with other law enforcement or prosecutorial agencies for official law enforcement purposes or as otherwise permitted by law, using the following procedures (Minn. Stat. § 13.824):

- The agency makes a written request for the ALPR data that includes:
 - The name of the agency.
 - The name of the person requesting.
 - The intended purpose of obtaining the information.
 - A record of the factual basis for the access and any associated case number, complaint, or incident that is the basis for access.

- A statement that the request is authorized by the head of the requesting law enforcement agency or his/her designee.
- The request is reviewed by the Chief of Police or the authorized designee and approved before the request is fulfilled.
 - A release must be based on a reasonable suspicion that the data is pertinent to an active criminal investigation.
- The approved request is retained on file.

Requests for ALPR data by non-law enforcement or non-prosecutorial agencies will be processed as provided in the Data Practices policy.

CC Regular Session

Meeting Date: 09/08/2026

Primary Strategic Plan Initiative:

Title:

Receive Cash and Investments for Period Ending August 31, 2026

Purpose/Background:

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

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

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

Cash & Investments for Period Ending August 31, 2026

Form Review

Inbox

Brian Hagen

Form Started By: Diana Lund

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 01:02 PM

Started On: 09/01/2026 07:42 AM

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

	August-26 CURRENT MONTH	2026 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	\$ 74,870,423.97	\$ 79,966,707.36
CASH INFLOWS:		
Daily Deposit	2,826,027.30	10,786,363.06
Tax Settlements	-	14,265,135.82
U/B Receipts	644,642.85	1,622,186.03
Credit Cards (Includes Utility Billing)	1,770,180.57	5,547,848.20
Interest Earnings [Net of Interest Paid on Investments]	178,395.90	1,259,380.32
TOTAL CASH INFLOW	\$ 5,419,246.62	\$ 33,480,913.43
TOTAL CASH AVAILABLE	\$ 80,289,670.59	\$ 113,447,620.79
CASH OUTFLOWS:		
Prepaid Checks	1,904,061.91	13,615,825.69
Bills Lists	712,960.14	7,827,840.38
Pay Estimates	1,890,275.54	10,603,178.66
Credit Cards	5,670.23	63,750.59
Payroll - Net	678,876.92	5,658,752.33
Flex Reimbursement	-	-
Void Checks/Dormant Checks Paid	(2,188.00)	(13,515.50)
Debt Service	-	587,604.38
Miscellaneous [Bank Charges; etc.]	324.00	4,494.41
TOTAL CASH OUTFLOW	\$ 5,189,980.74	\$ 38,347,930.94
POOLED CASH AND TEMPORARY INVESTMENTS		
ENDING BALANCE	\$ 75,099,689.85	\$ 75,099,689.85
MEMO - NET 2026 CASH INFLOW (OUTFLOW)	229,265.88	(4,867,017.51)
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	\$ 75,852,750.48	76,529,578.51
Purchases	1,000,000.00	29,817,105.38
Maturities/Sales	(6,447,417.72)	(35,941,351.13)
ENDING BALANCE	\$ 70,405,332.76	\$ 70,405,332.76

2026 CASH AND INVESTMENT ACTIVITY

CITY	STATED					PRIN			BV
INVEST #	MAT		SECURITY			BAL	PURCH	SOLD/	PRIN
	DATE	BROKER	DESCRIP	FDIC #	CUSIP	1/1/2026	2026	MATURE	BAL
								2026	12/31/2026
260130A	8/3/2026	4M	4M TERM SERIES			-	4,000,000.00	4,000,000.00	0.00
260130B	1/27/2027	4M	4M TERM SERIES				6,000,000.00	0.00	6,000,000.00
260521	5/21/2027	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
260710A due 7	5/21/2027	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
260710B due 5	5/21/2027	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
260807	5/4/2027	4M	4M TERM SERIES				1,000,000.00	0.00	1,000,000.00
250731	1/29/2026	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
250626A	1/26/2026	4M	4M TERM SERIES			6,000,000.00		6,000,000.00	0.00
250626B	6/24/2026	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
251212A	5/20/2026	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
251212B	9/16/2026	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
251212C	1/13/2027	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
									27,000,000.00
250221	2/22/2027	Northland	CD-NEIGHBOR FCU		64017aABP8	245,000.00		0.00	245,000.00
250304A	6/1/2026	Northland	DUBUQUE IA TAX		263868-LW-9	190,000.00		190,000.00	0.00
250304B	6/1/2027	Northland	DUBUQUE IA TAX		263868-LX-7	295,000.00		0.00	295,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		200,000.00	0.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	150,000.00		0.00	150,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		6215S3-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-6Q-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									4,715,000.00
250212A	2/12/2027	UBS	CD-MORGAN STANI	32992	61690DP44	245,000.00		0.00	245,000.00
250212B	2/12/2027	UBS	CD-MORGAN STANI	34221	61776NLH4	245,000.00		0.00	245,000.00
250218	2/18/2027	UBS	CD-MERRICK BANK	34519	59013K4M5	245,000.00		0.00	245,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		320,000.00	0.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		105,000.00	0.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		245,000.00	0.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		500,000.00	0.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		300,000.00	0.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		750,000.00	0.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		300,000.00	0.00
191115A	7/1/2026	UBS	LEXINGTON FAYETTE URBAN COUNTY		52909MDR2	470,000.00		470,000.00	0.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HJ7	500,000.00		500,000.00	0.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		796720NA47	500,000.00		500,000.00	0.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FG0	1,675,000.00		0.00	1,675,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJ0	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		161285SD4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00

2026 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN	PURCH 2026	SOLD/ MATURE	BV PRIN
						BAL 1/1/2026		2026	BAL 12/31/2026
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EG03	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
260630		UBS	UBS TREASURY FUND (FORMERLY PRIME)			0.00	4,093,435.23	0.00	4,093,435.23
260731		UBS	UBS TREASURY FUND (FORMERLY PRIME)			0.00	2,723,670.15	1,626,772.62	1,096,897.53
250131		UBS	UBS TREASURY FUND (FORMERLY PRIME)			47,573.90		47,573.90	0.00
250731a		UBS	UBS TREASURY FUND (FORMERLY PRIME)			1,186,951.96		1,186,951.96	0.00
250630		UBS	UBS TREASURY FUND (FORMERLY PRIME)			1,596,228.67		1,596,228.67	0.00
251231		UBS	UBS TREASURY FUND (FORMERLY PRIME)			5,103,823.98		5,103,823.98	0.00
									38,690,332.76
TOTAL INVESTMENTS						76,529,578.51	29,817,105.38	35,941,351.13	70,405,332.76
Unamortized Premiums						1,759,475.03			1,759,475.03
Unamortized Discounts						(4,343,552.11)			(4,343,552.11)
BMO						2,263,102.50	46,337,823.83	44,702,188.48	3,898,737.85
Money Market Accounts						3,758,103.43	22,621,592.89	23,000,000.00	3,379,696.32
Net Cash and Investments						79,966,707.36	98,776,522.10	103,643,539.61	75,099,689.85

CC Regular Session

Meeting Date: 09/08/2026

Primary Strategic Plan Initiative: Not Applicable

Title:

Note the following Boards, Commissions and Meeting Minutes:

Planning Commission — July 23, 2026.
Environmental Policy Board — June 15, 2026 — No Meeting.
Economic Development Authority — June 11, 2026
Park and Rec Commission — June 11, 2026 — No Meeting.
Public Works — June 16, 2026 — No Meeting.

Purpose/Background:

Approve the Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC July 2026 Minutes
EDA Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	09/03/2026 10:39 AM
Brian Hagen	Brian Hagen	09/03/2026 01:02 PM
Form Started By: Kalia Lor		Started On: 09/01/2026 12:50 PM
Final Approval Date: 09/03/2026		

City of Ramsey
Agenda
Regular Planning Commission
Thursday, July 23, 2026

6:30 pm

City Hall Council Chamber, 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. **Pledge of Allegiance**
3. **Citizen Input**
4. **Approve Agenda**
5. **Consent Agenda**
 1. Approve the Planning Commission Meeting Minutes for June 25, 2026.
6. **Public Hearing**
 1. Wildlife Research - 14485 Azurite St. NW - Conditional Use Permits for Outdoor Storage and Multiple Principal Structures on One Lot.
 2. PUBLIC HEARING: Consider Ordinance #26-11 Amending Chapters 30 (Nuisances) and 106 (Zoning Code) of City Code Related to Managed Natural Landscapes
 3. PUBLIC HEARING: Consider an Amendment to Chapter 106 (Zoning Code) and the COR Framework Pertaining to Principal Uses, Streetscaping, and Bulk Standards in the COR Zoning Districts
7. **Commission Business**
8. **Commission/Staff Input**
9. **Adjournment**

Regular Planning Commission

Meeting Date: 07/23/2026

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

Information

Title:

Approve the Planning Commission Meeting Minutes for June 25, 2026.

Purpose/Background:

The purpose of this case is to approve the Planning Commission Meeting Minutes for June 25, 2026.

Recommendation:

Staff recommends approving the minutes.

Outcome/Action:

Motion to approve the minutes for June 25, 2026.

Attachments

PC June 2026 Minutes

Form Review

Inbox

Brian Hagen

Form Started By: Kalia Lor

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:36 AM

Started On: 07/06/2026 08:29 AM

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, June 25, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Cheri Gengler
 Commissioner Michael Allshouse
 Commissioner Randy Bauer
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Layee Sanoe

Members Absent: Commissioner Bradley Cochrane

Also Present: Planning Manager Todd Larson
 City Council Liaison Eric Peters

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Chairperson Gengler led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Allshouse, Bauer, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

5. CONSENT AGENDA

5.01: Approve the May 28, 2026, Planning Commission Meeting Minutes

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Lubarski, Allshouse, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Code Amendment Pertaining to Outdoor Storage Performance Standards in the I-1 Zoning District

Public Hearing

Chairperson Gengler called the public hearing to order at 6:31 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Code Amendment as presented.

Commissioner Musgrove asked for more information on the difference in size of the nonconforming area.

Planning Manager Larson replied that the business would like to increase the nonconforming area by 20 percent.

Commissioner Musgrove asked whether the nonconforming area could be moved without changing its nonconforming status. She asked whether there are guidelines on how much the nonconformity can change without losing its status.

Planning Manager Larson explained that the nonconformity can change the area it is located in, but cannot increase.

Commissioner Musgrove stated that with this change to four acres, it would seem to provide more options to the business while also providing the same benefit to other properties.

Planning Manager Larson explained that this change would make the nonconformity legal, allowing the businesses to do what they would like within the parameters of City Code.

Commissioner Musgrove asked if there would be a benefit to reduce the requirement to a lesser requirement, such as one-acre, or no threshold.

Planning Manager Larson stated that there are quite a few small industrial properties that are not allowed any outdoor storage, but if that size were reduced or eliminated, they would be allowed to have outdoor storage.

Commissioner Musgrove stated that she would be in favor of the decision that works best for businesses in the city.

Chair Gengler referenced the B-3 district and asked for more information on why the restrictions for location and minimum lot size are different for different zoning districts.

Planning Manager Larson explained that the B districts are retail-focused, while the I districts are industrial. He explained that garden centers are in B-3 and often have displays in the front.

Commissioner Bauer stated that, currently, Wildlife Research is nonconforming and asked if there are other nonconforming businesses in the same district. He asked the size of those lots.

Planning Manager Larson commented that there are several nonconforming properties, some one-acre in size. He commented that some businesses do a good job keeping their outdoor storage tidy, while others do not. He recognized that a lot of this comes down to aesthetics, as many businesses want to keep their property looking good and do not want to see other businesses impacting their investment.

Commissioner Bauer asked if the nuisance ordinance could be used for the enforcement of the lots that do not have tidy outdoor storage.

Planning Manager Larson commented that would depend, as some of those businesses are very old, and therefore, if they continue to operate as previously allowed, enforcement would not be available.

Chair Gengler asked if a Conditional Use Permit could be used for smaller lots to ensure the proper conditions are being met.

Planning Manager Larson confirmed that tool is already used for that purpose.

Chair Gengler believed that would be an appropriate tool, especially if they consider allowing outdoor storage on smaller lots.

Citizen Input

No comments.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Lubarski, Allshouse, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

Chairperson Gengler closed the public hearing at 6:46 p.m.

Commission Business

Councilmember Peters asked whether the oddly shaped property below the parcels being discussed is vacant or owned by the property to the south.

Planning Manager Larson replied that is owned by the property to the south.

Commissioner Musgrove referenced other zoning districts without minimum size requirements or a minimum of one acre, noting that she would seem to support a one-acre minimum. She asked if there would be any input from staff on whether that would be advisable.

Planning Manager Larson stated that staff do not have strong feelings one way or another. He provided additional input on the different types of businesses found in each district.

Commissioner Musgrove asked if a one-acre minimum would help City staff with the ability to enforce the Code.

Planning Manager Larson agreed that it would make things easier. He stated that they do not have too many requests from small businesses asking for outdoor storage. He stated that the proposal to reduce from five acres to four acres was to accommodate this situation being discussed.

Commissioner Musgrove wondered if it would be better to look more holistically and make a change that would be of greater impact to prevent this situation, where a business would need to request that the minimum size be reduced again.

Commissioner Allshouse stated that he would be concerned that there could potentially be a lot of businesses that could have storage units outside of their businesses if the lot size is reduced to one acre. He believed that four acres would provide more control.

Commissioner Musgrove commented that other parameters would guide that, and a business would still need to go through the review process for a Conditional Use Permit. She stated that, for the most part, businesses also want their property to look good.

Chair Gengler asked the average size of lots within the I-1 district.

Planning Manager Larson replied that lot sizes vary within that district, although the typical lot size is within the two to three acre range, while there are some one-acre in size or less, and some that are much larger.

Commissioner Bauer stated that he would support reducing it to one acre with a condition that includes maintaining a sightly appearance to ensure it does not become an allowance for a junk pile.

Commissioner Musgrove agreed.

Motion by Commissioner Bauer, seconded by Commissioner Musgrove, to recommend that City Council adopt Ordinance #26-12, Amending Chapter 106 Pertaining to Outdoor Storage, changing the five-acre requirement to one-acre.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Bauer, Musgrove, Allshouse, Lubarski, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

Planning Manager Larson noted that the second part of this request will come before the Planning Commission at the next meeting, for the business to request the Conditional Use Permit, should the Council adopt the Ordinance. He noted that request would also include a second principal structure on the lot.

7. COMMISSION BUSINESS

None.

8. COMMISSION / STAFF INPUT

Planning Manager Larson highlighted items that will come before the Commission at its July and August meetings.

Commissioner Bauer asked if the ARAA project is moving ahead.

Planning Manager Larson replied that the City portion of it continues to follow that process, but ARAA is still working out the financing.

Commissioner Bauer asked if it is still on target for Kwik Trip and the splashpad to open before July 4th.

Planning Manager Larson confirmed that is still a realistic date for the splashpad. He commented that Kwik Trip plans to open once the Bunker Lake Boulevard construction is completed and noted that the business plans to hold a grand opening celebration in September, even though the business would be open before that time.

9. ADJOURNMENT

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Lubarski, Allshouse, Bauer, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Cochrane.

The regular meeting of the Planning Commission adjourned at 6:59 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission**Meeting Date:** 07/23/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Information****Title:**

Wildlife Research - 14485 Azurite St. NW - Conditional Use Permits for Outdoor Storage and Multiple Principal Structures on One Lot.

Purpose/Background:

Wildlife Research has been located at 14485 Azurite St. NW for several years. The manufacturing company has been growing and is currently out of space. They would like to expand at their location--both with an expansion of the existing building and with the construction of a detached warehouse building. The company's proposed plan includes two components that are considered conditional uses and therefore require a Conditional Use Permit (CUP) for both multiple principal structures on a parcel and outdoor storage. The building expansion, itself, is a permitted use and will be reviewed administratively (grading and drainage, landscaping, lighting, utilities, etc.).

Wildlife Research is purchasing a 1.93-acre piece of City-owned property to the east. This property will be combined with their existing property via a minor plat that was approved on July 14.

Overview

The existing 40,000 square foot building is proposed to nearly double by adding 36,000 square feet, mostly for warehouse and shipping. The existing 40-space parking lot on the west side of the site is oversized for their current needs and can accommodate any additional employees that may result from this expansion, though none are anticipated in the near-term. Stormwater is held in a regional basin across Azurite Street to the west and will be expanded by the applicant to accommodate this project. The proposed landscape plan will be reviewed by the Environmental Policy Board (EPB) on July 20.

Outdoor Storage

As noted in a previous related case, the property has a small area of outdoor storage that pre-dates the current outdoor storage regulations. Wildlife Research would like to shift and slightly expand the storage area, mainly used for material bins and containers. The current regulations require a 5-acre minimum lot area to qualify for screened accessory outdoor storage, but that exceeds what the proposed lot area would have after the replat. The Planning Commission recommended a Code Amendment to lower the threshold to one acre at its meeting on June 25. The City Council will consider the ordinance at its meetings on July 14 and 28. Should the Code Amendment be approved on July 28, then the proposed shift and expansion could be allowed. For purposes of this public hearing, please assume the amendment will be approved by Council. If the amendment does not get approved, Wildlife Research will keep the same area as they have currently, but shift to the proposed location as authorized by the City Attorney for legal non-conforming accessory uses.

The outdoor storage area will be enclosed by a chain-link fence and screened with several trees. As proposed, the outdoor storage area appears to meet the requirements set forth in the performance standards of Section 106-525.

Multiple Principal Structures on One Lot

Wildlife Research would like to construct a separate 13,500 square foot warehouse building on the east side of the property. City Code allows for *accessory* structures to accompany business structures, but the proposed warehouse building exceeds the threshold to be considered accessory by zoning (10 percent of the main building). Being large enough to be operational on its own and exceeding the accessory limit, this warehouse building will be considered another principal structure. City Code Section 106-301 states that only one principal

building shall be constructed per lot, with an exception that is considered a conditional use by Section 106-521.

The rationale behind a CUP for two or more principal buildings on a single parcel is that the review should contemplate how the buildings work together (or separately) without conflict, parking and traffic issues, and overall design. The proposed warehouse building, the addition, and the existing building all have the same pre-cast concrete panels for a coordinated architectural design. The warehouse building is accessed through the main building's southern drive lane and will share a truck court. The warehouse is not expected to provide additional dedicated employees, though six spaces will be striped near the warehouse. Additional spaces could be striped at the north end of the truck court should the warehouse ever be leased out to a different company.

The warehouse building will have direct municipal water access from a watermain along Sunfish Lake Boulevard. The sanitary sewer service, however, will be linked through the main building. Because the warehouse will not have a direct connection, it will not be able to be split off in the future without first creating a direct sanitary sewer connection to a main.

Fire Department access around the warehouse building must be kept clear. The southern access drive encroaches onto the neighboring property due to a jog in the property line. In business settings, driveways and parking lots may cross property lines, provided that written documentation is recorded against the properties outlining rights and maintenance responsibilities.

Notification:

Mailed notices were sent to property owners within 350 feet of the site. A legal notice was placed in the July 10 Anoka Union Herald Newspaper. Two "proposed development" signs were placed on the property, one fronting each street.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Recommend approval of the CUP as requested by the applicant and recommended by staff.
2. Recommend approval of the CUP with modifications.
3. Recommend denial of the CUP with specific findings.

Funding Source:

Costs associated with this project are the responsibility of the Applicant.

Recommendation:

Staff recommends approval of the Conditional Use Permit.

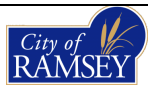
Outcome/Action:

Motion to recommend approval of a Conditional Use Permit for exterior storage and multiple principal structures on a lot at 14485 Azurite St. NW.

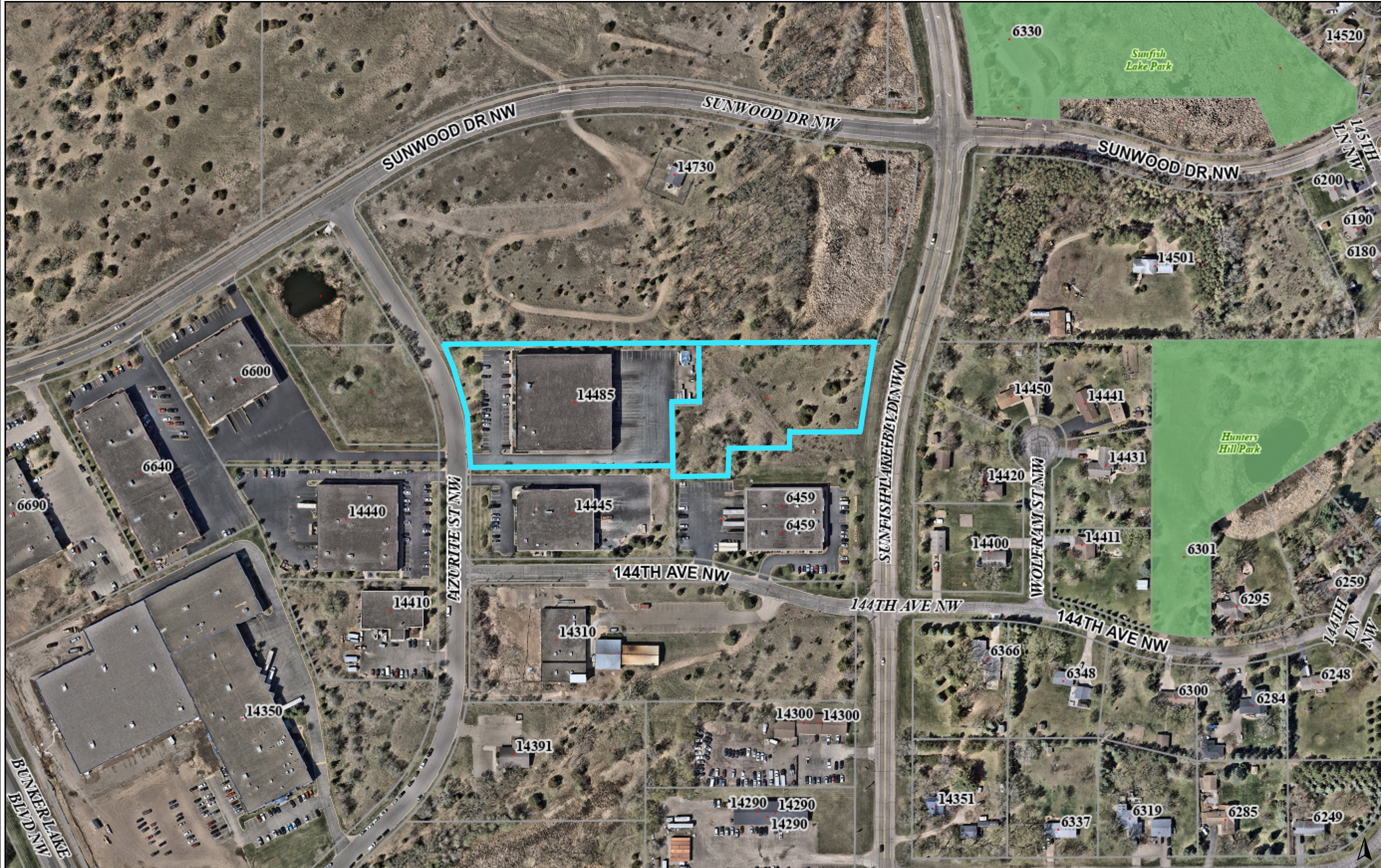
Site Location Map
Resolution #26-165 CUP
Civil Plans
Architectural Plans
Landscape Plans

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/17/2026 09:08 AM
Form Started By: Todd Larson		Started On: 07/07/2026 03:38 PM
Final Approval Date: 07/17/2026		



Wildlife Research



Address:
14485 Azurite St NW,
Ramsey MN 55303

PID#
27-32-25-41-0017

&

Unaddressed Vacant
Parcel

PID#
27-32-25-41-0025

0 500 1000
ft

Created on: 06/08/2026

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

RESOLUTION #26-165

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE AND MULTIPLE PRINCIPAL STRUCTURES ON A LOT AT 14485 AZURITE STREET NW

WHEREAS, Mr. John Grotkin of RJ Ryan Inc., on behalf of his client, LH Road LLC (Wildlife Research), has submitted an application for a Conditional Use Permit on property legally described as:

Lot 1, Block 1, Wildlife Research Addition, Anoka County, Minnesota

(the “Subject Property”)

WHEREAS, The Subject Property is guided for Business Park uses in the adopted 2040 Comprehensive Plan and zoned I-1 Light Industrial District; and

WHEREAS, The existing and proposed uses of office, manufacturing, and warehousing are permitted uses within the I-1 Zoning District; and

WHEREAS, The proposed uses of outdoor storage and a second principal structure on a parcel are considered conditional uses within the I-1 Zoning District per Sections 106-520 through 106-525; and

WHEREAS; The proposed uses are not anticipated to be detrimental to the site and to neighboring properties or adjacent roadways; and

WHEREAS; The Planning Commission reviewed the proposed uses at its meeting on July 23, 2026, and recommended _____; and

WHEREAS; The City Council reviewed the Planning Commission’s recommendation on August 11, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA: that a Conditional Use Permit for outdoor storage and multiple principal structures on a lot is hereby approved with the following conditions:

A. Outdoor Storage.

1. Outdoor storage is limited to a 50-by-82-foot paved area along the north side of the warehouse building.
2. The outdoor storage area must be enclosed by a minimum six-foot tall fence and screened from views from Sunfish Lake Boulevard by trees or a privacy fence.
3. The outdoor storage area must not be used for the accumulation of junk, trash, and debris.
4. Items stored within the outdoor storage area must not exceed the height of the fence.

B. Multiple Principal Structures on a Lot.

1. Two principal structures for manufacturing, warehousing, and office uses are approved to be constructed on the Subject Property totaling 89,500 square feet.

2. Due to sanitary sewer access of the eastern building going through the western building, the property may not be subdivided unless the eastern building is directly connected to a municipal sanitary sewer main. The two structures may be leased separately.
 3. The exterior building materials and colors must generally match for a coordinated appearance.
- C. A development agreement outlining site sureties and construction standards must be signed prior to obtaining building permits.
- D. A cross-access and maintenance agreement for the parking lot and drive aisles that cross the southern property line must be signed and recorded against the properties.

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:

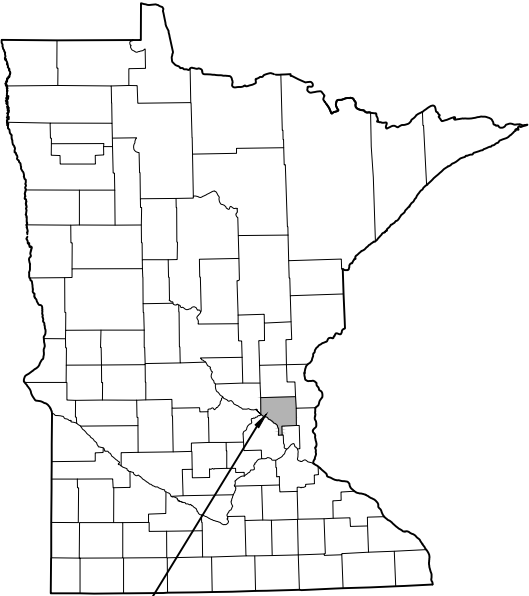
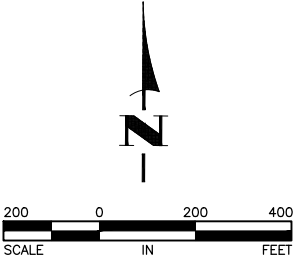
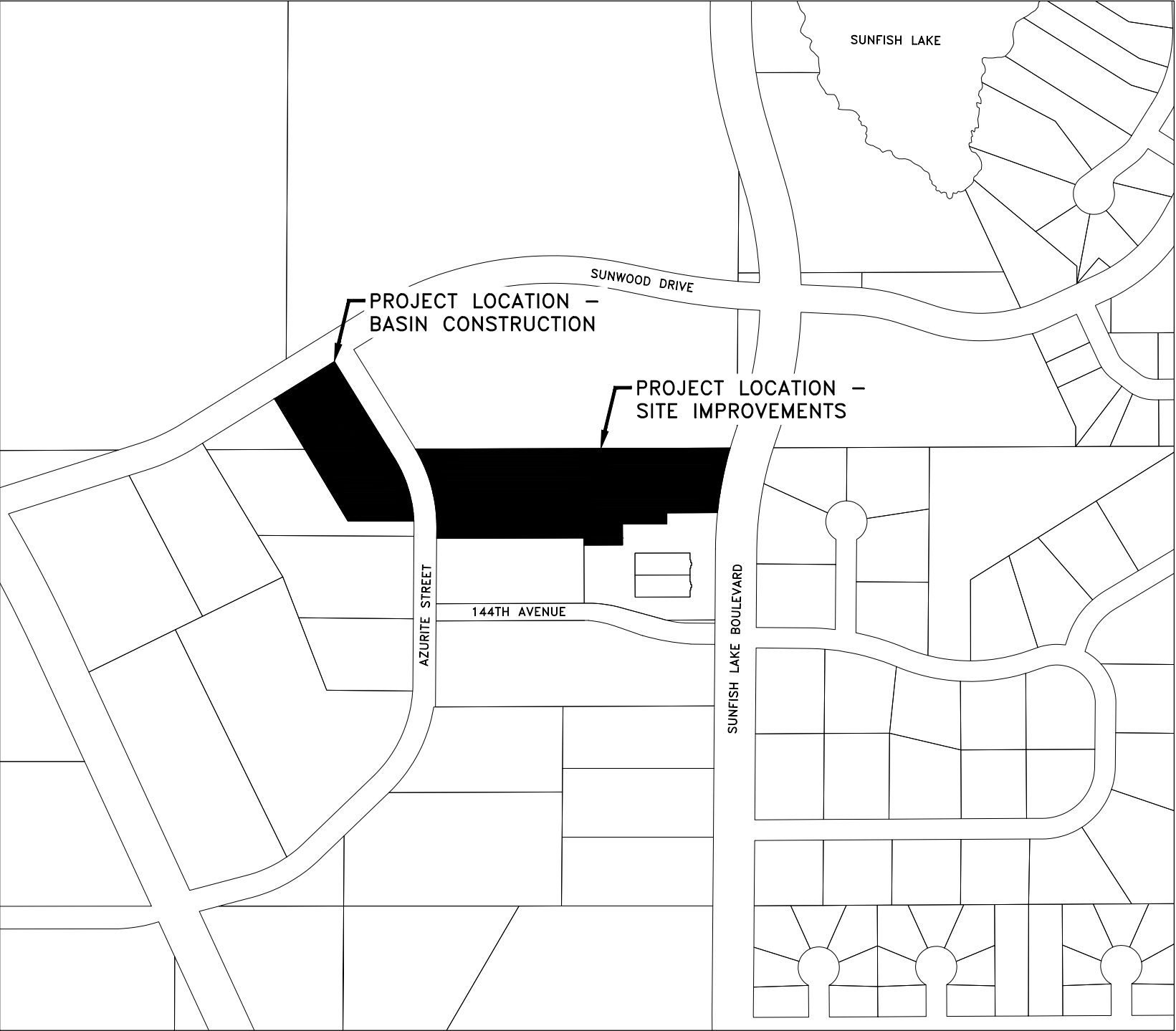
Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of July, 2026.

Mayor

ATTEST:

City Clerk

WILDLIFE RESEARCH ADDITION
SITE AND STORMWATER IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA



CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

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

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

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.

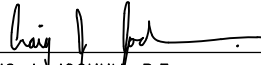
ENGINEERING DESIGN STANDARDS FOR THE CITY OF RAMSEY DATED 2/5/2024.

SHEET INDEX

THIS PLAN CONTAINS 16 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	NOTES, DETAILS AND PROJECT LEGEND
3-5	DETAILS
FOR SITE IMPROVEMENTS	
6	EXISTING CONDITIONS AND REMOVALS PLAN
7	GRADING AND EROSION CONTROL PLAN
8	UTILITY PLAN
9	PAVING PLAN
FOR BASIN CONSTRUCTION	
10	EXISTING CONDITIONS AND REMOVALS PLAN
11	GRADING AND EROSION CONTROL PLAN
12	UTILITY PLAN
13-14	STORM SEWER PLAN AND PROFILE
15-16	SWPPP

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CRAIG J. JOCHUM, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

23461 DATE 5-18-26
LIC. NO.

DATE	REVISION
6/11/26	CITY REVIEW NO.1

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

GENERAL CONSTRUCTION AND SOILS NOTES:

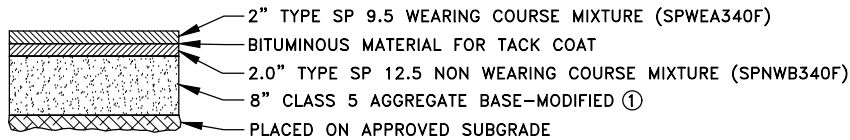
1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS 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, PREPARED BY AMERICAN ENGINEERING TESTING AND DATED FEBRUARY 23, 2026 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.

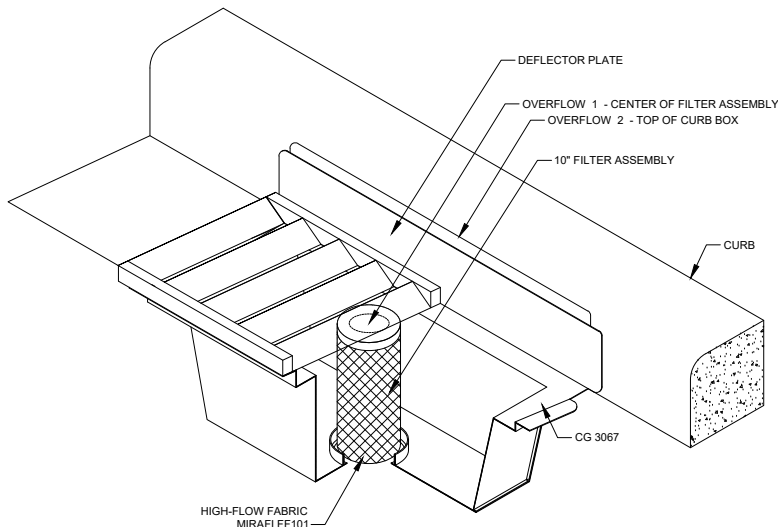
REFERENCE NOTES:

- ① SEE CITY PLATE NO. STR-26 FOR MODIFIED CLASS 5 AGGREGATE BASE SPECIFICATIONS.
- ② 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 AND RD 27 ARE SHOWN. FIELD VERIFY ALL CASTING TYPES. OTHER INLET PROTECTION DESIGNS MAY BE REQUIRED.

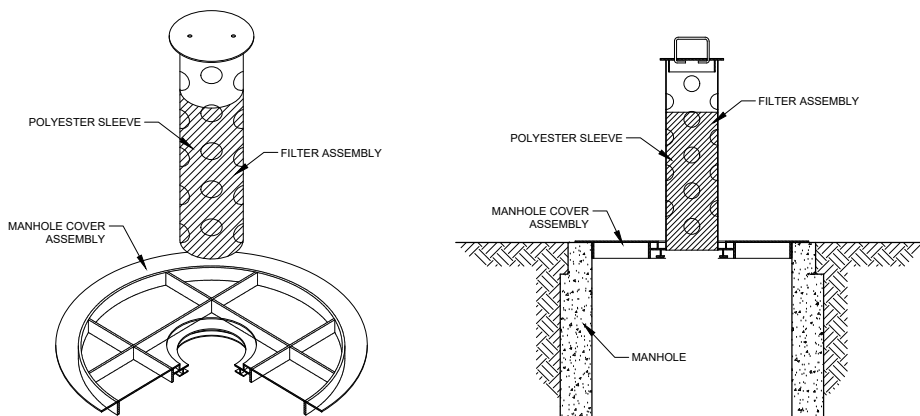


HEAVY DUTY BITUMINOUS PAVEMENT SECTION

NO SCALE

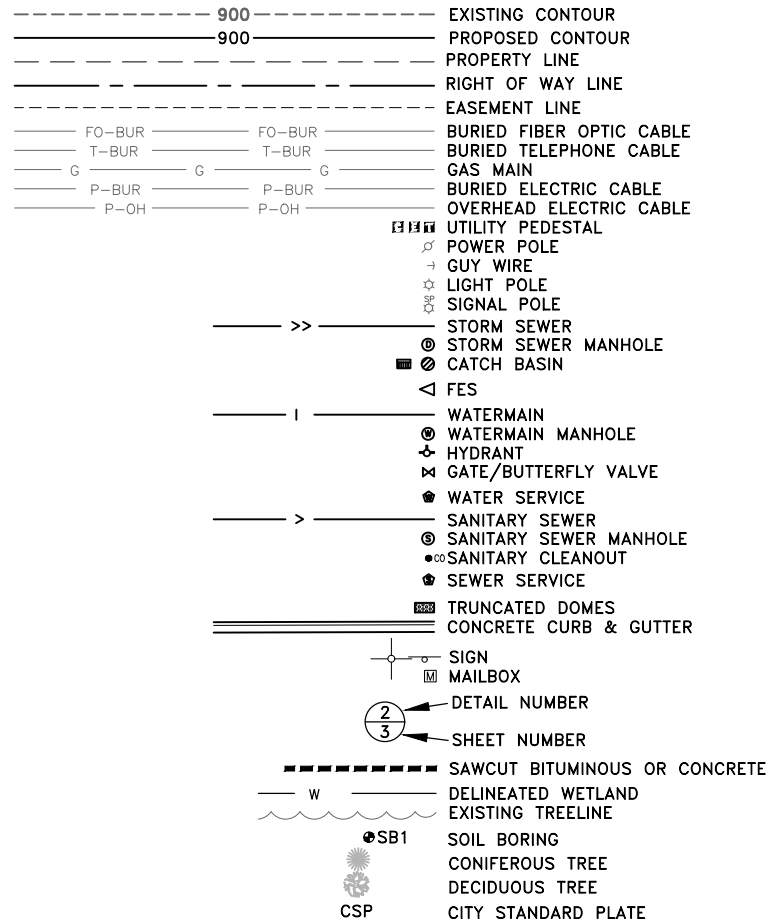


STORM DRAIN INLET PROTECTION ②



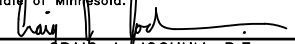
STORM DRAIN INLET PROTECTION ②

PROJECT LEGEND



DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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Date 5-18-26 CRAIG J. JOCHUM, P.E.
Lic. No. 23461

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



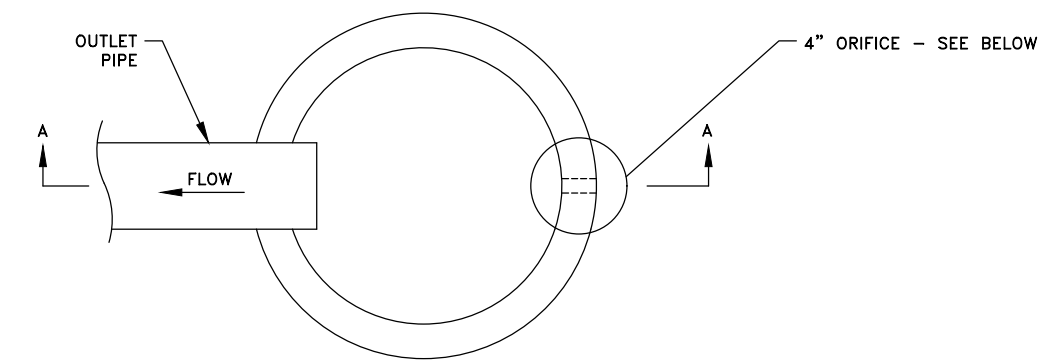
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WILDLIFE RESEARCH ADDITION

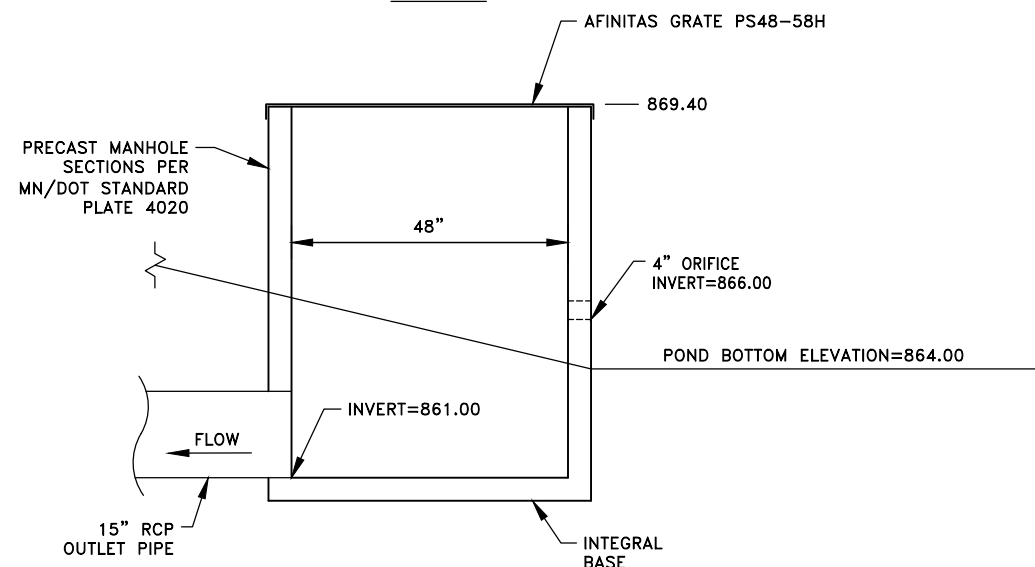
NOTES, DETAILS, AND PROJECT LEGEND

CITY OF RAMSEY, MINNESOTA

SHEET
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OF
16
SHEETS

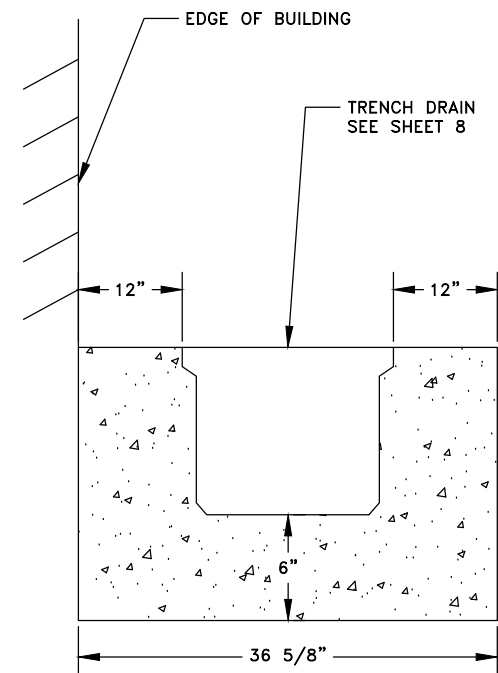


PLAN VIEW

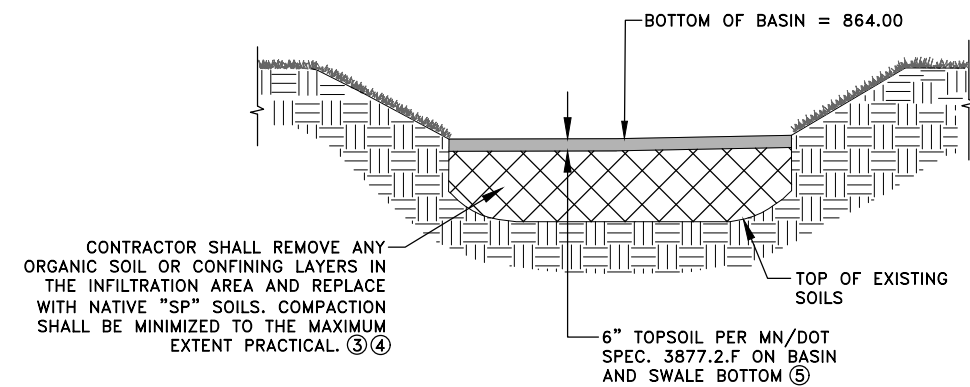


SECTION A-A

1 INFILTRATION BASIN OUTLET CONTROL STRUCTURE
3 NO SCALE



2 TRENCH DRAIN CONCRETE DETAIL
3 NO SCALE



3 INFILTRATION BASIN ①②
3 NO SCALE

REFERENCE NOTES:

- ① CONTRACTOR SHALL PROTECT THE INFILTRATION AREAS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
- ② INFILTRATION AREAS 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 AREAS HAVE BEEN PROVIDED.
- ③ POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD IS REQUIRED. TESTING SHALL BE COORDINATED WITH THE CITY ENGINEER. THE INFILTRATION RATE FOR THE SOILS IN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE BETWEEN 0.80 AND 8.3 INCHES PER HOUR. THE CONTRACTOR MAY HAVE TO AMEND THE SOILS TO MEET THIS REQUIREMENT.
- ④ COMPACTED SOIL WITHIN THE INFILTRATION BASIN SHALL BE SCARIFIED TO A DEPTH OF 12" PRIOR TO RESTORATION.
- ⑤ CONTRACTOR MAY USE ONSITE TOPSOIL IF INFILTRATION RATES IN NOTE 3 ABOVE CAN BE MET.

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Craig J. Jochum
CRAIG J. JOCHUM, P.E.
 Date 5-18-26 Lic. No. 23461

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IDM

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TAE



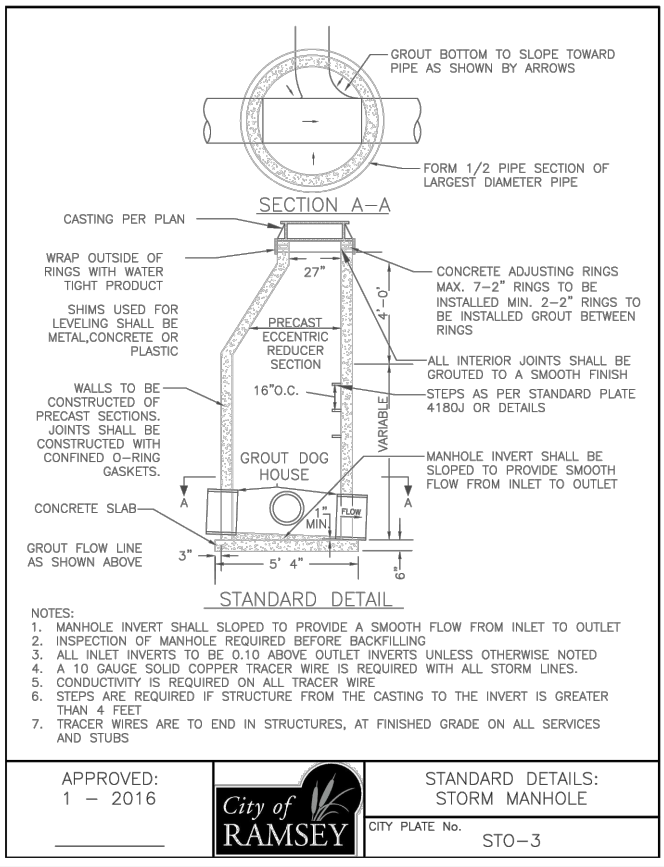
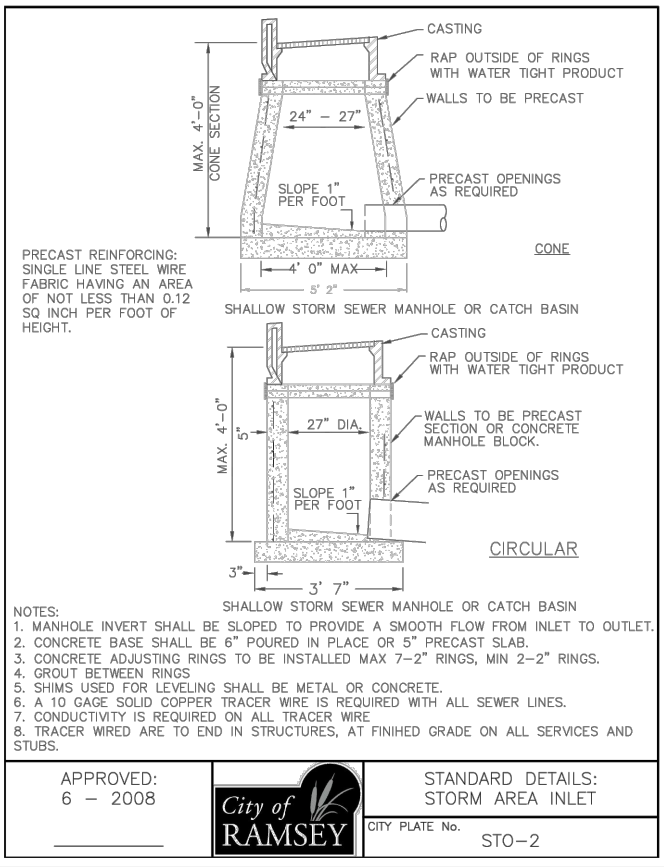
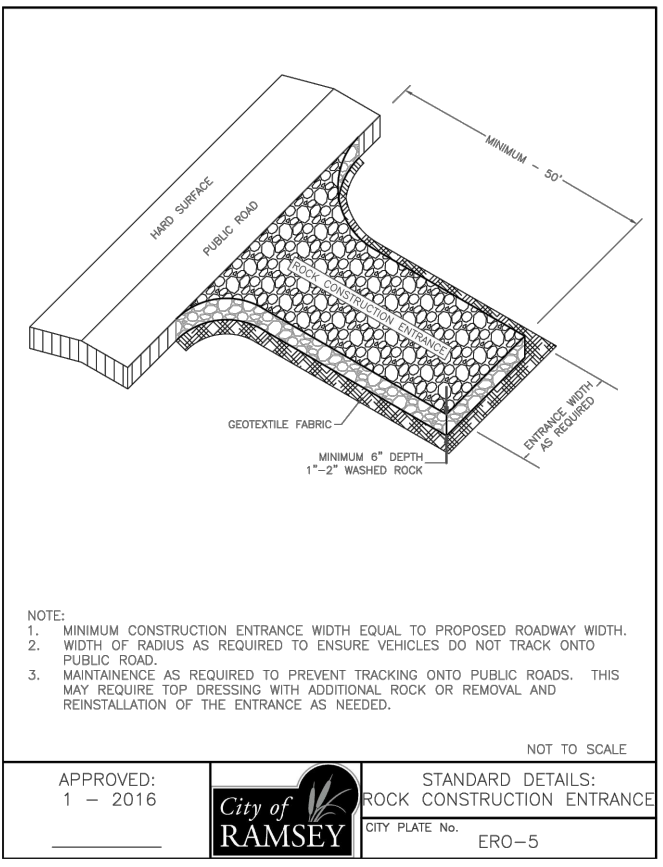
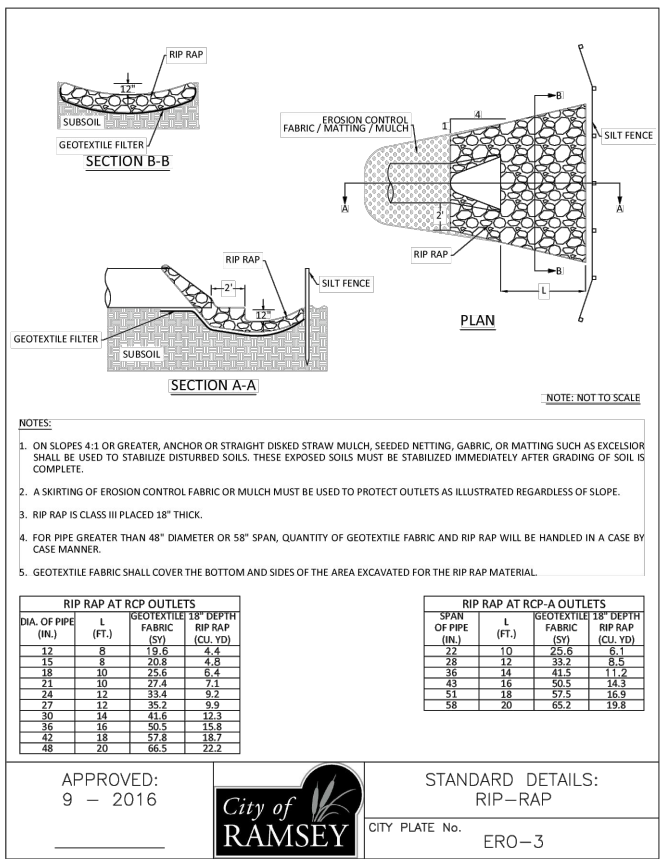
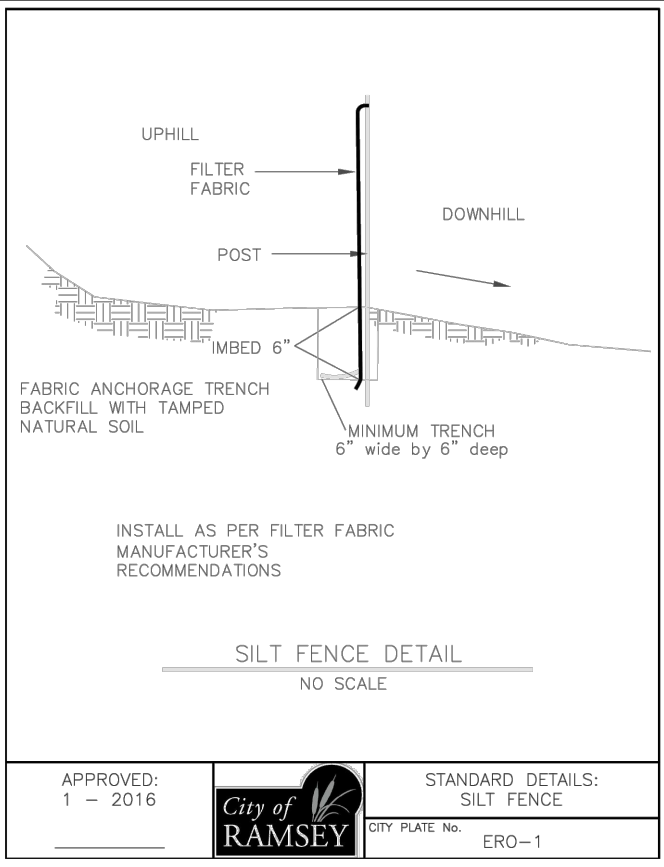
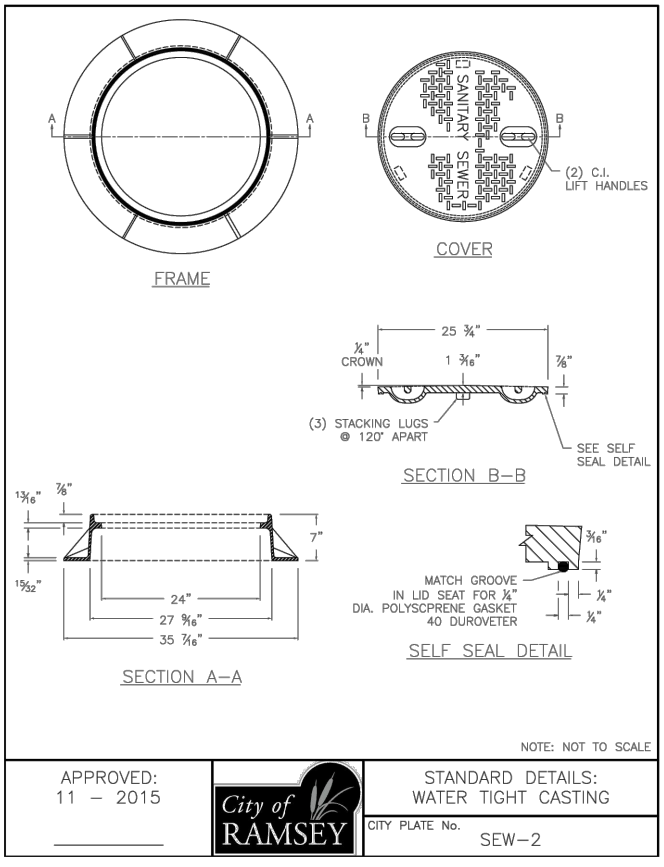
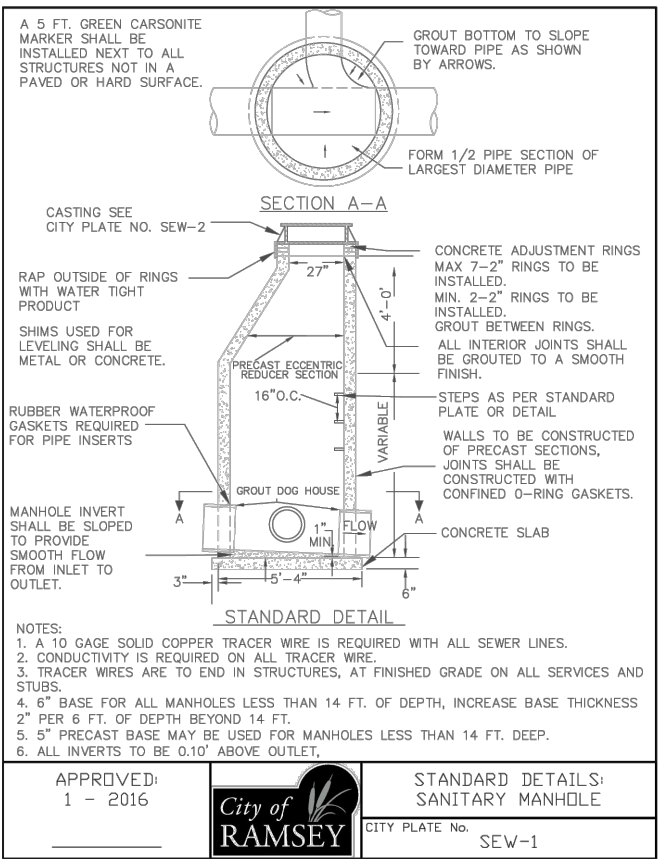
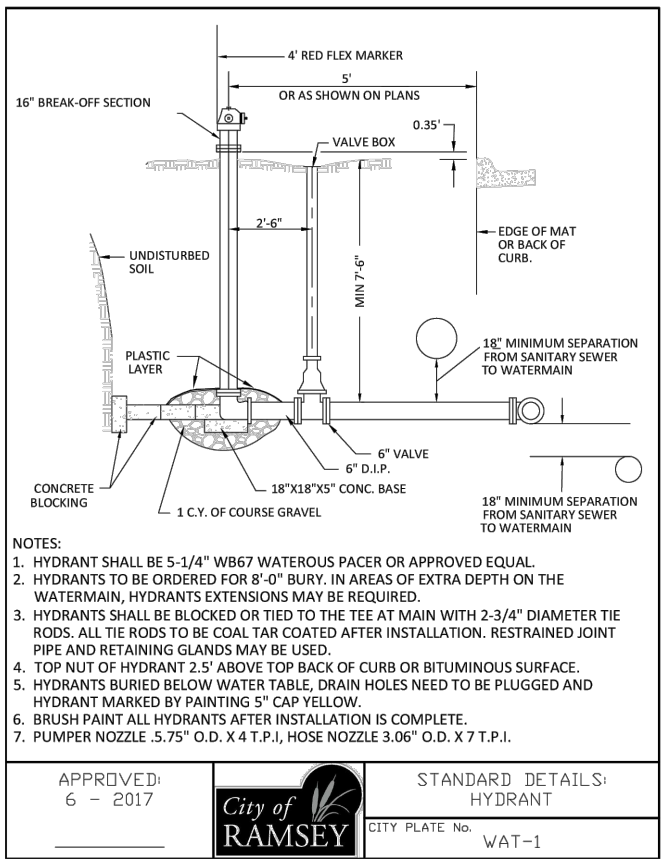
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DETAILS

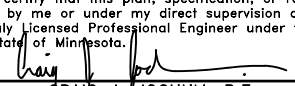
CITY OF RAMSEY, MINNESOTA

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16
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Lic. No. 23461

Date 5-18-26

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CJJ

DRAWN BY:
IDM

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TAE



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DETAILS

CITY OF RAMSEY, MINNESOTA

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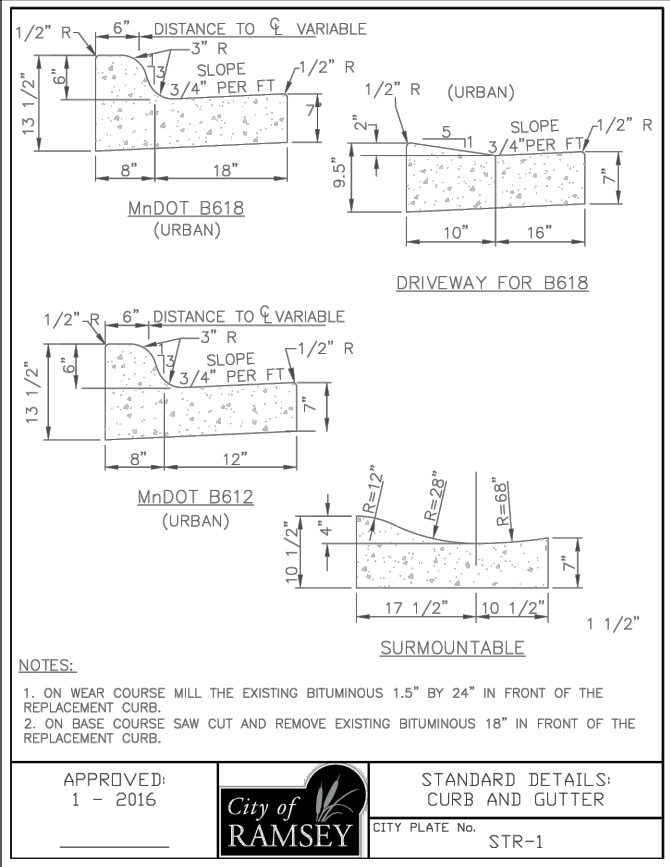
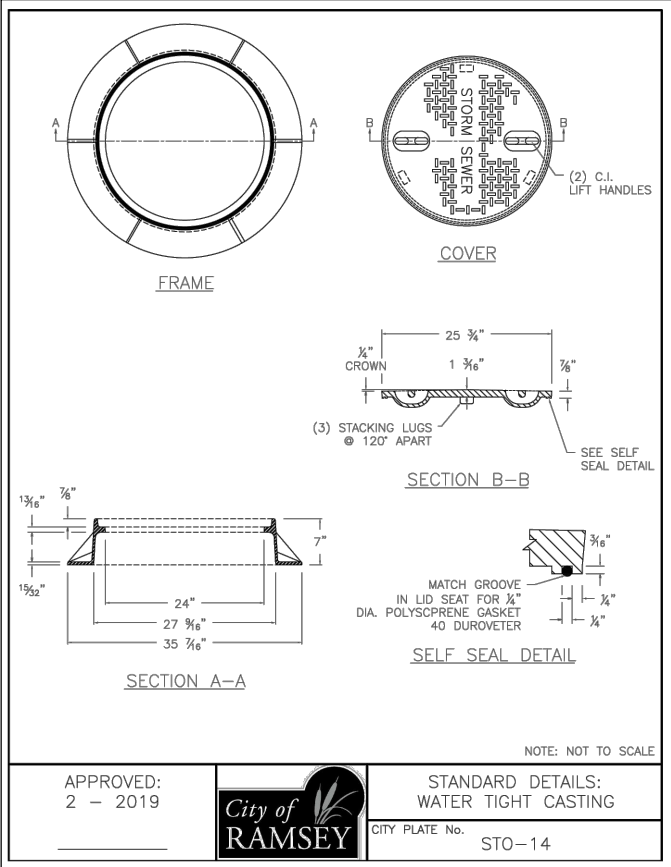
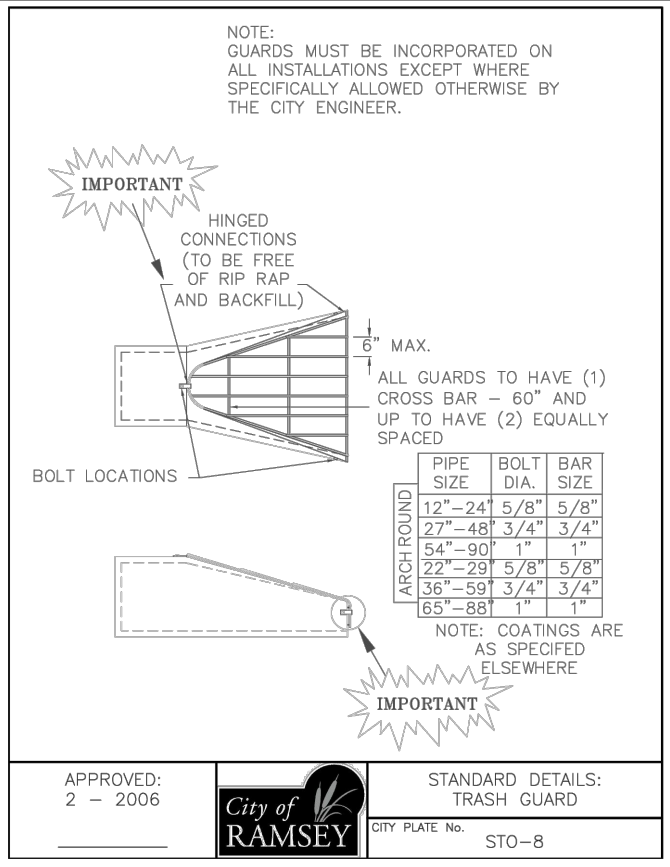


TABLE A MODIFIED CLASS 5 SPECIFICATIONS		
% PASSING		
1"	100	
3/4"	90 - 100	
3/8"	50 - 80	
No.4	35 - 70	
No.10	20 - 60	
No.40	10 - 35	
No.200	5 - 10	

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

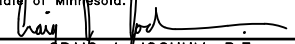
City of RAMSEY

STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS

CITY PLATE No. STR-26

DATE	REVISION
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DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET
5
OF
16
SHEETS

LEGEND

----- EXISTING MINOR CONTOUR

EXISTING BITUMINOUS PAVEMENT

REMOVE BITUMINOUS PAVEMENT

REMOVE CONCRETE PAVEMENT

 REMOVE GRAVEL

 CLEAR AND GRUB AREA ①

— — — — — SAWCUT BITUMINOUS PAVEMENT

===== EXISTING CONCRETE CURB

||||| REMOVE CONCRETE CURB

REMOVE FENCE

 REMOVE STORM SEWER REMOVE SANITARY SEWER

1. REMOVAL ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR
2. SILT FENCE SHALL BE IN PLACE PRIOR TO THE START OF ANY REMOVAL ACTIVITIES. SEE SHEET 7 - GRADING AND EROSION CONTROL PLAN FOR SILT FENCE LOCATIONS.
3. CLEAR AND GRUB BRUSH, SHRUBS AND SMALL TREES WITHIN THE CONSTRUCTION LIMITS DEFINED ON THIS PLAN.

- ① CLEAR AND GRUB BRUSH, SHRUBS AND TREES.
- ② CONTRACTOR SHALL BULKHEAD LOWER PIPE OPENING AFTER PIPE REMOVAL AND FILL STRUCTURE WITH CONCRETE TO NEW INVERT ELEVATION OF 874.00. SEE SHEET 8.

WILDLIFE RESEARCH ADDITION

CITY OF RAMSEY, MINNESOTA

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STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

LEGEND

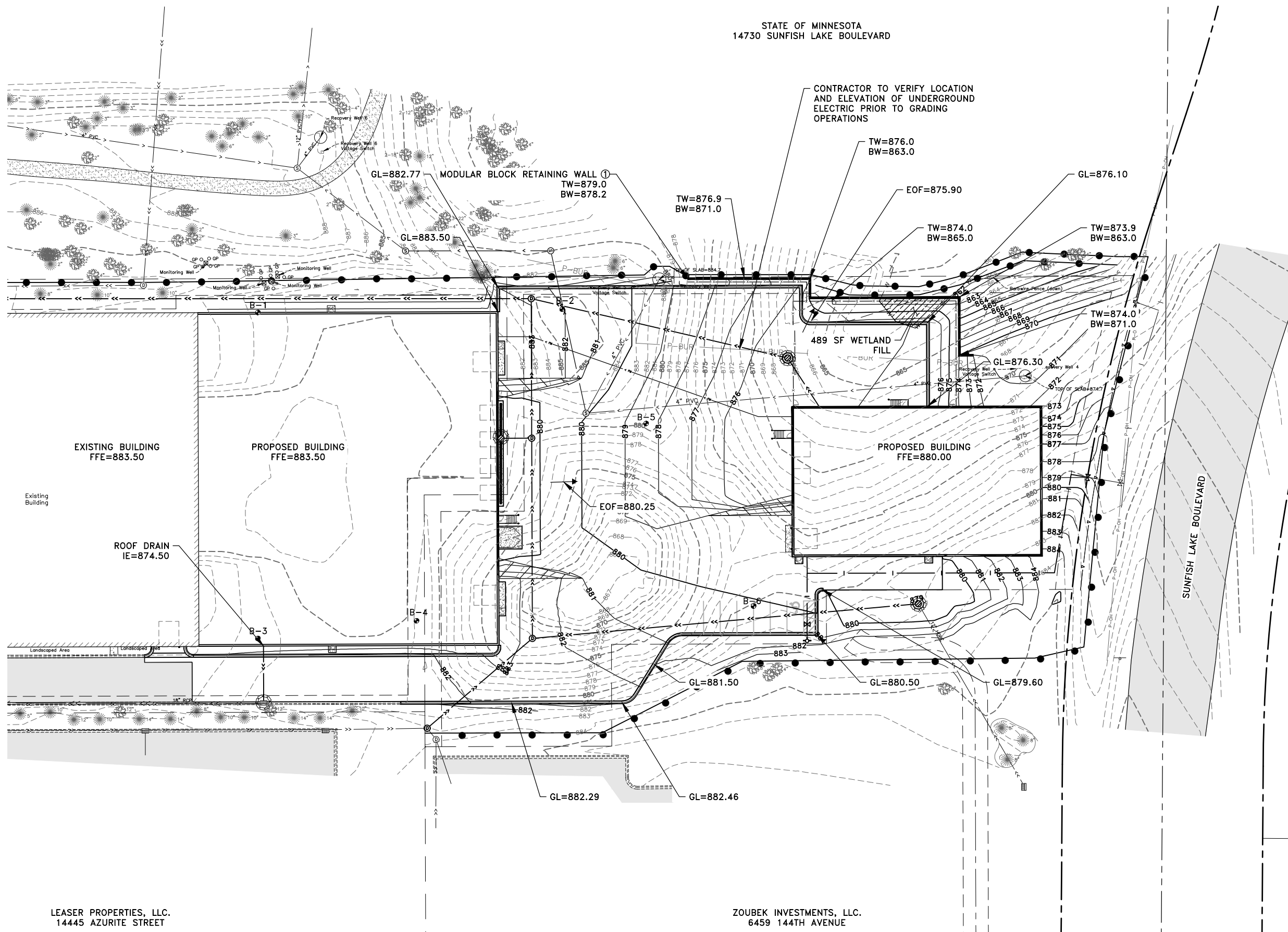
- 900--- EXISTING MAJOR CONTOUR
- 900--- EXISTING MINOR CONTOUR
- 900 — PROPOSED MAJOR CONTOUR
- 900 — PROPOSED MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED WALL ①
- SILT FENCE ②
- TW TOP OF WALL ELEVATION
- BW FINISHED GROUND ELEVATION AT BOTTOM OF WALL
- INLET PROTECTION SEE SHEET 2
- EXISTING BITUMINOUS PAVEMENT

GENERAL NOTES

- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5
- PLACE A MINIMUM OF 4" OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS OUTSIDE THE PROPOSED PARKING LOT AND BUILDING AREA. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND.
- VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- SEE SHEET 8 FOR UTILITY PLAN.
- 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.
- 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.
- STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
- SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING FOR SOILS AND GEOTECHNICAL INFORMATION.
- MAXIMUM FINISHED GRADE SLOPE SHALL BE 4:1.
- ALL RETAINING WALLS SHALL BE DESIGNED BY THE MANUFACTURERS REPRESENTATIVE. THE DESIGN SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL.
- SEE NOTE ON SHEET 16 FOR PERMANENT COVERAGE OF EXPOSED SOILS.

REFERENCE NOTES

- ① THE RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT. CONTRACTOR SHALL PROVIDE WALL DESIGN CERTIFIED BY A MINNESOTA LICENSED PROFESSIONAL ENGINEER. WALL DESIGN SHALL INCLUDE CONSIDERATION FOR THE PARKING LOT SURCHARGE AND OVER TURNING FORCES OF THE FENCE.
- ② SILT FENCE PER CITY PLATE ERO-1.



LEASER PROPERTIES, LLC.
14445 AZURITE STREET

ZOUBEK INVESTMENTS, LLC.
6459 144TH AVENUE

DATE	REVISION
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7/3/26	CITY REVIEW COMMENTS

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Date 5-18-26 CRAIG J. JOCHUM, P.E.
Lic. No. 23461

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CHECKED BY: TAE



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GRADING AND EROSION CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

SHEET
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16
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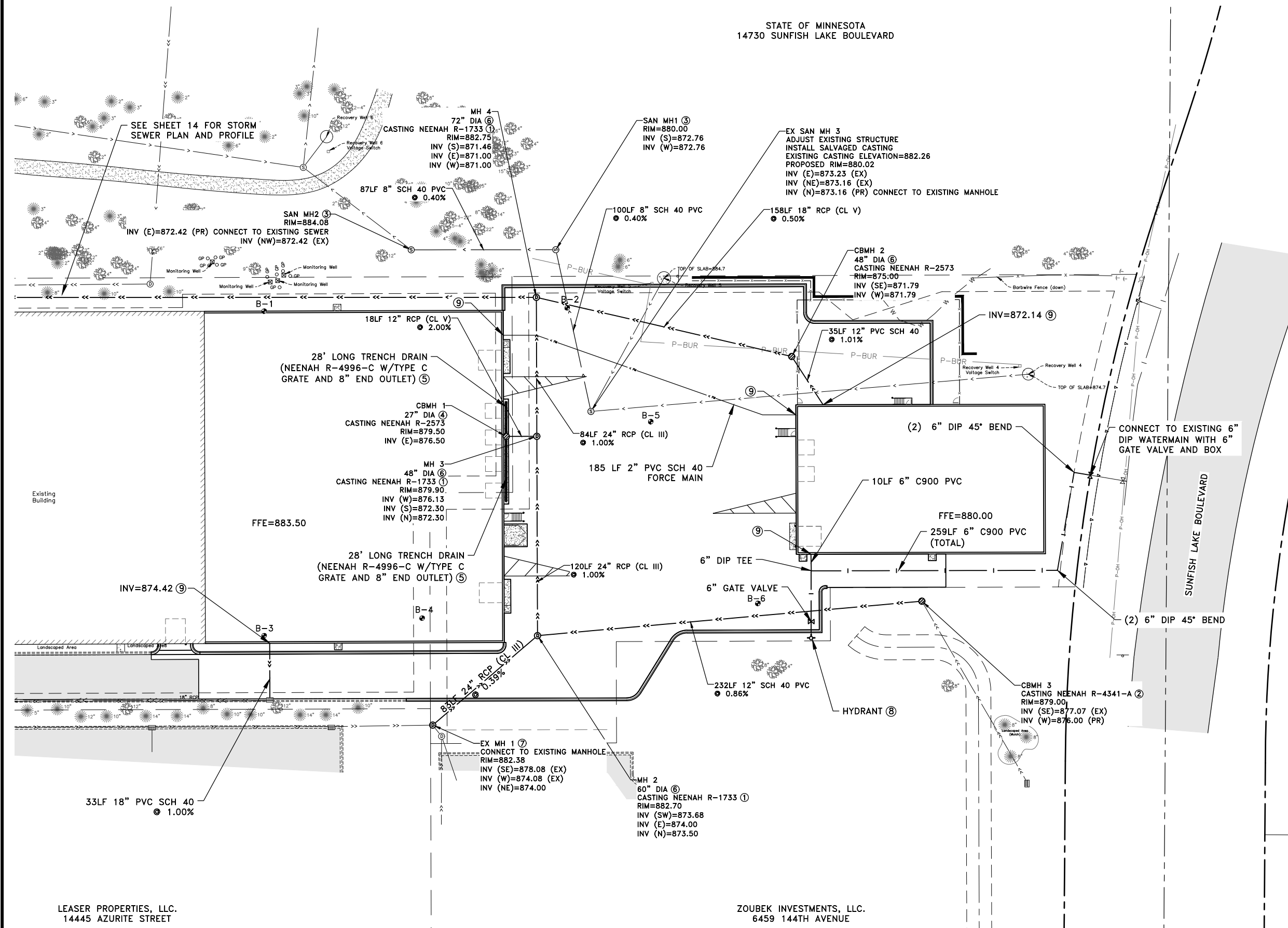
STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

LEGEND

- EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
PROPOSED FORCE MAIN
EXISTING WATERMAIN
PROPOSED WATER MAIN
PROPOSED BUILDING
PROPOSED WALL
STORM SEWER MANHOLE
CATCH BASIN
SANITARY SEWER MANHOLE
GATE VALVE
HYDRANT

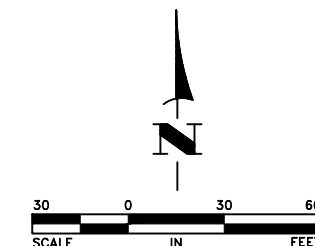
REFERENCE NOTES

- 1 SEE CITY PLATE NO. STO-14.
2 SEE CITY PLATE NO. STO-2 AND MNDOT STANDARD PLATE 4006L DESIGN G.
3 SEE CITY PLATE NO. SEW-1 AND SEW-2.
4 SEE CITY PLATE NO. STO-2.
5 SEE DETAIL 2 ON SHEET 3 FOR TRENCH DRAIN CONCRETE. CONNECT TRENCH TRAIN TO CATCH BASIN WITH 8" DIP.
6 CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-3.
7 SEE SHEET 6 FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTING A NEW INVERT.
8 SEE CITY PLATE NO. WAT-1.
9 SEE MECHANICAL AND PLUMBING PLANS.



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UTILITY PLAN
FOR SITE IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

SHEET
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OF
16
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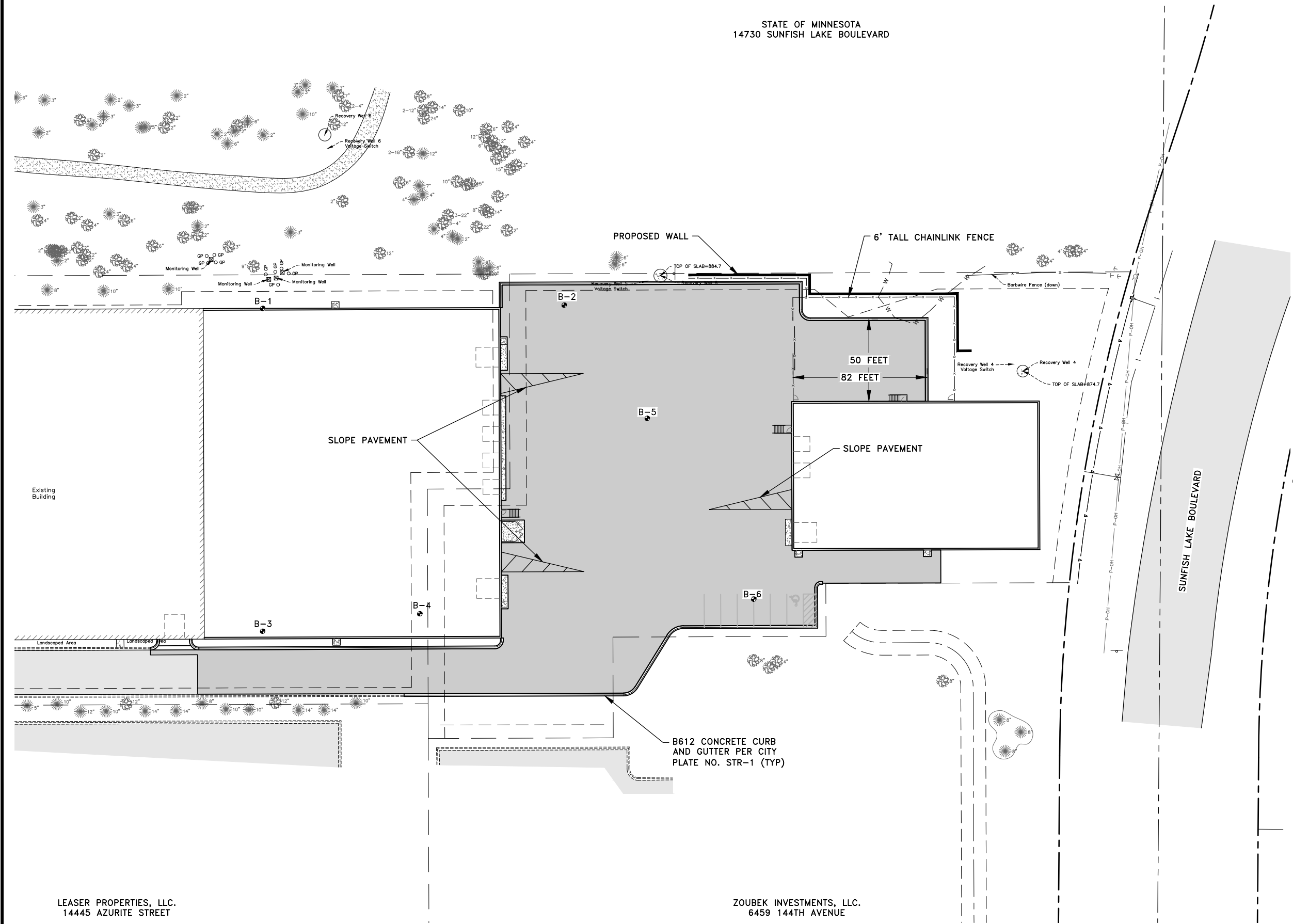
STATE OF MINNESOTA
14730 SUNFISH LAKE BOULEVARD

LEGEND

- EXISTING BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT SEE 1/2
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED WALL
- PROPOSED STRIPING
- PROPOSED CONCRETE CURB
- PROPOSED FENCE ①

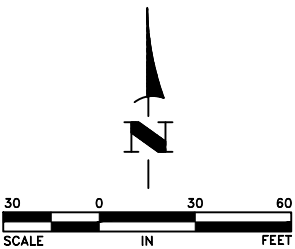
REFERENCE NOTES

- ① THE PROPOSED FENCE SHALL BE A PRIVACY FENCE TO SCREEN THE STORAGE AREA.



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14445 AZURITE STREET

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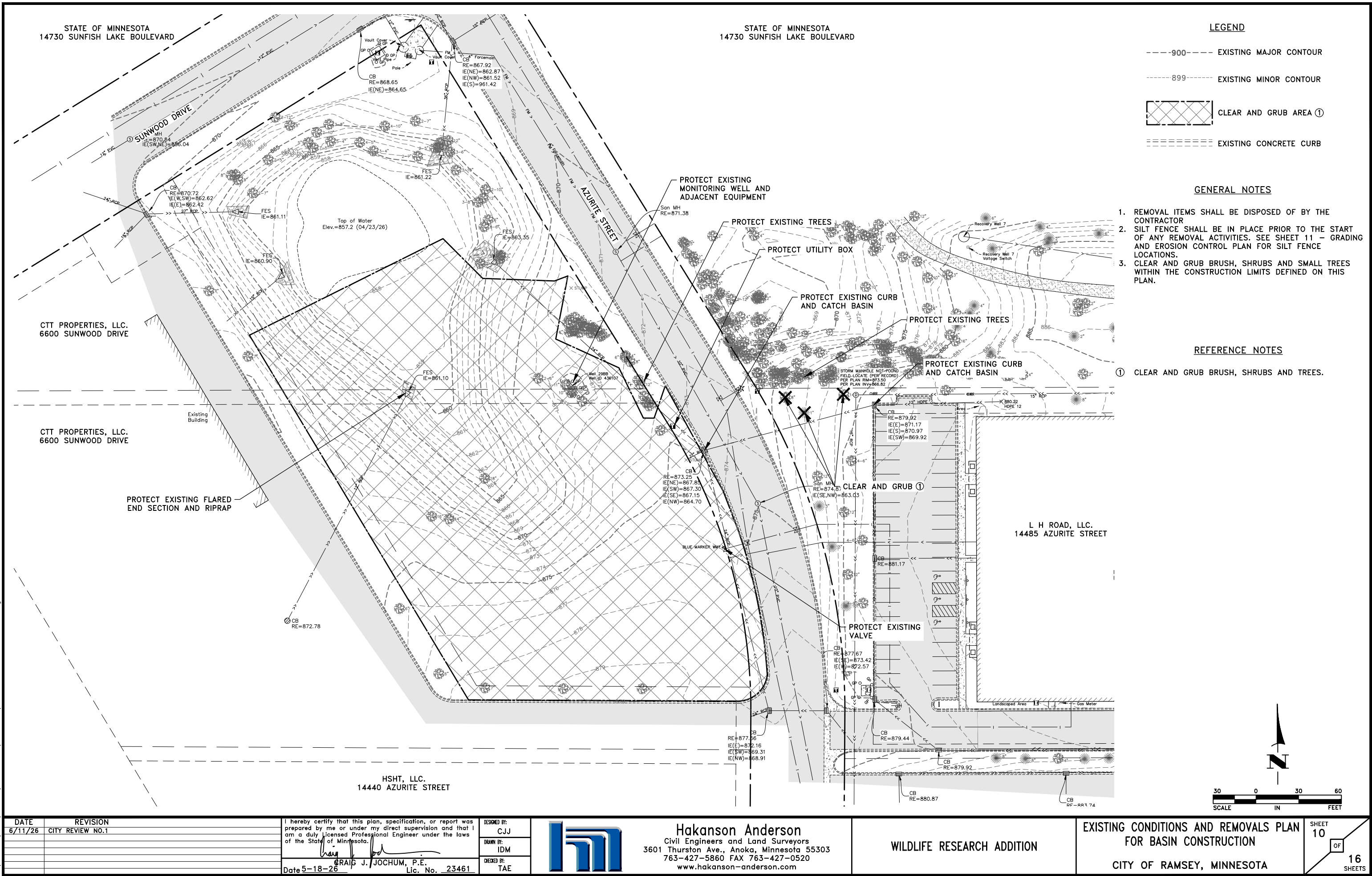
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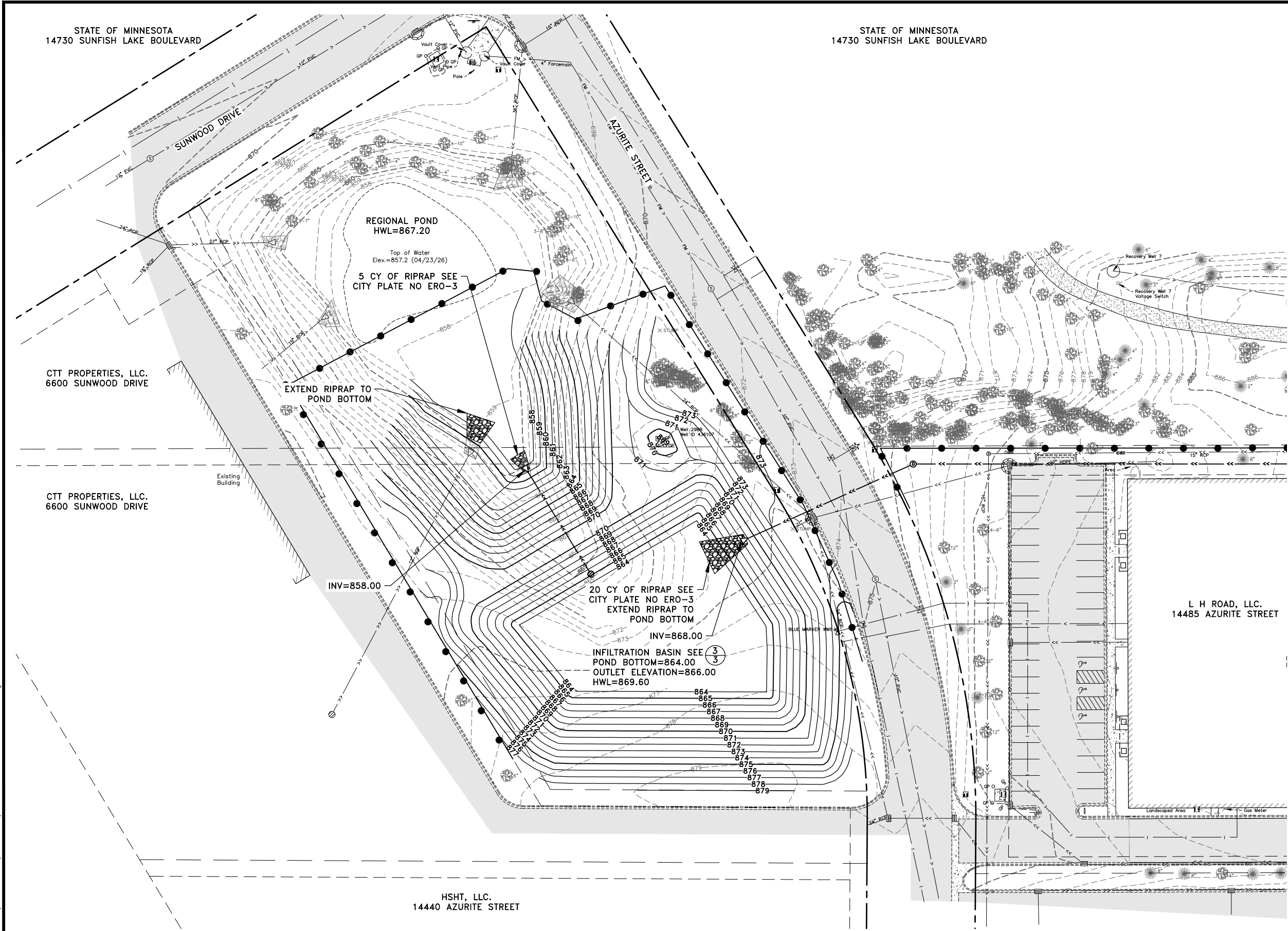
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PAVING PLAN
FOR SITE IMPROVEMENTS
CITY OF RAMSEY, MINNESOTA

SHEET
9
OF
16
SHEETS

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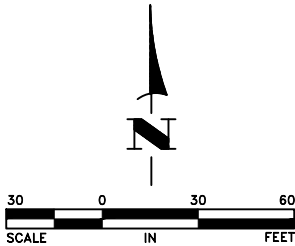
- 900--- EXISTING MAJOR CONTOUR
- 899--- EXISTING MINOR CONTOUR
- 900 — PROPOSED MAJOR CONTOUR
- 899 — PROPOSED MINOR CONTOUR
- SILT FENCE ①
- ⊗ INLET PROTECTION SEE SHEET 2
- EXISTING BITUMINOUS PAVEMENT

GENERAL NOTES

- PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY PLATE NO. ERO-5
- PLACE A MINIMUM OF 4" OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS. TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND.
- VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- SEE SHEET 12 FOR UTILITY PLAN.
- 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.
- 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.
- STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
- SEE THE REPORT OF GEOTECHNICAL EXPLORATION PREPARED BY AMERICAN ENGINEERING TESTING FOR SOILS AND GEOTECHNICAL INFORMATION.
- MAXIMUM FINISHED GRADE SLOPE SHALL BE 3:1.
- SEE NOTE ON SHEET 16 FOR PERMANENT COVERAGE OF EXPOSED SOILS. THE ONLY EXCEPTION TO THE NOTE IS WET DITCH SEED MIX AT A RATE OF 40 LBS/ACRE SHALL BE USED IN THE INFILTRATION BASIN BELOW ELEVATION 866.0.

REFERENCE NOTES

- ① SILT FENCE PER CITY PLATE ERO-1.



DATE	REVISION
6/11/26	CITY REVIEW NO.1
7/3/26	CITY REVIEW COMMENTS

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CRAIG J. JOCHUM
CRAIG J. JOCHUM, P.E.
Date 5-18-26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
TAE



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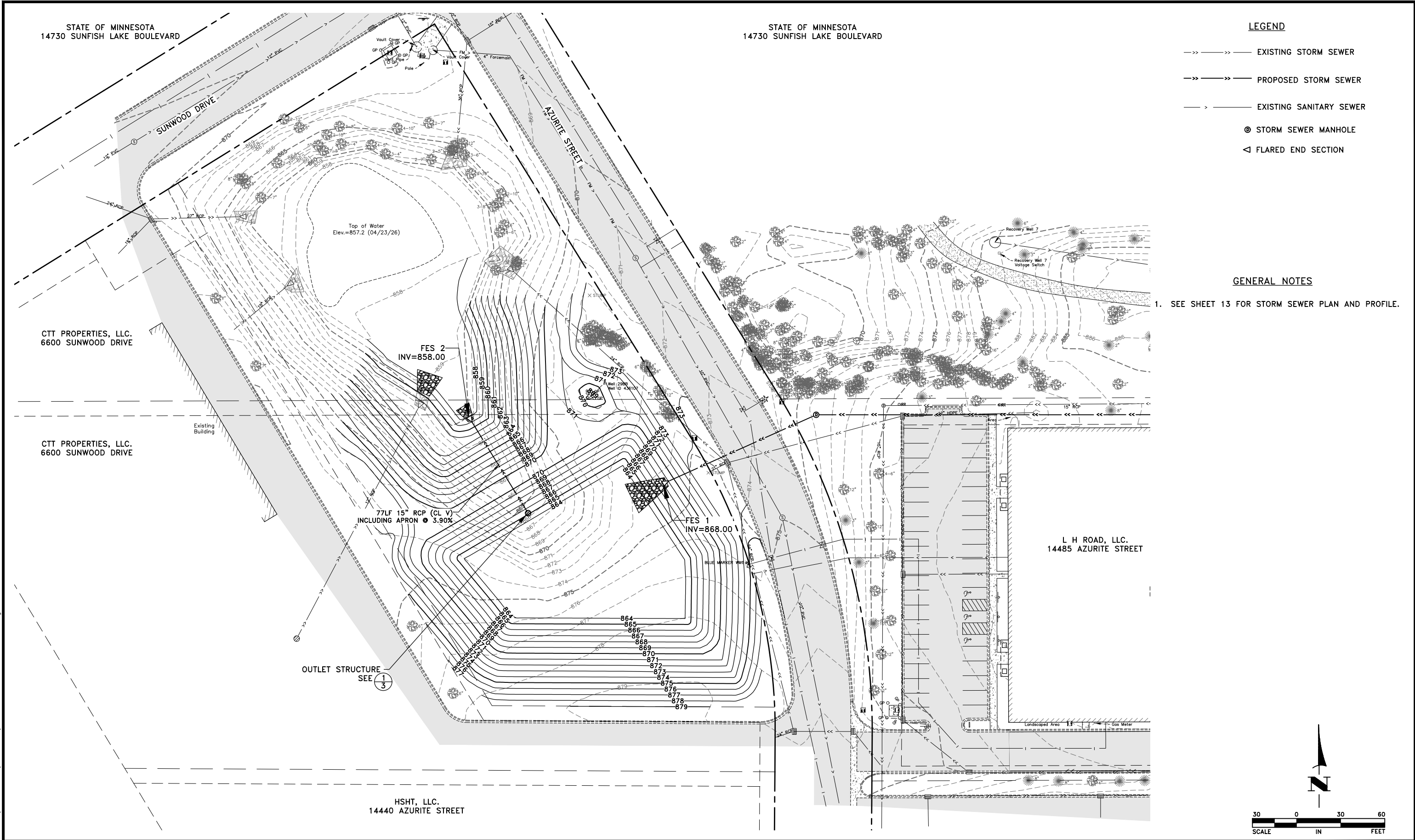
WILDLIFE RESEARCH ADDITION

**GRADING AND EROSION CONTROL PLAN
FOR BASIN CONSTRUCTION**

CITY OF RAMSEY, MINNESOTA

SHEET
11
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16
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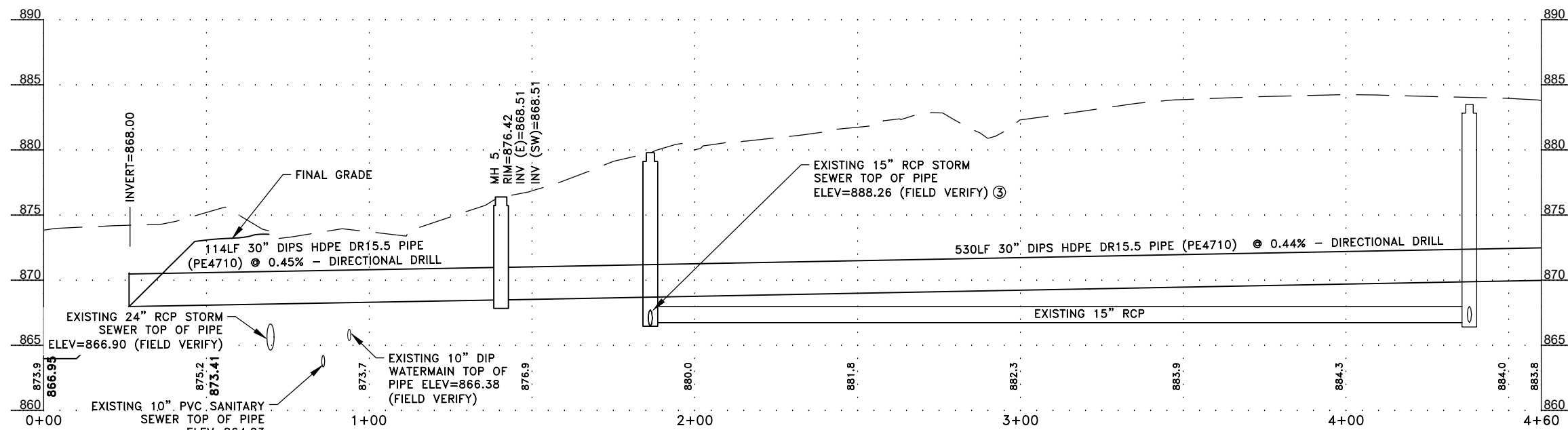
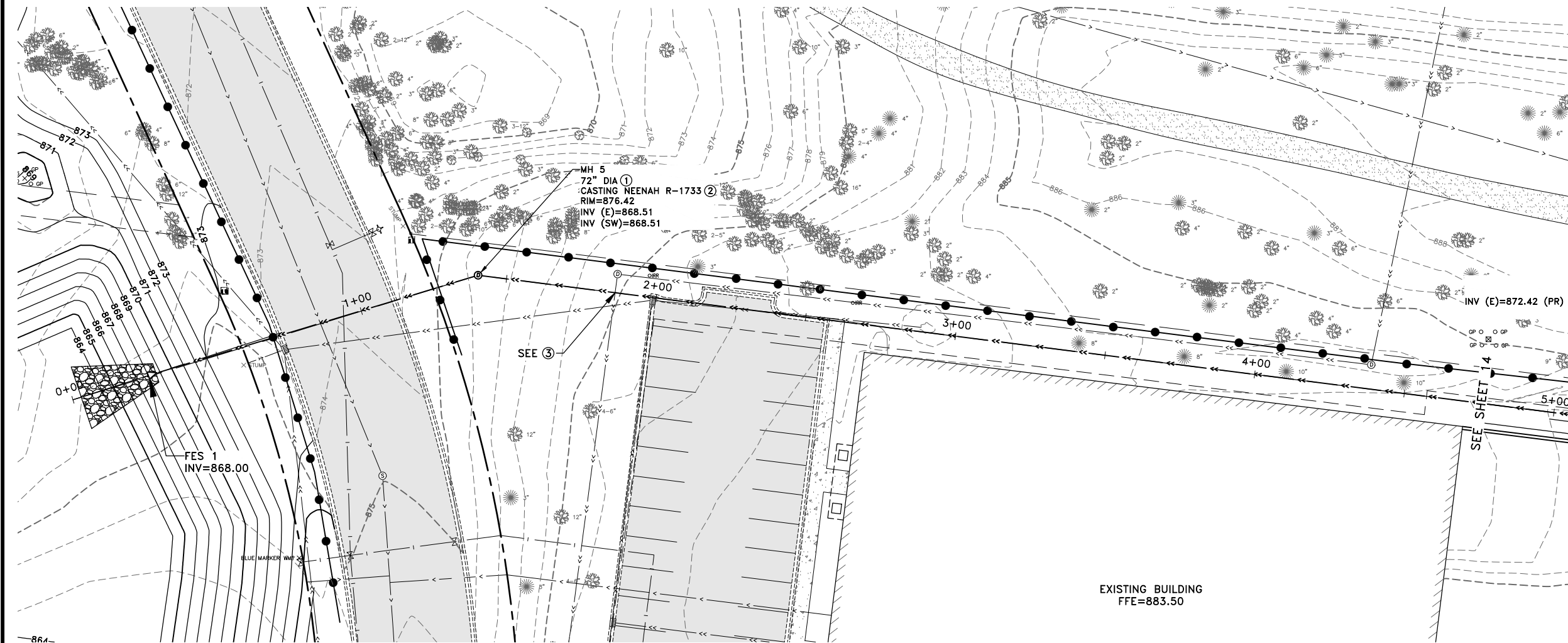


DATE		REVISION		I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota. CRAIG J. JOCHUM, P.E. Date 5-18-26 Lic. No. 23461	DESIGNED BY: CJJ	DRAWN BY: IDM	CHECKED BY: TAE		Hakanson Anderson Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-427-5860 FAX 763-427-0520 www.hakanson-anderson.com	WILDLIFE RESEARCH ADDITION	UTILITY PLAN FOR BASIN CONSTRUCTION CITY OF RAMSEY, MINNESOTA	SHEET 12 OF 16 SHEETS
6/11/26		CITY REVIEW NO.1										

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REFERENCE NOTES

- ① CONSTRUCT STRUCTURE PER CITY PLATE NO. STO-3.
- ② SEE CITY PLATE NO. STO-14.
- ③ FIELD VERIFY TOP OF EXISTING 15" RCP PRIOR TO INSTALLING THE 30" HDPE STORM SEWER.



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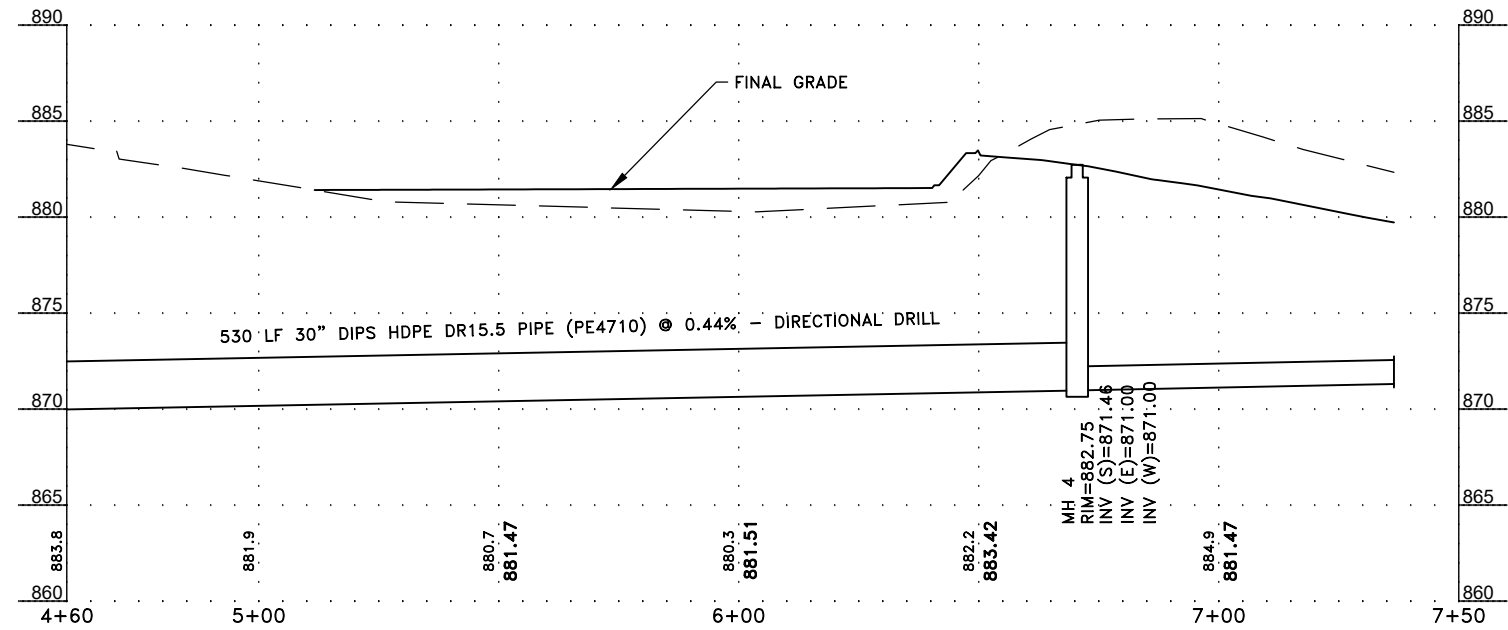
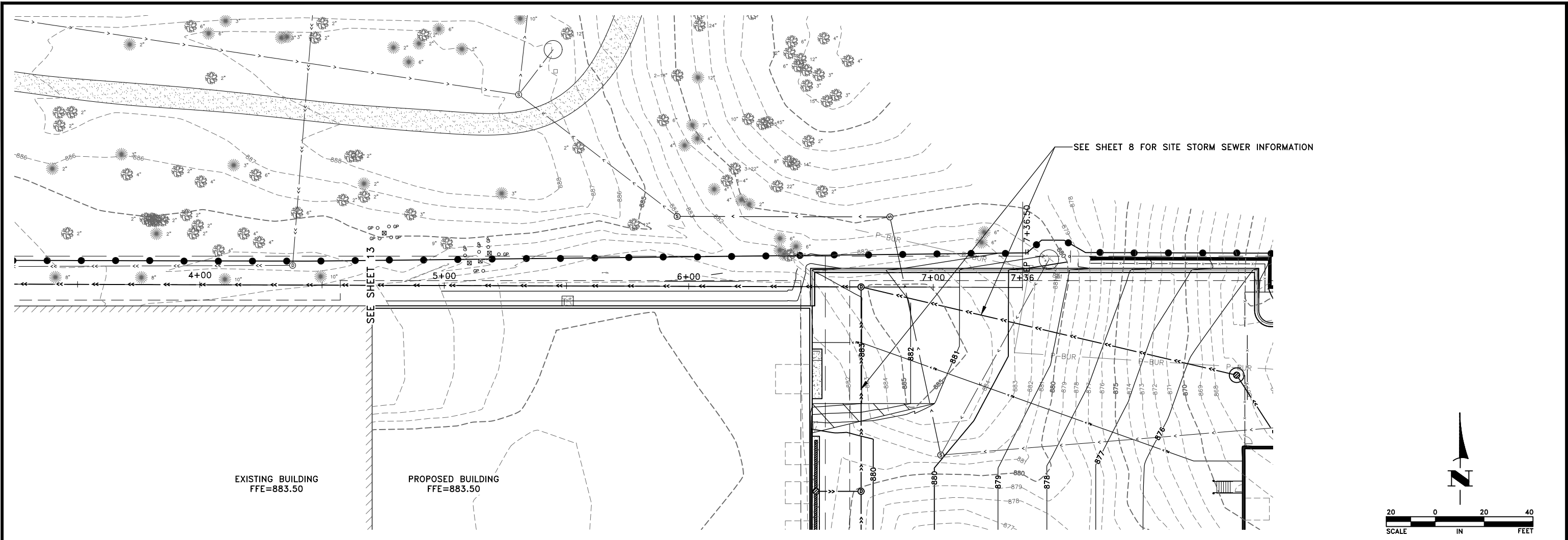
STORM SEWER PLAN AND PROFILE

CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 16 SHEETS

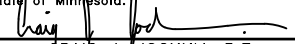
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WILDLIFE RESEARCH ADDITION

STORM SEWER PLAN AND PROFILE

CITY OF RAMSEY, MINNESOTA

SHEET
14
OF
16
SHEETS

2165.12

SWPPP NARRATIVE:

1. THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM ISSUED AUGUST 1, 2023. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.
2. THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.
3. DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.
4. THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.
5. PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION WITHIN 30 DAYS OF TERMINATION OF PROJECT. THE CITY OF BECKER MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED TO THE MPCA.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	WILDLIFE RESEARCH CENTER, INC.	SAM BURGESON	763-427-3350
CONTRACTOR	RJ RYAN	JOHN GROTKIN	651-443-2000
SWPPP DESIGNER	HAKANSON ANDERSON	SAM JOCHUM	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:

1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
3. CLEARING AND GRUBBING, REMOVAL OF IMPERVIOUS SURFACES, AND REMOVALS OF EXISTING UTILITIES.
4. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA.
5. STABILIZE ALL UPGRADIENT AREAS.

PROJECT INFORMATION:

DISTURBED AREA (ACRES)	4.7100
EXISTING IMPERVIOUS SURFACE (ACRES)	0.8100
PROPOSED IMPERVIOUS SURFACE (ACRES)	1.5040
PLANNED CONSTRUCTION START DATE	9/1/2026
ESTIMATED CONSTRUCTION COMPLETION DATE	12/1/2027
COUNTY	ANOKA
LATTITUDE	45.2336
LONGITUDE	-93.4302

TEMPORARY SEDIMENT BASINS:

1. TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:

1. RIPRAP AND GEOTEXTILE FILTER SHALL BE INSTALLED WITHIN 24 HOURS OF THE OUTLET PLACEMENT
2. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING SEVEN CALENDAR DAYS.
3. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.
4. DURING FISH SPAWNING TIME FRAMES, STABILIZE ALL EXPOSED AREAS WITHIN 200 FEET OF THE WATERS EDGE WITHIN 24 HOURS IF WITHIN THE RESTRICTION PERIOD.

SURFACE WATERS MAP



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Samuel G. Jochum

SAMUEL G. JOCHUM, P.E.
Lic. No. 61933

DESIGNED BY: SGJ
DRAWN BY: IDM
CHECKED BY: CJJ



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WILDLIFE RESEARCH ADDITION

SWPPP

CITY OF RAMSEY, MINNESOTA

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ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, SEDIMENT CONTROL LOGS	2650	LIN FEET
STORM DRAIN INLET PROTECTION	9	EACH
STABILIZED CONSTRUCTION EXIT	2	EACH

PERMANENT COVERAGE OF EXPOSED SOIL AREAS:

EXPOSED SOIL THAT WILL REMAIN A PERVIOUS SURFACE SHALL BE RESTORED WITH 4" OF TOPSOIL, MN/DOT SEED SOUTHERN BOULEVARD (160 LBS/ACRE), TYPE 1 FERTILIZER (300 LBS/ACRE), AND HYDRAULIC BONDED FIBER MATRIX (3500 LBS/ACRE) OR TYPE 1 DISK ANCHORED MULCH (2 TONS/ACRE). TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MATERIAL LISTED ABOVE IS CONSTRUCTED PER THE MnDOT SEEDING MANUAL 2024 EDITION.

TEMPORARY EROSION PREVENTION AND BMP DESIGN CONSIDERATIONS:

THE FOLLOWING FACTORS WERE ACCOUNTED FOR IN DESIGNING EROSION CONTROL PREVENTION AND BMPS FOR THIS SITE:

- THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION.
- THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES SLOPES, AND SITE DRAINAGE FEATURES.
- THE STORMWATER VOLUME, VELOCITY, AND PEAK FLOWRATES TO MINIMIZE DISCHARGE OF POLLUTANTS IN STORMWATER AND TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS.
- THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT.

INSPECTIONS AND MAINTENANCE:

- PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAT 1/2 INCH IN 24 HOURS.
- DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN ONE CALENDAR DAY OF DISCOVERY.
- DURING EACH INSPECTION, INSPECT SILT FENCE AND SEDIMENT CONTROL LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
- DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
- INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN SEVEN CALENDAR DAYS OF DISCOVERY.
- SEND INSPECTION LOG TO CITY INSPECTOR AFTER EVERY 1/2 INCH RAIN EVENT AND WEEKLY. COMPLETE HISTORY OF ALL INSPECTION LOGS MUST BE SENT TO THE CITY AFTER PROJECT COMPLETION.

CONSTRUCTION DEBRIS CONTAINMENT:

- ALL WASTE MATERIAL MUST BE CONTAINED IN A COVERED DUMP BOX AND SHALL NOT BE ALLOWED TO SCATTER ON OR OFF SITE.

SPECIAL + IMPAIRED WATERS:

- A SUMMARY OF ALL SPECIAL AND IMPAIRED WATERS THAT ARE WITHIN MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER WITHIN 1 MILE	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	NO	YES	FECAL COLIFORM, MERCURY IN FISH TISSUE, NUTRIENTS, PCBS IN FISH TISSUE

THIS SITE IS WITHIN ONE MILE OF THE MISSISSIPPI RIVER, WHICH IS AN IMPAIRED WATER PER THE MPCA. ALL REQUIREMENTS OF ITEMS 23.9 AND 23.10 OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT APPLY TO THIS SITE.

ITEM 23.9 STATES THAT "PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES".

ITEM 23.10 STATES THAT "PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME".

DOCUMENT RETENTION:

- THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
- MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
- NAME OF PERSONS CONDUCTION INSPECTIONS.
- ACCURATE FINDINGS OF INSPECTIONS.
- CORRECTIVE ACTIONS TAKEN.
- DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
- DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
- ANY AMENDMENTS NECESSARY TO THE SWPPP.

SWPPP PREPARER INFORMATION:

SAM JOCHUM
SWPPP TRAINING: DESIGN OF CONSTRUCTION SWPPP

CONTRACTORS SWPPP MANAGER(S) INFORMATION:

NAME:
EMERGENCY PHONE NUMBER:
SWPPP TRAINING:
EXPIRATION:

PERMANENT STORMWATER MANAGEMENT:

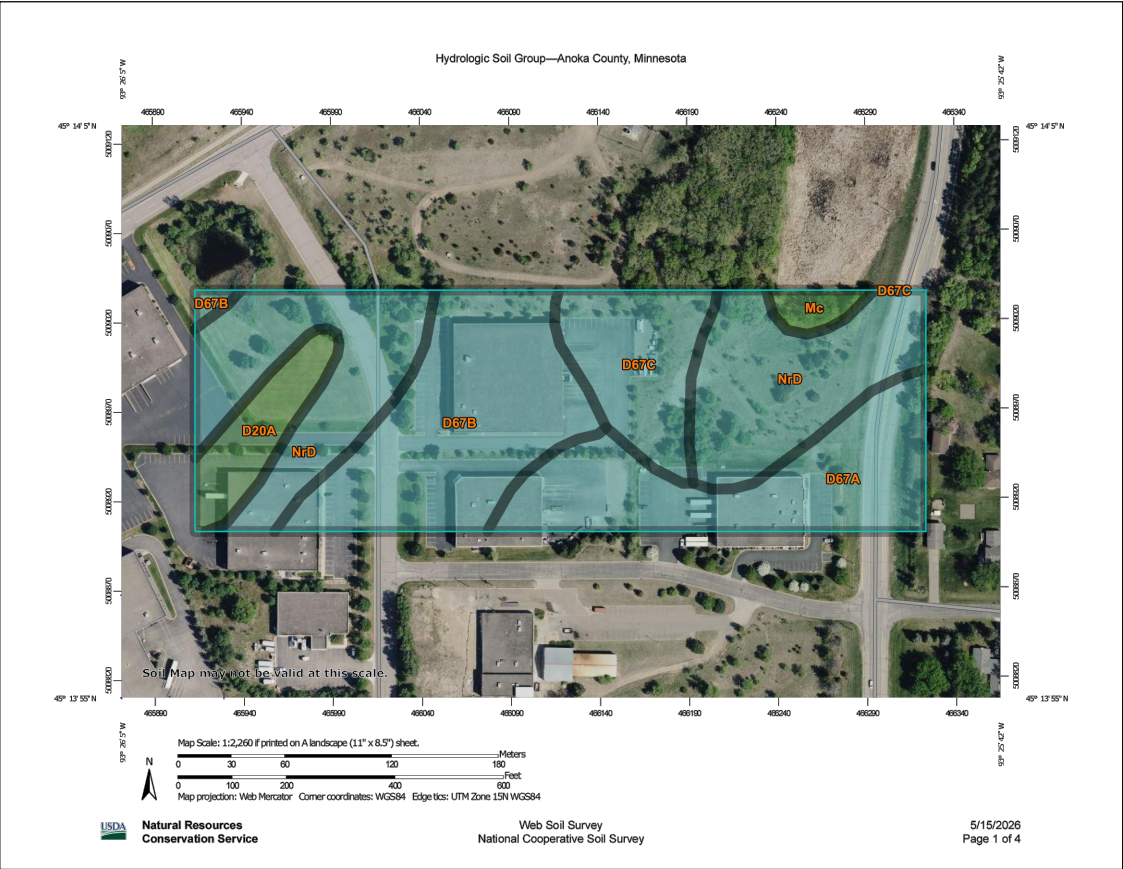
- THE PROPOSED IMPERVIOUS AREA WILL BE MORE THAN THE EXISTING IMPERVIOUS AREA. THEREFORE, PERMANENT STORMWATER TREATMENT WILL BE NEEDED ON SITE.

INFILTRATION BASIN	X
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	X
NOT REQUIRED	

ENVIRONMENTAL CONSIDERATIONS:

WAS ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT?	NO
ARE STORMWATER MITIGATION MEASURES REQUIRED FOR THIS PROJECT DUE TO ENDANGERED SPECIES REVIEW, ARCHEOLOGICAL OR OTHER REVIEW REQUIREMENT?	NO
IS COMPLIANCE WITH TEMPORARY SEDIMENT BASIN INFEASIBLE FOR THIS PROJECT?	NO
CHEMICAL AND/OR CHEMICAL TREATMENT PROCESS PROPOSED FOR ENHANCING SEDIMENTATION PROCESS?	NO

SITE SOIL TYPES



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
D20A	Isan-Isan, frequently ponded, complex, 0 to 2 percent slopes	A/D	0.9	6.6%
D67A	Hubbard loamy sand, 0 to 2 percent slopes	A	2.8	20.4%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	A	3.5	25.3%
D67C	Hubbard loamy sand, 2 to 12 percent slopes	A	1.6	11.4%
Mc	Marsh	A/D	0.3	1.8%
NrD	Nymore loamy coarse sand, 12 to 25 percent slopes	A	4.7	34.5%
Totals for Area of Interest			13.8	100.0%

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Samuel G. Jochum

SAMUEL G. JOCHUM, P.E.
Date 5-18-26 Lic. No. 61933

DESIGNED BY: SGJ
DRAWN BY: IDM
CHECKED BY: CJJ



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WILDLIFE RESEARCH ADDITION

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET
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SHEETS

ADDITION FOR WILDLIFE RESEARCH

COMMERCIAL CODE COMPLIANCE

GENERAL INFORMATION

- A. PROJECT NAME: Addition For Wildlife Research
B. PROJECT LOCATION: Lot 1 & 3, Block 1, Sunfish Lake Business Park Third Addition, Ramsey, MN
C. ZONING AND LAND USE: L1 Light Industrial
D. LOT SIZE: 4.74 Acres 206,299 s.f.
E. GREEN SPACE COVERAGE: 43,600 s.f./206,299 s.f. = 21.1% > 20%
F. BUILDING COVERAGE: 88,150 s.f./206,299 s.f. = 42.7% < 50%
CUP REQUIRED FOR TWO PRIMARY BUILDINGS ON ONE LOT

APPLICABLE CODES:

- A. RAMSEY ZONING ORDINANCE Current Edition
B. MINNESOTA STATE BUILDING CODE (MSBC) INCLUDING:
C. CHAPTER 1305 – INT'L BUILDING CODE 2020 Edition
D. CHAPTER 1311 – INT'L EXISTING BUILDING CODE 2020 Edition
E. CHAPTER 1315 – NATIONAL ELECTRIC CODE 2023 Edition
F. CHAPTER 1322/23 – INT'L ENERGY CONSERVATION CODE 2024 Edition
G. CHAPTER 1341 – MN ACCESSIBILITY CODE 2020 Edition
H. CHAPTER 1346 – INT'L MECHANICAL CODE 2020 Edition
I. CHAPTER 4714 – MN PLUMBING CODE 2020 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)

1. Office – Group B
Existing – Type of Construction – II-B
Building – Area – 4,125 s.f.
Proposed Height – 31'-6", 1.5 Stories
2. Warehouse – Group S-1
Existing – Type of Construction – II-B
Building – Existing Area – 35,875 s.f.
Addition Area – 36,000 s.f.
Proposed Height – 31'-6", 1.5 Stories
3. Warehouse – Group S-1
Accessory – Type of Construction – II-B
Building – Area – 13,500 s.f.
Proposed Height – 28'-8", 1 Story
4. Mixed Occupancy (IBC 508)
– Group B is a Non-Separated Use From Group S-1
5. Incidental Uses (IBC 509)
– None

B. FIRE-RESISTANCE-RATED CONSTRUCTION

1. Building Elements (IBC Tables 601 & 602)

Element	Rating
Structural Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

2. Exterior Wall Openings (IBC Table 705.8)

– Separation Distance 20–25 Feet at North wall

Classification	Area of Opening
Unprotected	No Limit
Protected	No Limit

3. Fire Walls (IBC 706)

– Not Required –

4. Fire Barriers (IBC 707)

Fire Barrier	Rating	Opening
Mechanical Room 105	1 Hour	45 Minute

C. ROOF AND INTERIOR FINISH REQUIREMENTS

1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class B – Group B Class C – Group S-1
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class C – (Contractor To Provide Class A Roof Assembly)

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

1. Required Location(s) (IBC 903.2)
– Throughout The Building When the Fire Area Containing Group S-1 Exceeds 12,000 s.f., Or Exceeds 3 Stories, Or The Combined Fire Areas Of Group S-1 Exceeds 24,000 s.f.

ALLOWABLE HEIGHT, ALLOWABLE AREA

Primary Building
(Non-Separated Use – Group S-1 Is More Restrictive Than Group B)
A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)

1. Group S-1, Type II-B
– Sprinklered 75'-0", 3 Stories
2. Height Check
– Actual # Stories < 1 Stories
– Actual Bldg Hght < 31'-6"

B. ALLOWABLE AREA (IBC Table 506.2)

(Non-Separated Use – Group S-1 Is More Restrictive Than Group B)

1. Group S-1, Type II-B
– Tabular Area = 70,000 s.f.
– Frontage Increase (IBC 506.3)

$$\frac{80}{121} \times \left(\frac{(780' > 20')}{(1160')} - .25 \right) \times \frac{(30' > 20')}{30'} = 7,392 \text{ s.f.}$$

Per Floor = 77,392 s.f.

2. Area Check

- Whole Building Area Check
76,000/77,392 = 98.2% < 100%

ALLOWABLE HEIGHT, ALLOWABLE AREA

Accessory Building
(Non-Separated Use – Group S-1 Is More Restrictive Than Group B)
A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)

1. Group S-1, Type II-B
– Sprinklered 75'-0", 3 Stories
2. Height Check
– Actual # Stories < 1 Stories
– Actual Bldg Hght < 28'-8"

B. ALLOWABLE AREA (IBC Table 506.2)

(Non-Separated Use – Group S-1 Is More Restrictive Than Group B)

1. Group S-1, Type II-B
– Tabular Area = 70,000 s.f.
– Frontage Increase (IBC 506.3)

$$\frac{80}{121} \times \left(\frac{(330' > 20')}{(480')} - .25 \right) \times \frac{(30' > 20')}{30'} = 7,656 \text{ s.f.}$$

Per Floor = 77,656 s.f.

2. Area Check

- Whole Building Area Check
13,500/77,656 = 17.4% < 100%

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)

1. Office – 4,125 s.f. @ 1/150 s.f. = 28 Occupants
2. Warehouse – 71,875 s.f. @ 1/500 s.f. = 144 Occupants
3. Accessory Warehouse – 13,500 s.f. @ 1/500 s.f. = 27 Occupants

B. EXIT/ EXIT ACCESS

1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
2. Number of Accessible Required (IBC 1009) = 2

3. Arrangement (IBC 1007)

- Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
4. Travel Distance Maximums

- Exit Access (IBC 1017) B = 300'
– Exit Access (IBC 1017) S-1 = 400'
– Common Path of Egress (IBC 1006.2.1) = 100'
– Dead Ends (IBC 1020.4) = 50'

5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)

- Design Egress Sizing (IBC 1005.3)
Stairways (Occ Load x .3) = N/A
Other Components (Occ Load x .2) = 34.4" / 5.4"
– Stairways (IBC 1011.2) = 44"
– Corridors (IBC 1020.2) = 44"
– Exit Passageways (IBC 1024.2) = 44"
– Exit Doors (IBC 1010.1.1) = 32" Min Clear
48" Max Nom

6. Doors

- Swing (IBC 1010.1.2.1)
Side Hinged Swinging Out At Occupant Load Of 50 Or More
– Landings (IBC 1010.1.6)
Width Not Less Than Width of Door Or Stairway
Length in Direction of Travel Not Less Than 44"
– Thresholds (IBC 1010.1.7)
Max Height = 1/2" – 1/2 Beveled Edge If 1/4"-1/2"
– Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
– Lock or Latch (IBC 1010.1.9)
Operable From Egress Side Without Use of Knowledge or Keys.
Manually Operated Flush Bolts Permitted on Inactive leaf.
– Panic/ Fire Exit Hardware (IBC 1010.1.10)
Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES (PRIMARY BUILDING)

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Group B
– 28 Occupants
– 14 Female Occupants, 14 Male Occupants

Fixture	Required	
	Men	Women
Water Closets	14 At 1/25 = 0.5614	At 1/25 = 0.56
Urinals	–	–
Lavatories	14 At 1/40 = 0.35	14 At 1/40 = 0.35
Bathrooms/ Showers	–	–
Drinking Fountains	28 At 1/100 = 0.28	–
Service Sink	–	1

2. Group S-1 (Warehouse)
– 144 Occupants
– 72 Female Occupants, 72 Male Occupants

Fixture	Required	
	Men	Women
Water Closets	72 At 1/100=0.72	72 At 1/100=0.72
Urinals	–	–
Lavatories	72 At 1/100=0.72	72 At 1/100=0.72
Bathrooms/ Showers	–	–
Drinking Fountains	144 At 1/100 = 0.14	–
Service Sink	–	–

3. Total Number of Plumbing Fixtures Required

Fixture	Required	Provided		
	Men	Women	Men	Women
Water Closets	1.28	1.28	3	2
Urinals	–	–	2	–
Lavatories	1.07	1.07	1	1
Bathrooms/ Showers	–	–	–	–
Drinking Fountains	0.42	–	2	–
Service Sink	1	–	1	–

B. LOCATION OF FIXTURES (IBC 2902.3.3)

- Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)

- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

PLUMBING FIXTURES (ACCESSORY BUILDING)

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Not normally occupied.

Fixture	Required	Provided		
	Men	Women	Men	Women
Water Closets	–	–	–	1
Urinals	–	–	–	–
Lavatories	–	–	–	1
Bathrooms/ Showers	–	–	–	–
Drinking Fountains	–	–	–	–
Service Sink	–	–	1	–

B. LOCATION OF FIXTURES (IBC 2902.3.3)

- Not More Than 1 Story Above Or Below Regular Working Area
– Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)

- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

- A. ACCESSIBILITY
1. Building is Accessible
B. GUARDS (IBC 1015)
1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.
C. ROOF ACCESS (IMC 306.5)
1. 60" Ships Ladder To 8 s.f. Roof Hatch (Min Dim 1'-8") Provided
D. CONCEALED SPACES
1. Floors (IBC 718.3)
– Draftstops Not Required in Sprinklered Building
2. Attics (IBC 718.4)
– Draftstops Not Required in Sprinklered Building
E. VENTILATION
1. Attics (IBC 1202.2)
– Not Required
2. Under-Floors (IBC 1202.4)
– Not Required
F. ATTIC ACCESS (IBC 1208.2)
1. Not Required
G. SAFETY GLAZING (IBC 2406)
1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified In IBC 2406.4
H. RECYCLING SPACE (MSBC 1303.1500)
1. .0025 x 89,500 s.f. = 224 s.f. Required
2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)
K. SMOKE AND HEAT VENTS (IBC 910)
1. Required For Group F-1 or S-1 Occupancies With 50,000 s.f. of Undivided Area Unless on ESFR Sprinkler System Is Provided
L. PARKING AND MANEUVERING (Ramsey Zoning Ordinance)
1. Parking Stall Calculation (Practical Calculation)

CURRENT EMPLOYEES	20 Stalls
FUTURE EMPLOYEES	5 Stalls
VISITORS	5 Stalls
Total Stalls Required	30 Stalls
Total Stalls Provided	46 Stalls
Accessible Requirement Per 50 Stalls (IBC Table 1106.1)	2 Stalls

2. Stall Size – 9'-0" x 18'-0"
3. Aisle Size – 24'-0"
4. Striping – 4" White Stripes

5. Pavement Design
– All Drive Aisles And Truck Maneuvering Areas
2" Bituminous Wear Course
2" Bituminous Binder Course
8" Compacted Class 5 Base
– All Parking Areas
1 1/2" Bituminous Wear Course
1 1/2" Bituminous Binder Course
6" Compacted Class 5 Base
– Verify With Existing Soil Conditions And Adjust Accordingly

M. FIRE PROTECTION FOR HIGH-PILED COMB. STORAGE (IFC Chpt 32)

1. Material Storage Height +22'-0" Per Client
2. Commodity Class I through IV
3. Total High-Piled Area – 71,875 s.f. (Primary Building)
13,500 s.f. (Accessory Building)

4. General Fire Protection and Life Safety Requirements

Building Component	Requirement
Auto Fire Ext. System REQUIRED	According To IFC 3206.4
Fire Detection System	NOT REQUIRED
Building Access REQUIRED	Roads Within 150' / Doors Every 125' IFC 3206.6, 3206.7
Smoke/ Heat Removal REQUIRED	According To IFC 3206.8 Or Provide ESFR Fire Sprinkler System

Solid Piled Storage, Shelf Storage and Palletized Storage	
Maximum Pile Dimension	120 Lineal Horizontal feet
Maximum Storage Height	40 Lineal Vertical feet
Maximum Pile Volume	400,000 cubic feet

ANSI/ASHRAE STANDARD 90.1-2019

Note: Compliance Is For Building Envelope Only. The Design-Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance With HVAC, Lighting, And Water Heating

GENERAL

- A. Space Conditioning Category (5.1.2)
1. Nonresidential Conditioned Space

B. Climate (5.1.4)

1. Zone 6 – Southern Minnesota

COMPLIANCE PATH

- A. Prescriptive Building Envelope Option (5.2)

MANDATORY PROVISIONS

- A. Components Of The Building Envelope Shall Comply With Section 5.4

1. Insulation (5.4.1) Shall Comply With Section 5.8.1
2. Fenestration/ Door Performance (5.4.2) Shall Comply With Section 5.8.2
3. Air Leakage (5.4.3)

The Building Envelope Shall Contain An Air Barrier And Be Sealed At The Following Areas:

- Joints Around Fenestration And Door Frames
– Junctions Between Walls and Floors, Walls At Building Corners, Walls and Roofs or Ceilings
– Penetrations Of Utility Services At Walls, Floors, and Roofs
– Building Assemblies Used As Ducts Or Plenums
– Joints, Seams, Conn. Between Planes Or Changes In Air Barrier Materials
Fenestration and Doors – According To 5.4.2
Loading Dock Weatherseals – Required According To 5.4.3.2
Vestibules – Required at Building Entrances According To 5.4.3.3

PRESCRIPTIVE REQUIREMENTS

Table 5.5-6 Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF: Entirely Above Deck	U-0.032	R-30 (ci)	R-30 (ci)
WALLS: Mass	U-0.080	R-13.3 (ci)	R-23 (ci)
S. O. G. FLOORS: Unheated	F-0.510	R-10.0 (3ft)	R-23
OPAQUE DOORS: Swinging	–	U-0.370	U-0.20
OPAQUE DOORS: Non-Swinging	–	U-0.310	U-0.147
FENESTRATION: 0-40% Glazing	U-0.340 (0.38 SHGC)	–	U-0.340

SUBMITTALS

- A. Contractor To Provide Product Submittals If Requested By The Building Official

PRODUCT INFORMATION AND INSTALL. REQ.

- A. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product In Accordance With Section 5.8

L
A

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R
RJRyan

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ADDITION FOR WILDLIFE RESEARCH

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Drawn By: JRB
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TITLE SHEET

Sheet Number

T1

Project No. 251003-4

SHEET SCHEDULE

Sheet	Description
T1	Title Sheet
A1	Site Plan
L1	Landscape Plan
A2	Floor Plan
A3	Roof Plan
A4	Building Elevations
A5	Restroom Details & Schedules
A6	Wall Sections
A7	Wall Sections
S1	Footing & Foundation Plan
S2	Roof Framing Plan
S3	Structural Details

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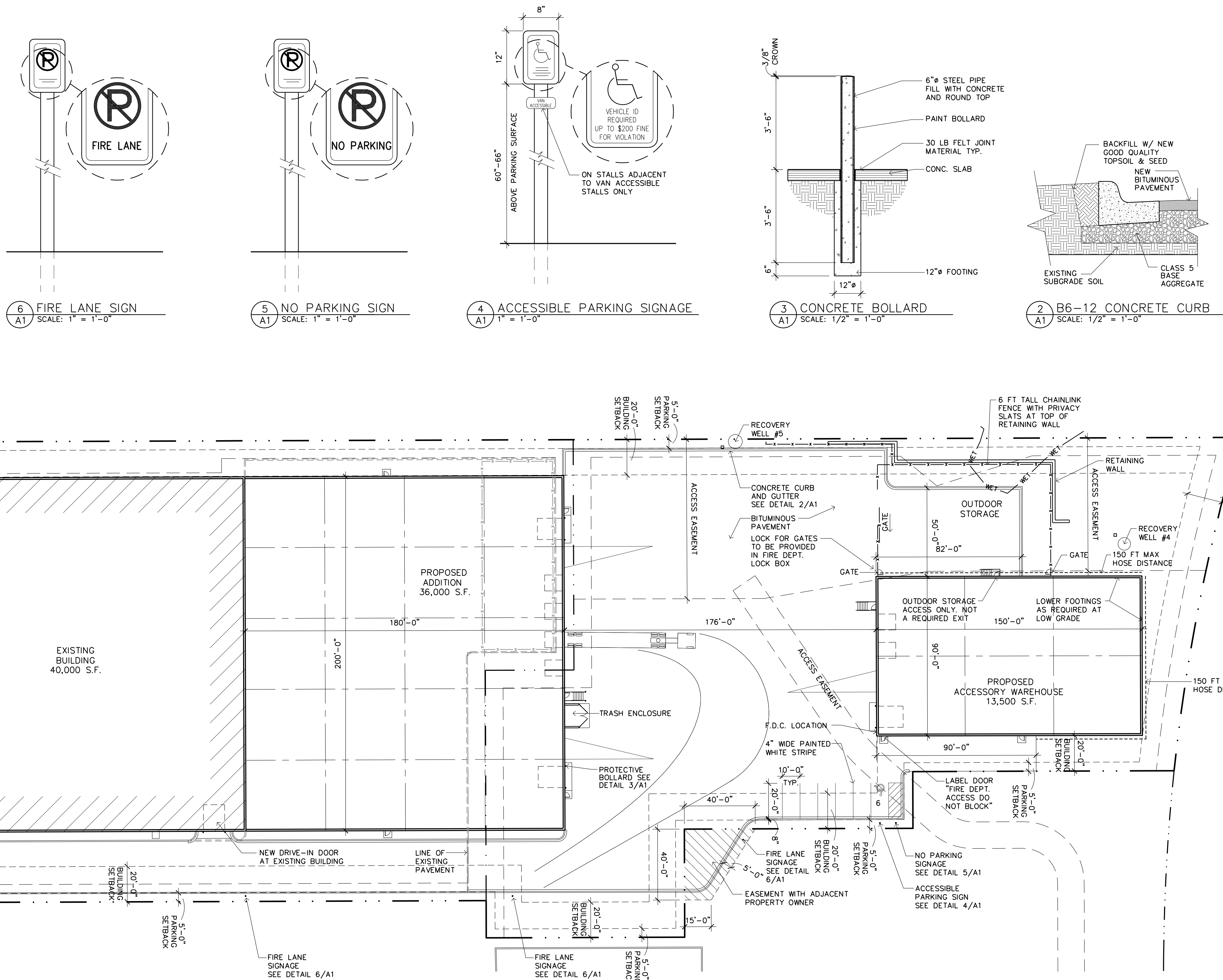
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ANDERSON
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Anoka, MN 55303
Phone: 763-427-5860
Contact: Craig Jochum

AZURITE STREET

SUNFISH LAKE BLVD NW

1 SITE PLAN
A1 SCALE: 1" = 30'-0"



6 FIRE LANE SIGN
A1 SCALE: 1" = 1'-0"

5 NO PARKING SIGN
A1 SCALE: 1" = 1'-0"

4 ACCESSIBLE PARKING SIGNAGE
A1 1" = 1'-0"

3 CONCRETE BOLLARD
A1 SCALE: 1/2" = 1'-0"

2 B6-12 CONCRETE CURB
A1 SCALE: 1/2" = 1'-0"

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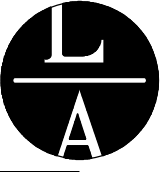
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SITE PLAN

Sheet Number

A1

Project No. 251003-4



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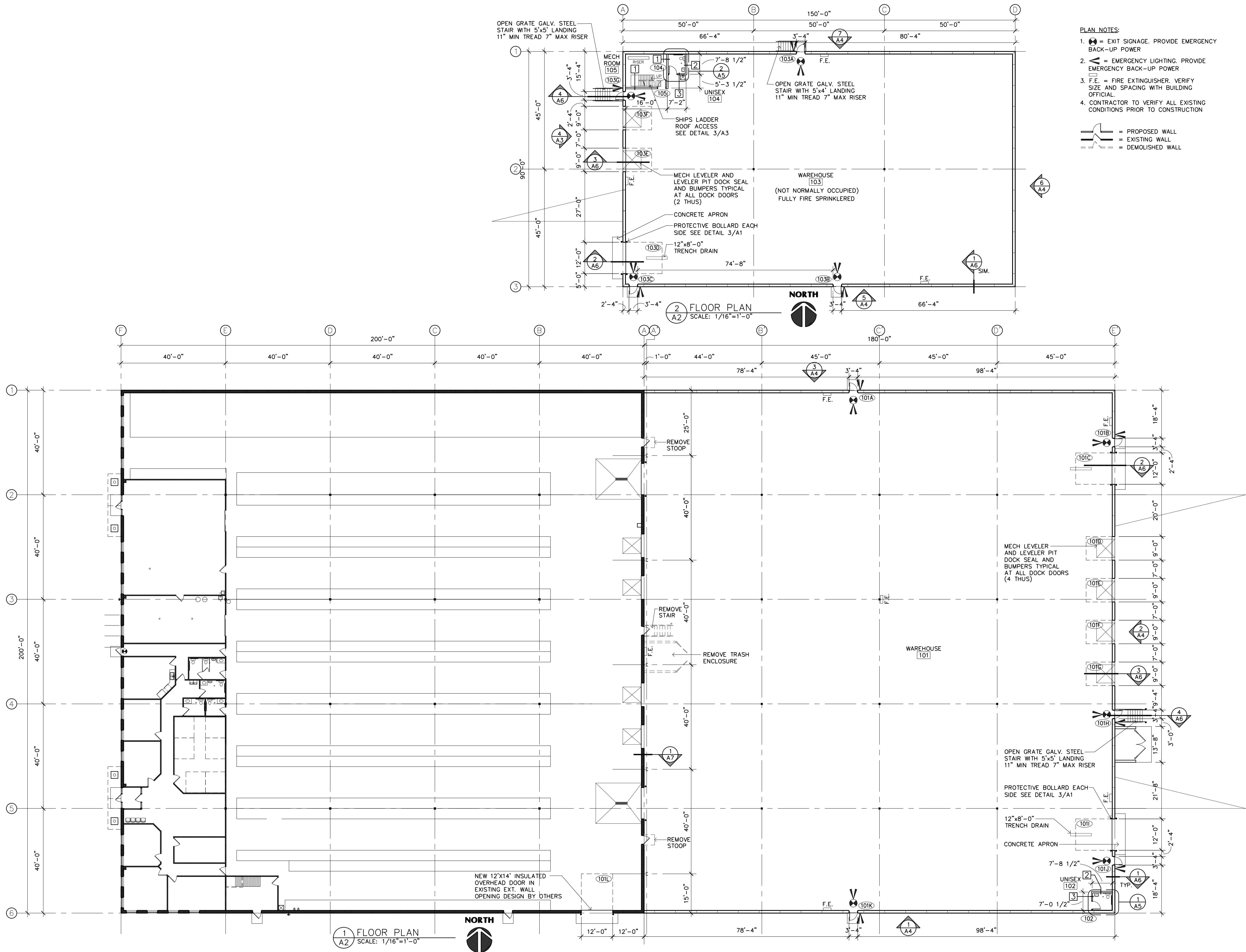
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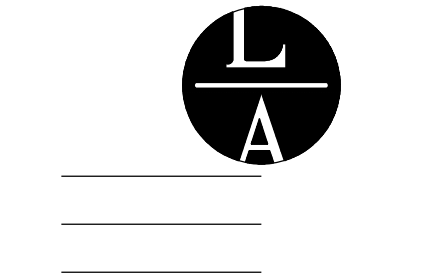


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- PLAN NOTES:
1. EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
 2. EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER
 3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION

PROPOSED WALL
EXISTING WALL
DEMOLISHED WALL



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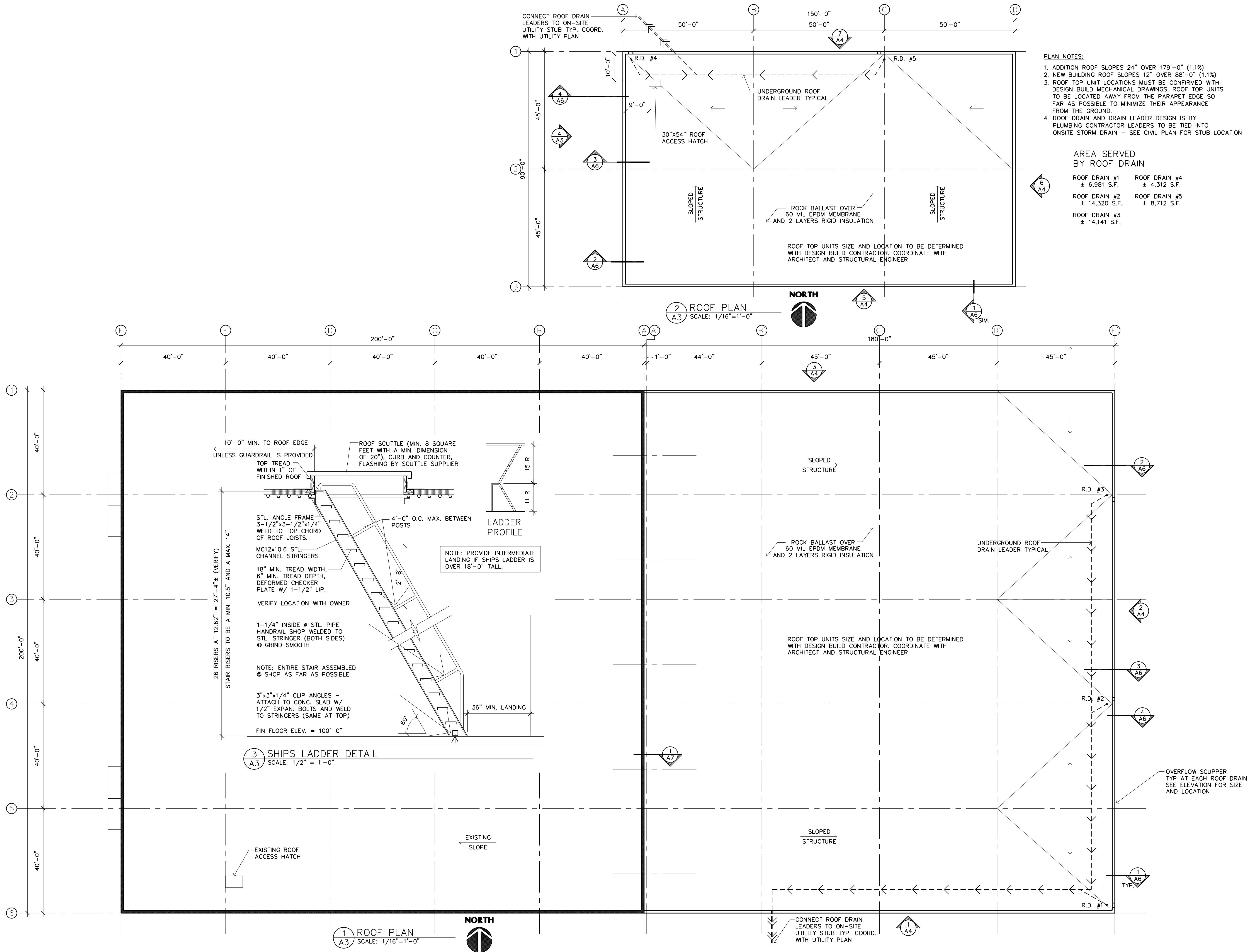
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FLOOR PLAN

Sheet Number

A2

Project No. 251003-4



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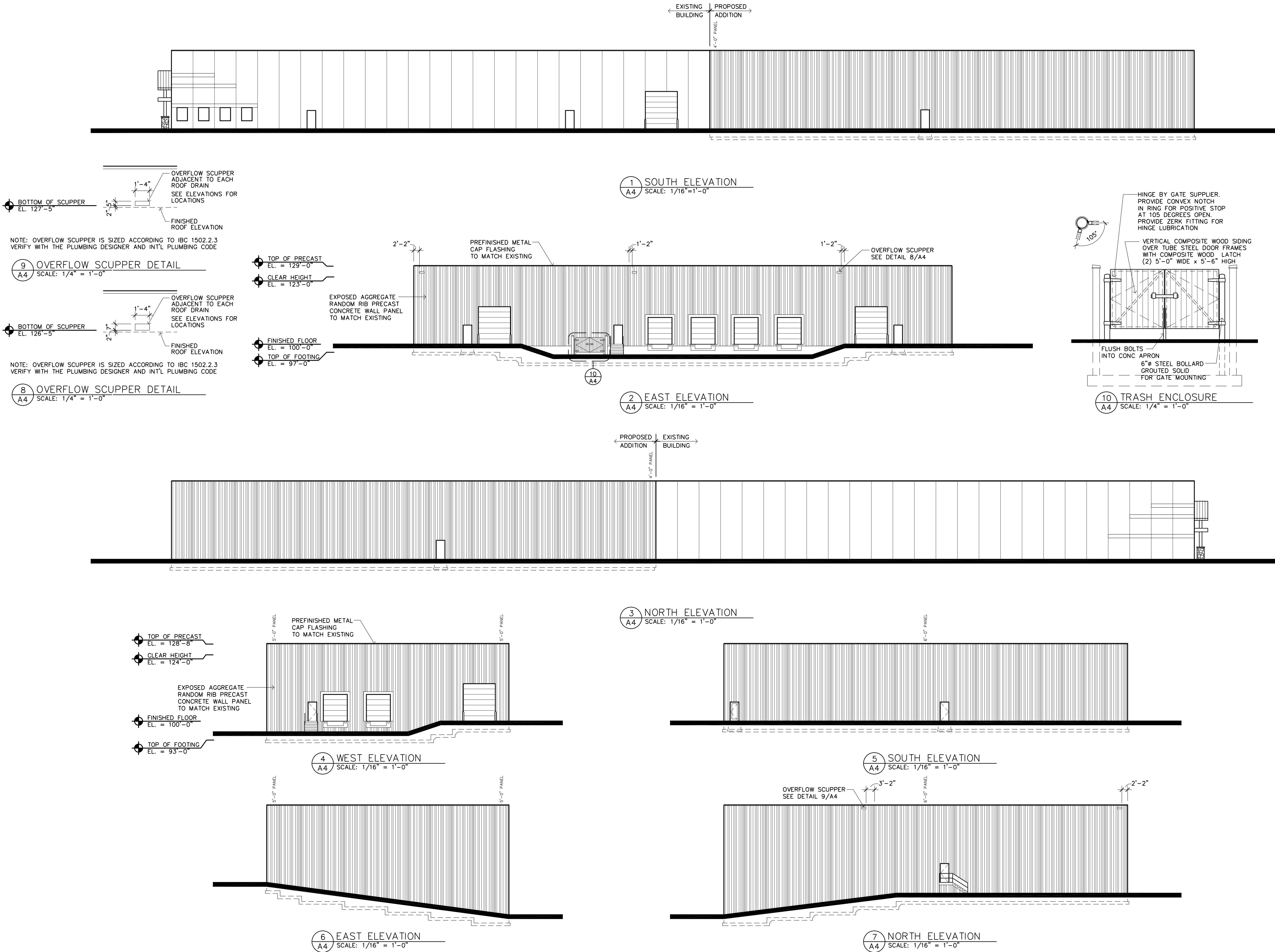
ROOF PLAN

Sheet Number

A3

Project No. 251003-4

Filename: WILDLIFE RESEARCH\ADDITION\WILDLIFE RESEARCH ADDITION-A4



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BUILDING ELEVATIONS

Sheet Number

A4

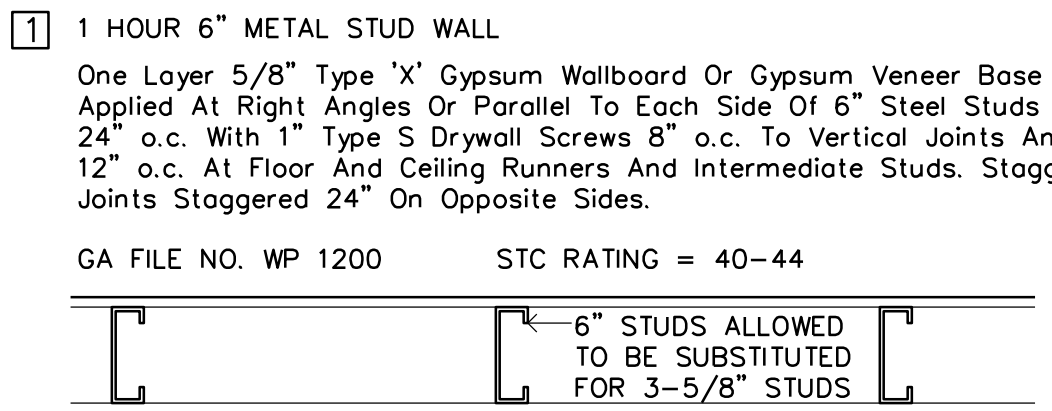
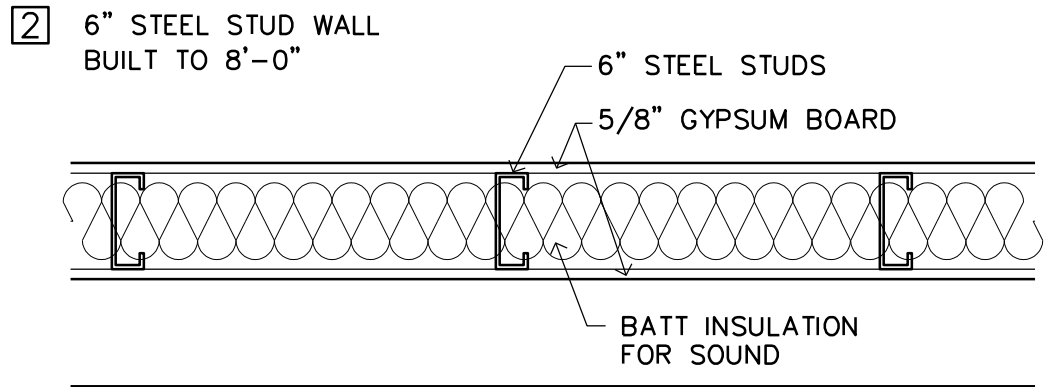
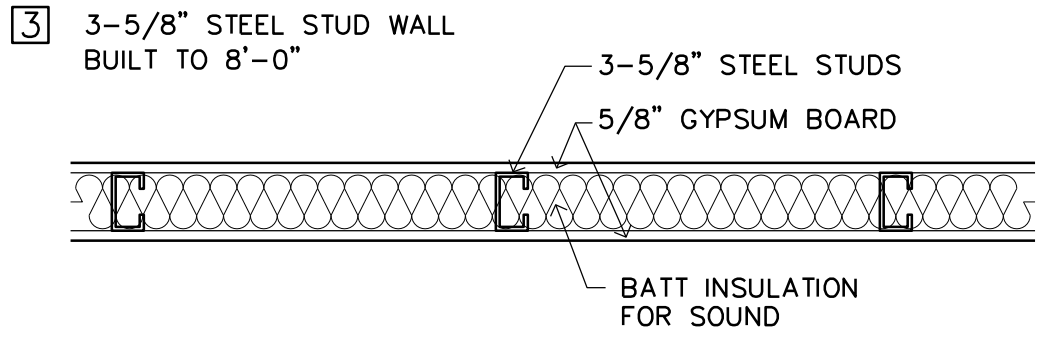
Project No. 251003-4

ROOM FINISH SCHEDULE									
RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT
101	WAREHOUSE	CONC	NONE	PRECAST	PRECAST	PRECAST	PRECAST	OPEN	VARIES
102	UNISEX	CONC	VINYL	4" FRP - SEE PLAN FOR LOCATIONS	PT/GYP	PT/GYP	PT/GYP	OPEN	8'-0"
103	WAREHOUSE	CONC	NONE	PRECAST	PRECAST	PRECAST	PRECAST	OPEN	VARIES
104	UNISEX	CONC	VINYL	4" FRP - SEE PLAN FOR LOCATIONS	PT/GYP	PT/GYP	PT/GYP	OPEN	8'-0"
105	MECHANICAL ROOM	CONC	VINYL	PRECAST	PT/GYP	PT/GYP	PRECAST	OPEN	VARIES

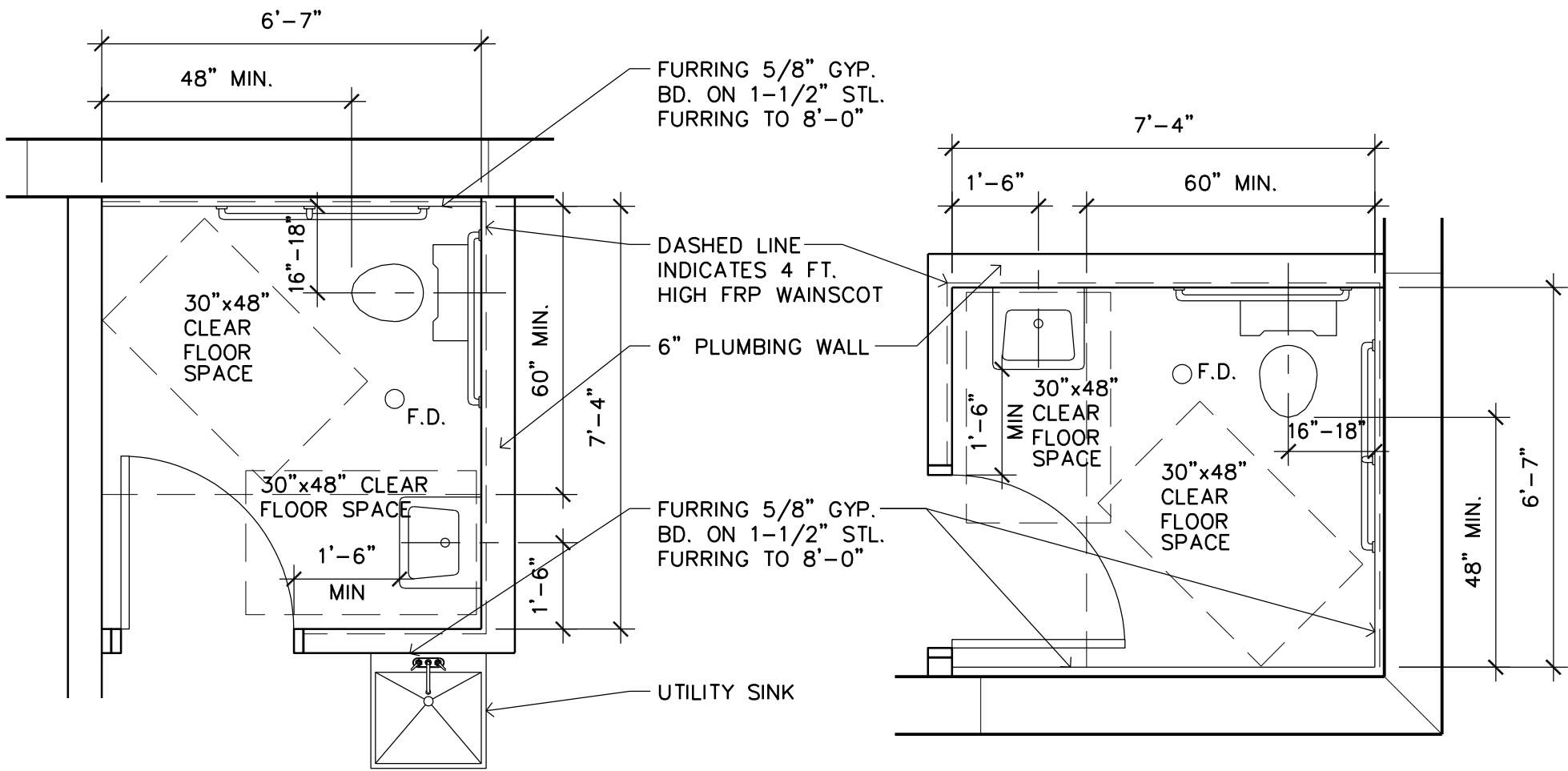
ABBREVIATIONS:
PT/GYP = PAINTED GYPSUM BOARD
GYP BD = GYPSUM BOARD TAPED AND SANDED
CONC = SEALED CONCRETE
FRP = FIBER REINFORCED PLASTIC PANELING

DOOR & FRAME SCHEDULE					
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
101A	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101B	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101C	12'-0"x14'-0"	2"	D3	---	INSULATED
101D	9'-0"x10'-0"	2"	D3	---	INSULATED
101E	9'-0"x10'-0"	2"	D3	---	INSULATED
101F	9'-0"x10'-0"	2"	D3	---	INSULATED
101G	9'-0"x10'-0"	2"	D3	---	INSULATED
101H	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101I	12'-0"x14'-0"	2"	D3	---	INSULATED
101J	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101K	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
101L	12'-0"x14'-0"	2"	D3	---	INSULATED
102	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
103A	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
103B	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
103C	3'-0"x7'-0"	1-3/4"	D2	F2	INSULATING GLASS
103D	12'-0"x14'-0"	2"	D3	---	INSULATED
103E	9'-0"x10'-0"	2"	D3	---	INSULATED
103F	9'-0"x10'-0"	2"	D3	---	INSULATED
103G	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
104	3'-0"x7'-0"	1-3/4"	D1	F1	INSULATED
105	3'-0"x7'-0"	1-3/4"	D1	F1	45 MINUTE RATED

- NOTES:
- ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
 - ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)
 - PROVIDE A KNOX BRAND FIRE DEPARTMENT KEY BOX AS SPECIFIED BY THE FIRE MARSHAL
 - THE MAIN EXIT IS ALLOWED TO HAVE A KEYS LOCK PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED AND A SIGN WITH 1" CONTRASTING LETTERS IS POSTED ON THE EGRESS SIDE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". (IBC 1010.1.9.4)



6 WALL TYPES
A5 SCALE: 1" = 1'-0"



2 ENLARGED RESTROOM PLAN
A5 SCALE: 3/8" = 1'-0"

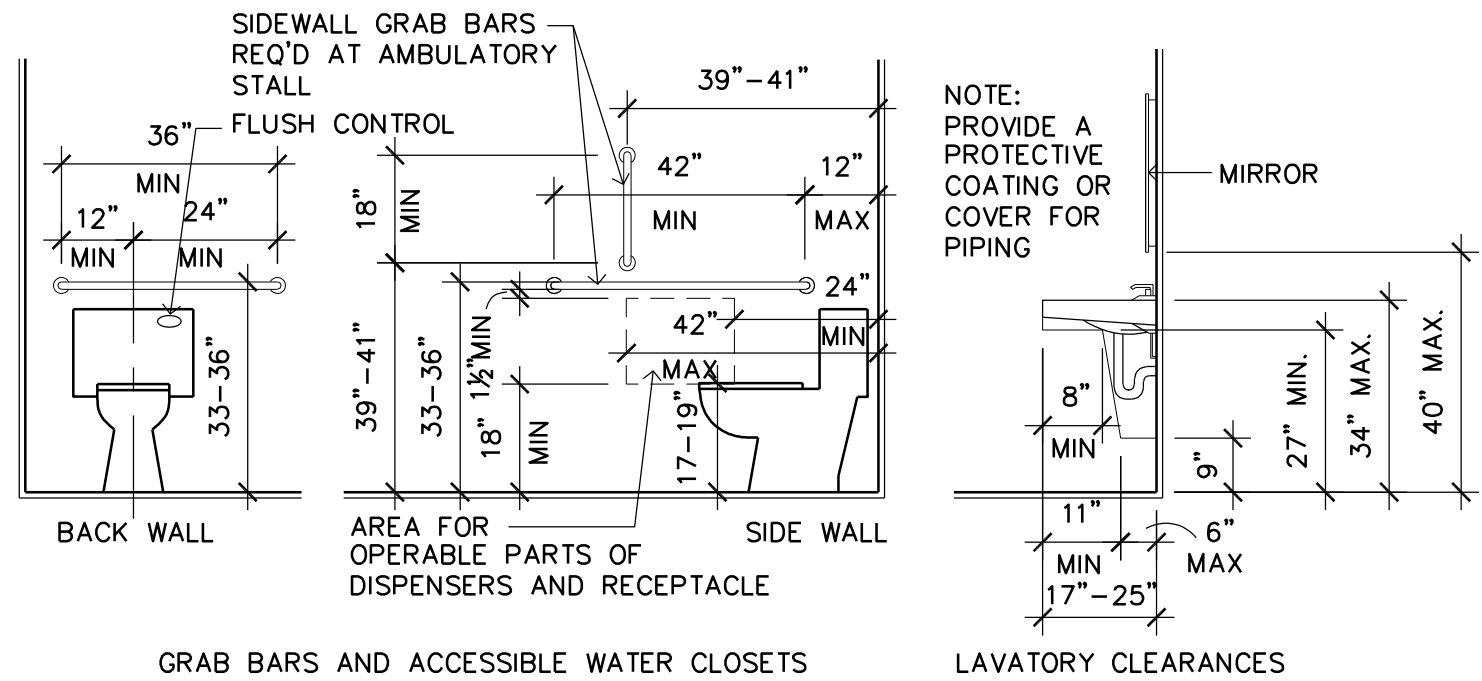
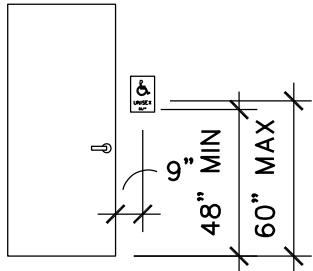
GRAB BARS
GRAB BARS SHALL BE 1 1/4"-2" IN DIAMETER. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". A 1 1/2" MINIMUM CLEARANCE SHALL BE PROVIDED BELOW AND AT END OF THE GRAB BAR. A 12" MINIMUM CLEARANCE SHALL BE PROVIDED ABOVE THE GRAB BAR EXCEPT AT SHOWER CONTROLS. GRAB BARS SHALL NOT ROTATE IN THEIR FITTING AND SHALL SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE OPERABLE PARTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS WHERE CONTROLS ARE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.

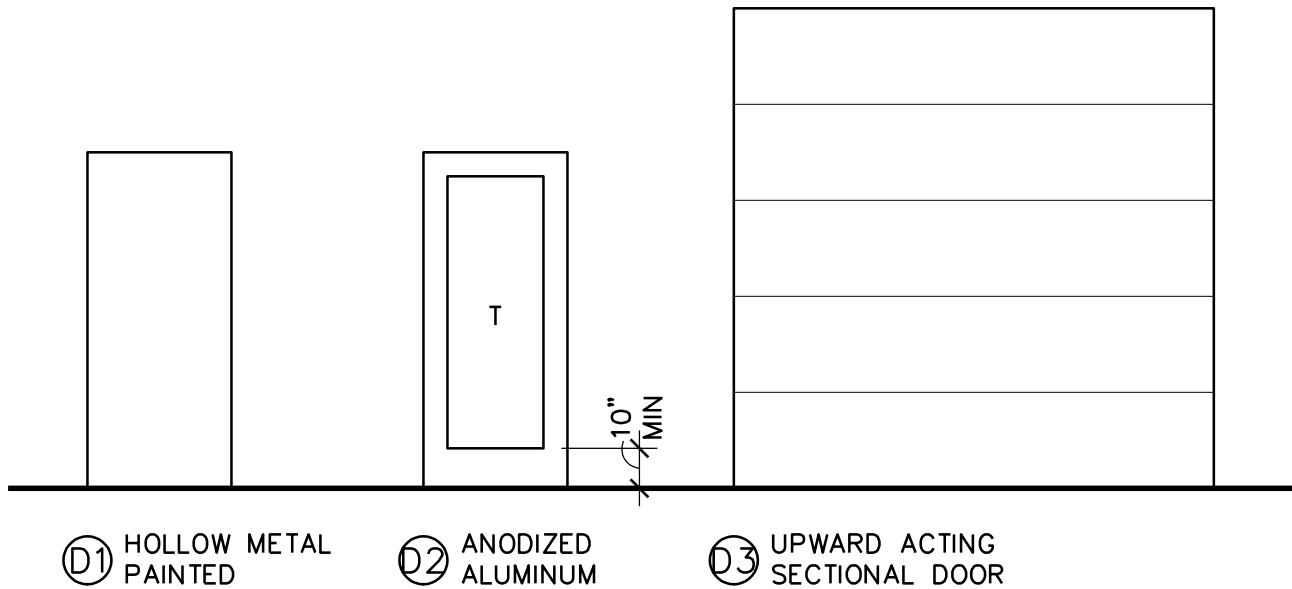
ACCESSORIES
ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR TOILET ACCESSORIES SHALL BE MOUNTED SO THAT THE OPERABLE PORTIONS OF SUCH ACCESSORIES COMPLIES WITH AN UNOBSTRUCTED FRONT OR SIDE REACH. THE MAXIMUM UNOBSTRUCTED REACH RANGE IS BETWEEN 15" AND 48" ABOVE THE FINISHED FLOOR. OBSTRUCTIONS PROTRUDING 20-25 FROM A WALL SHALL LIMIT THE HIGH REACH TO 44" MAXIMUM ABOVE THE FINISHED FLOOR.

INTERIOR FINISHES
FLOORS IN TOILET, SHOWER, AND BATHING ROOMS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 4". (IBC 1209.2.1) WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE. TO 4 FEET A.F.F. (IBC 1209.2.2) SHOWER COMPARTMENT AND BATHTUB WALLS WITH SHOWER HEADS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE TO 72" ABOVE THE DRAIN. (IBC 1209.2.3)

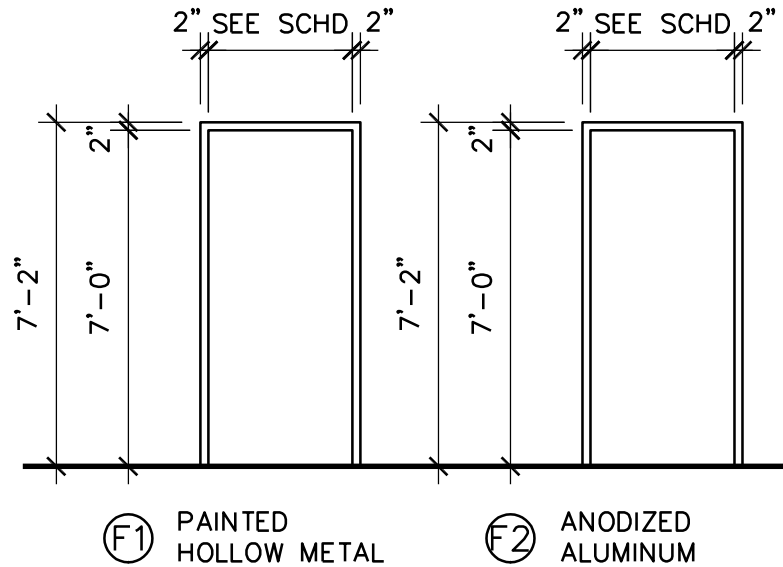
SIGNAGE
IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT TOILET ROOMS. THE SIGNAGE SHALL INCLUDE TACTILE LETTERS INDICATING THE NAME OF THE SPACE, THE INT'L SYMBOL OF ACCESSIBILITY, AND BRAILLE CHARACTERS ACCORDING TO CHAPTER 703. MOUNT THE SIGN CENTERED AT 9" FROM THE LATCH SIDE OF THE DOOR AND MOUNT THE SIGN 48"-60" ABOVE THE FIN. FLR. WITH AN 18"x18" CLEAR FLOOR SPACE CENTERED ON THE SIGN



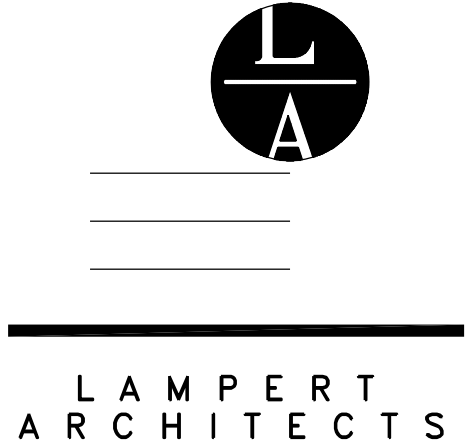
3 RESTROOM DETAILS AND NOTES
A5 SCALE: 3/8" = 1'-0"



4 DOOR TYPES
A5 SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



5 DOOR FRAME TYPES
A5 SCALE: 1/4" = 1'-0"



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LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
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WILDLIFE RESEARCH
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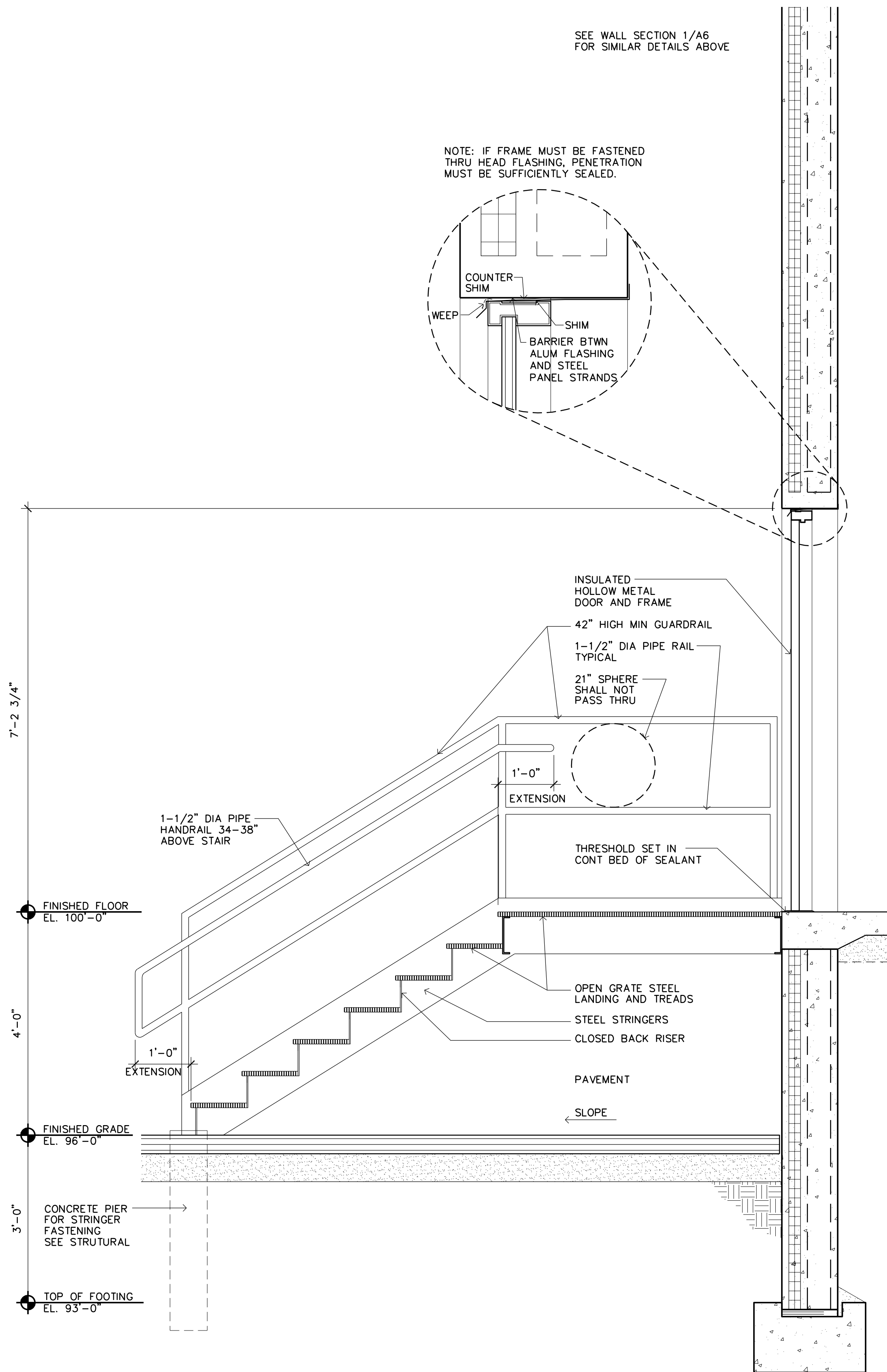
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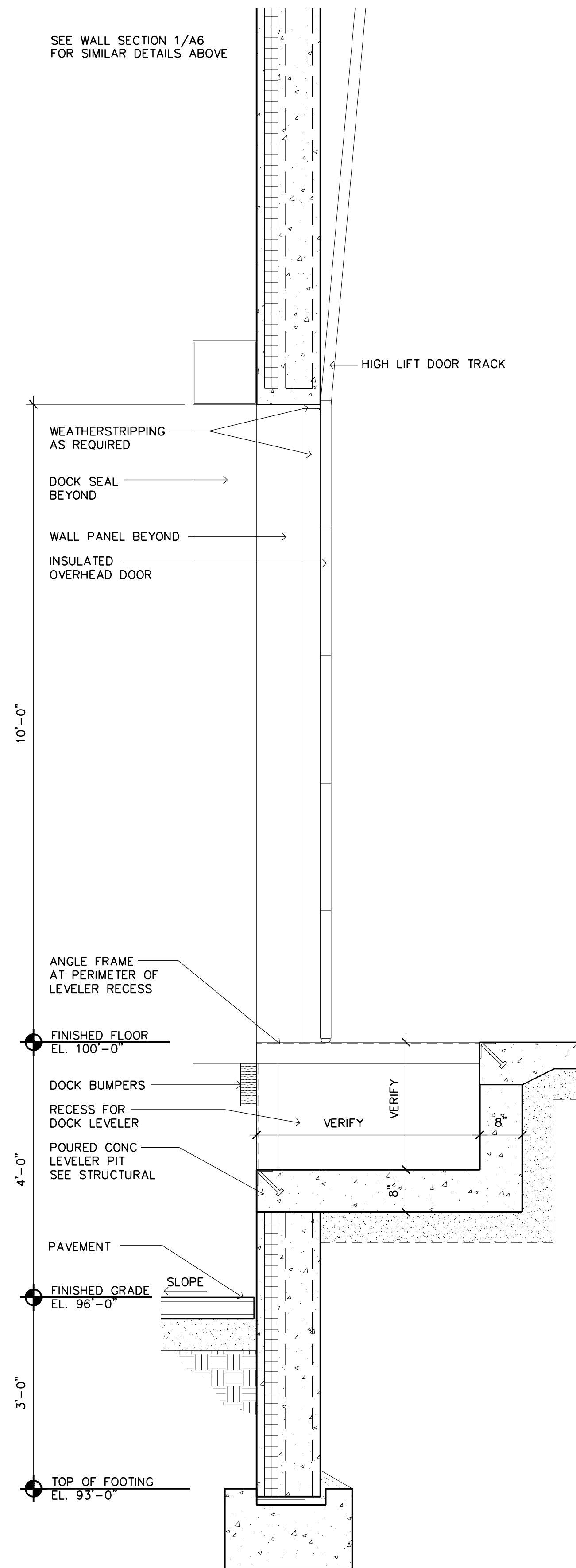
RESTROOM
DETAILS &
SCHEDULES
Sheet Number

A5
Project No. 251003-4

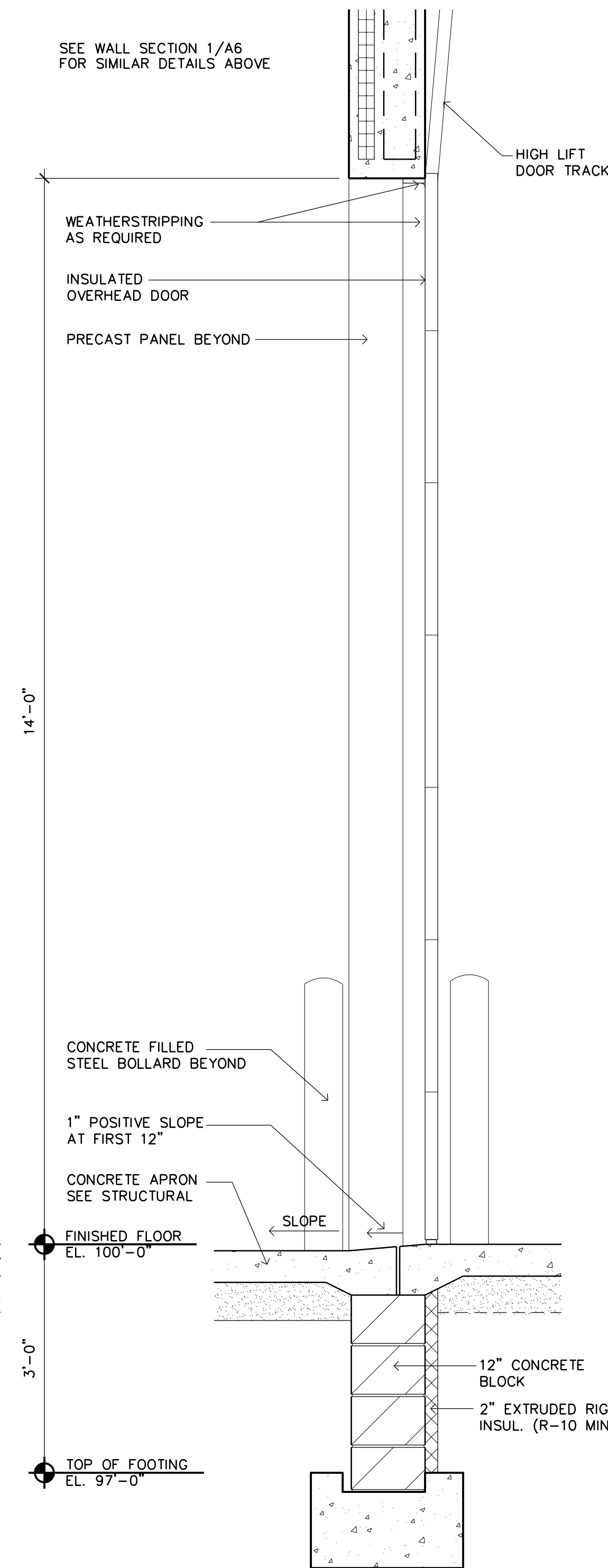
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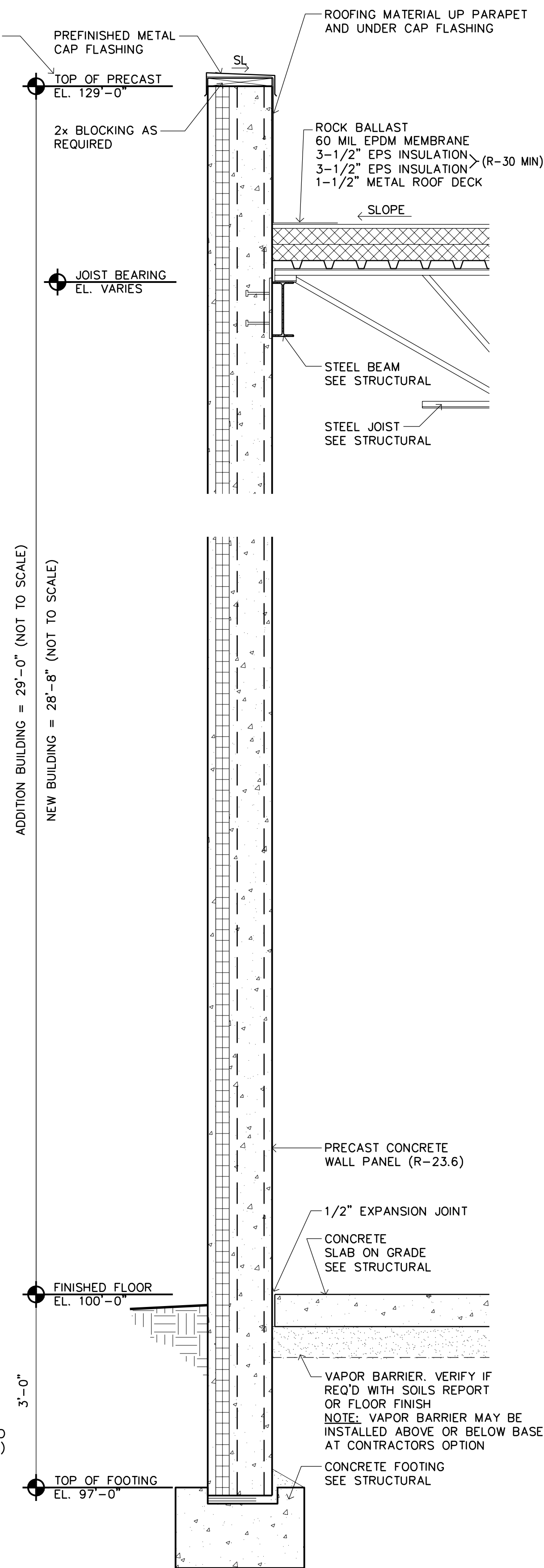
4 WALL SECTION AT SERVICE DOOR
A6 SCALE: 3/4" = 1'-0"



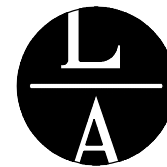
3 WALL SECTION AT DOCK DOOR
A6 SCALE: 3/4" = 1'-0"



2 WALL SECTION AT DRIVE-IN DOOR
A6 SCALE: 3/4" = 1'-0"



1 TYPICAL WALL SECTION
A6 SCALE: 3/4" = 1'-0"



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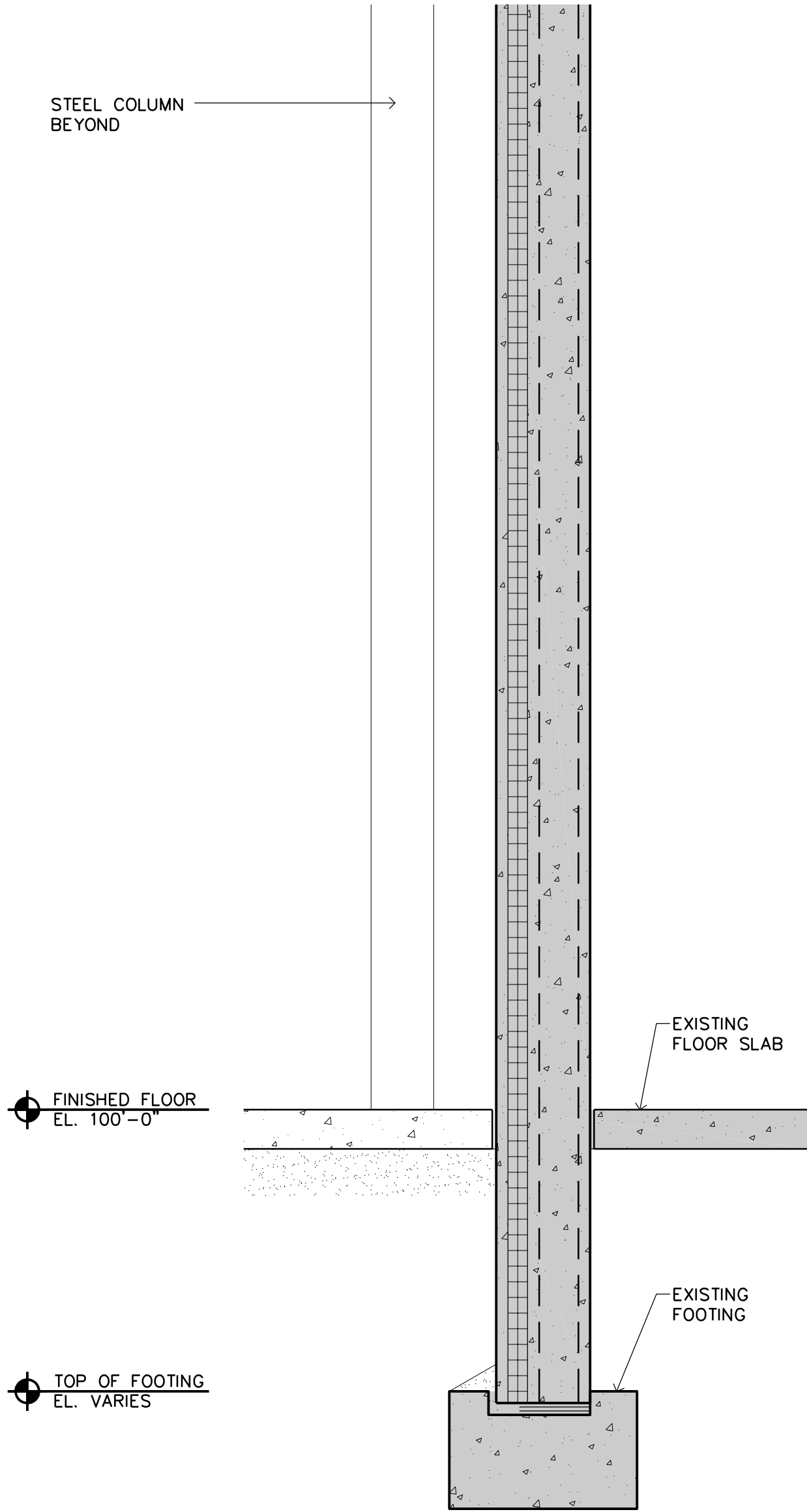
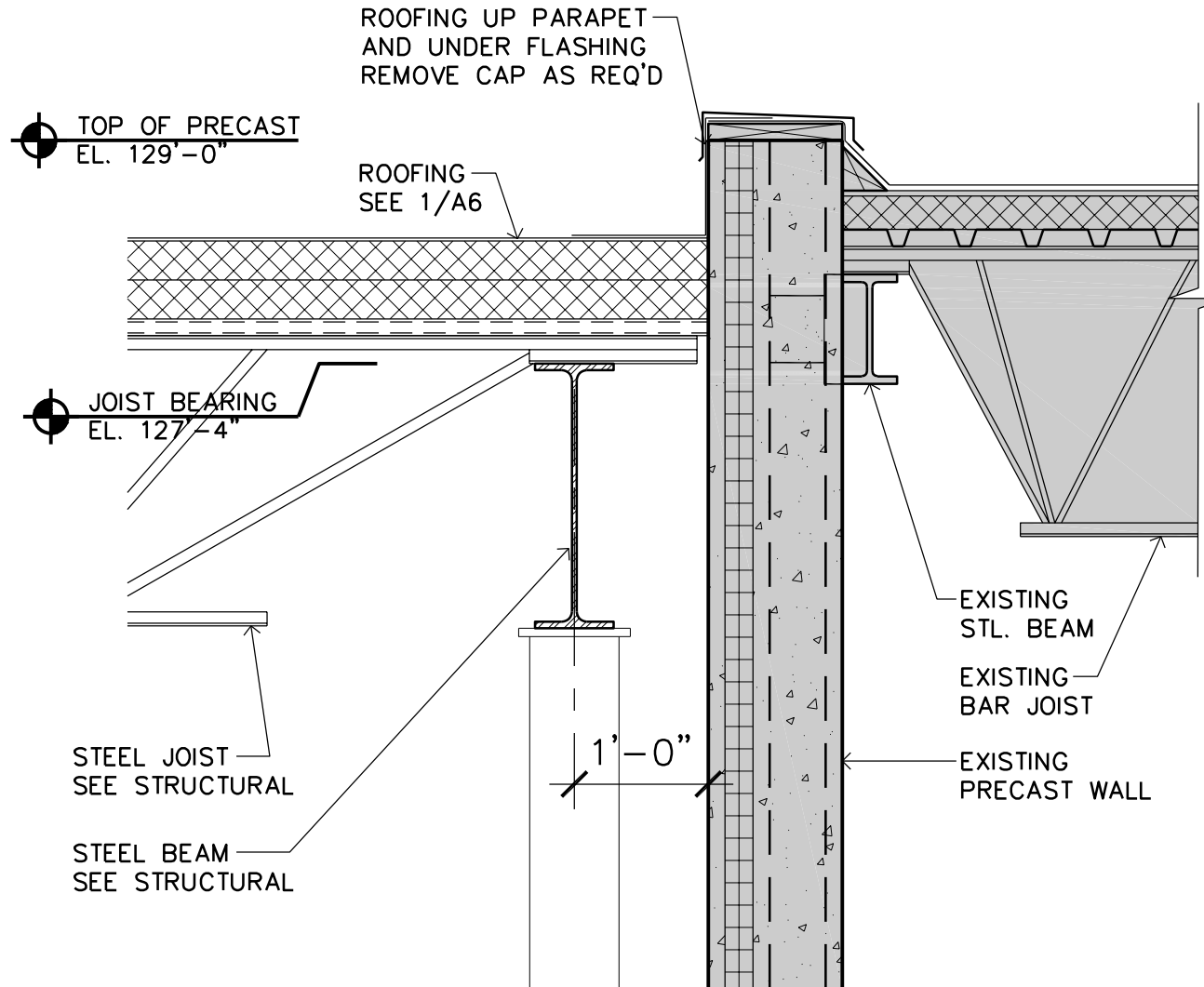
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WALL SECTIONS

Sheet Number

A6

Project No. 251003-4



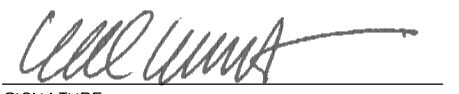
1
A7
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

L
A

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WALL SECTIONS

Sheet Number

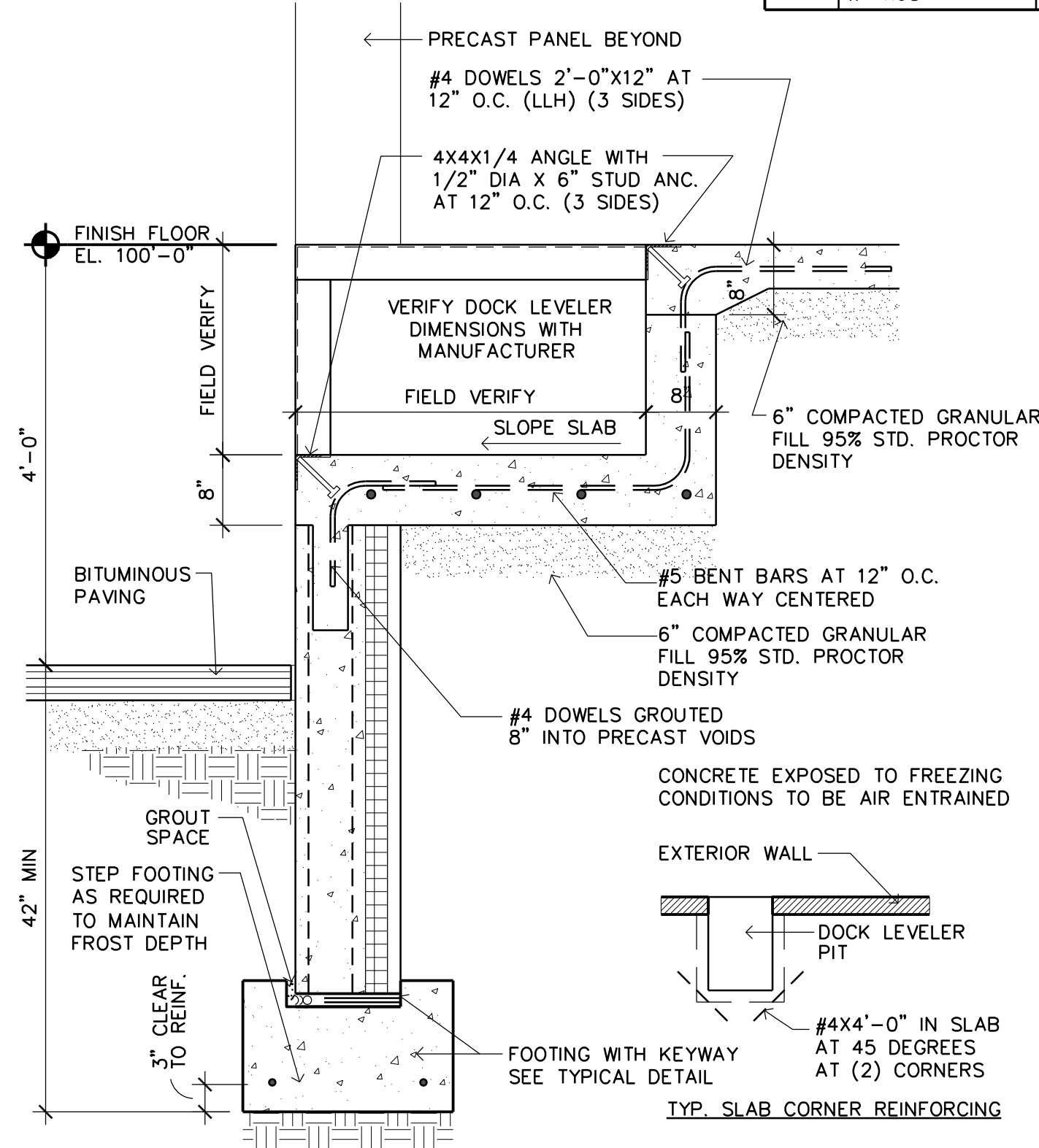
STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLT
C1	HSS 8X8X5/16	3/4"x16"x1'-4"	(4) 3/4" DIA BENT ANCHOR BOLTS
C2	HSS 10X10X1/4	3/4"x18"x1'-6"	(4) 3/4" DIA BENT ANCHOR BOLTS
C3	W14X68	1"x20"x1'-4"	(4) 3/4" DIA BENT ANCHOR BOLTS

CONCRETE PIER SCHEDULE			
MARK	SIZE	REINFORCING	TIES
P1	24"x24"	(12) #5 VERT	#4 TIES AT 12" O.C.

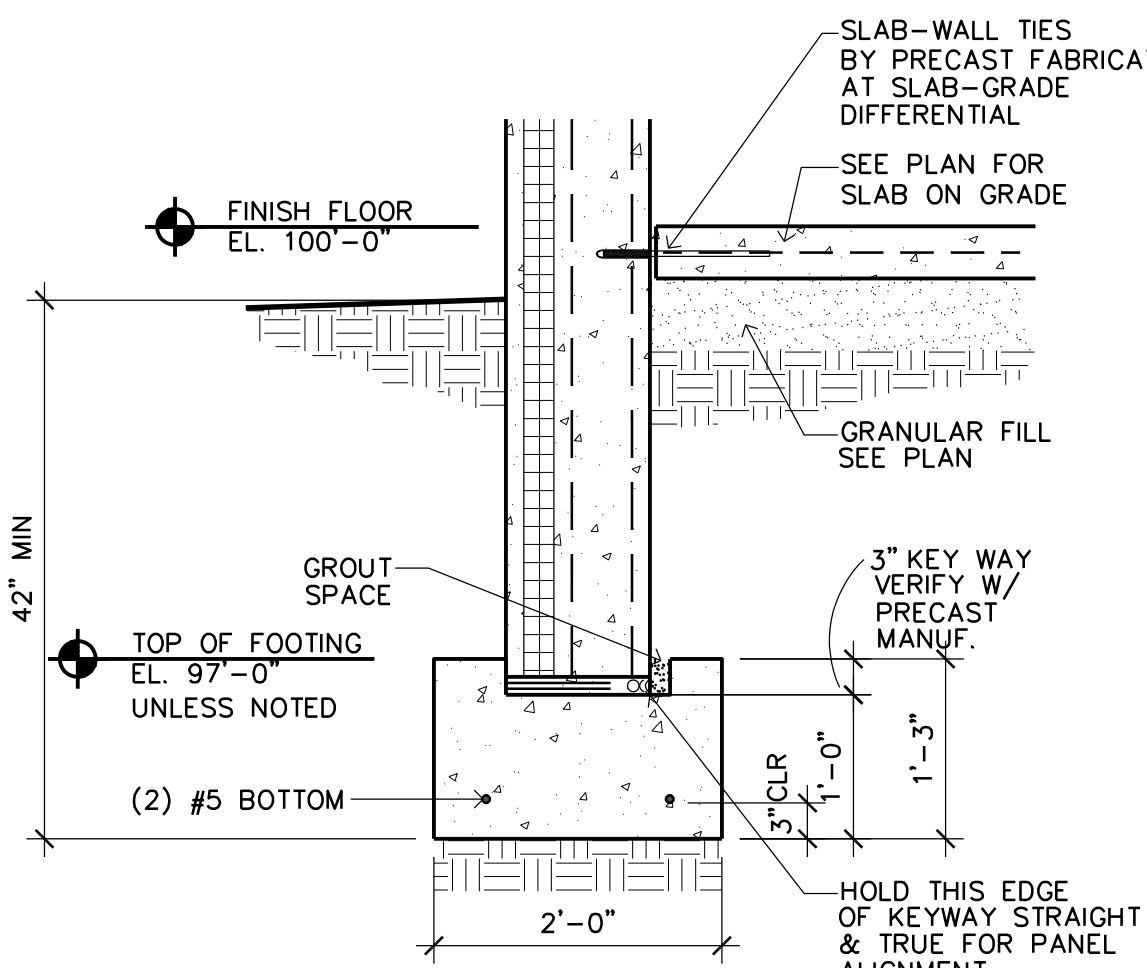
NOTE: ALL VERTICAL BARS SHALL BE HOOKED INTO FOOTING OR DRILLED WITH EPOXY 8" INTO EXISTING FTG.

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	5'-0"x5'-0"x12"	(6) #5 EACH WAY BOTTOM
F2	6'-0"x6'-0"x14"	(7) #5 EACH WAY BOTTOM
F3	7'-0"x7'-0"x16"	(7) #6 EACH WAY BOTTOM
F4	8'-0"x8'-0"x18"	(8) #6 EACH WAY BOTTOM
F5	4'-0"x5'-0"x12"	(5) #5 *TRANSVERSE BOTTOM (4) #5 LONGIT. BOTTOM
F6	8'-0"x4'-0"x16"	(8) #5 *TRANSVERSE BOTTOM (4) #5 LONGIT. BOTTOM

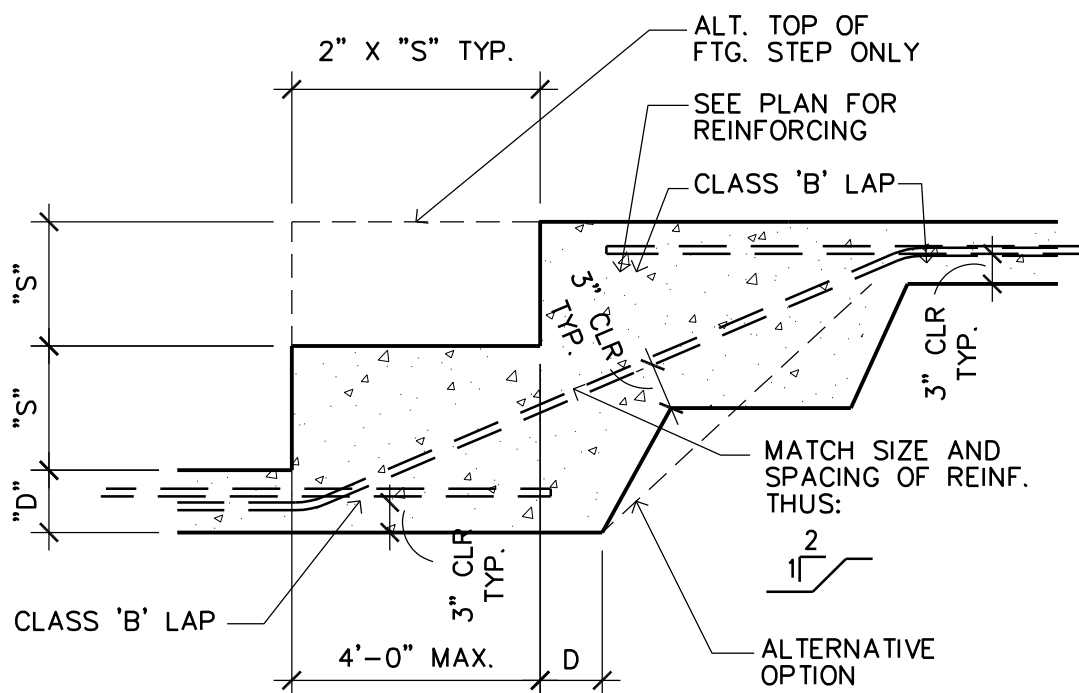
NOTES:
FOOTINGS DESIGNED FOR MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. GEOTECHNICAL ENGINEER SHALL VERIFY SOIL BEARING PRESSURE.
*NOTE: ALL TRANSVERSE BOTTOM BARS ARE DRILLED WITH EPOXY 8" INTO EXISTING FOOTING. SEE TYP. SECTION.



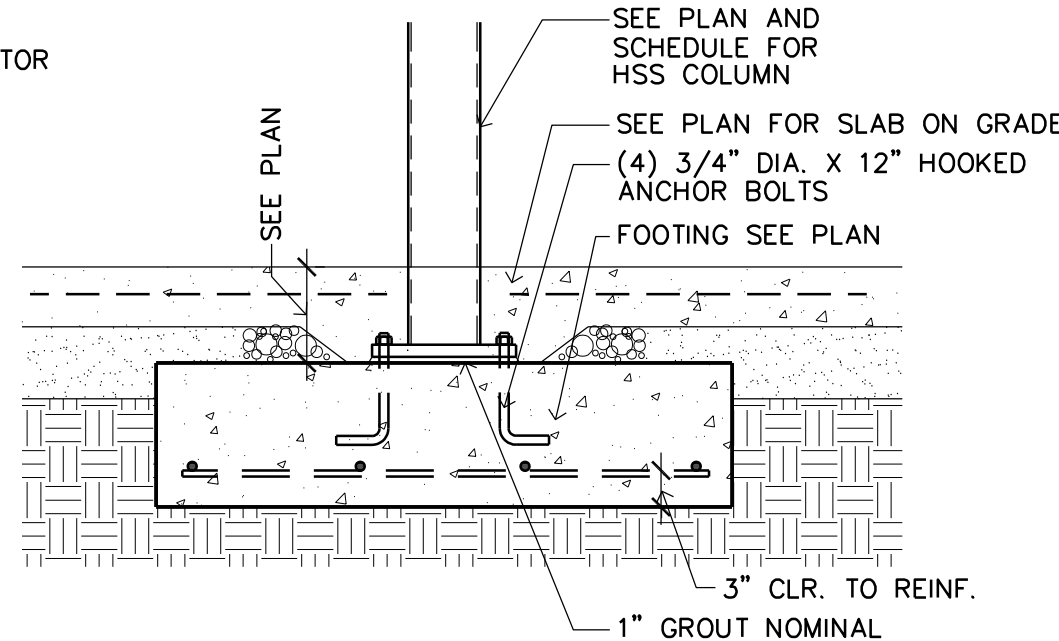
7 TYPICAL LOADING DOCK LEVELER SECTION
S1 SCALE: 3/4" = 1'-0"



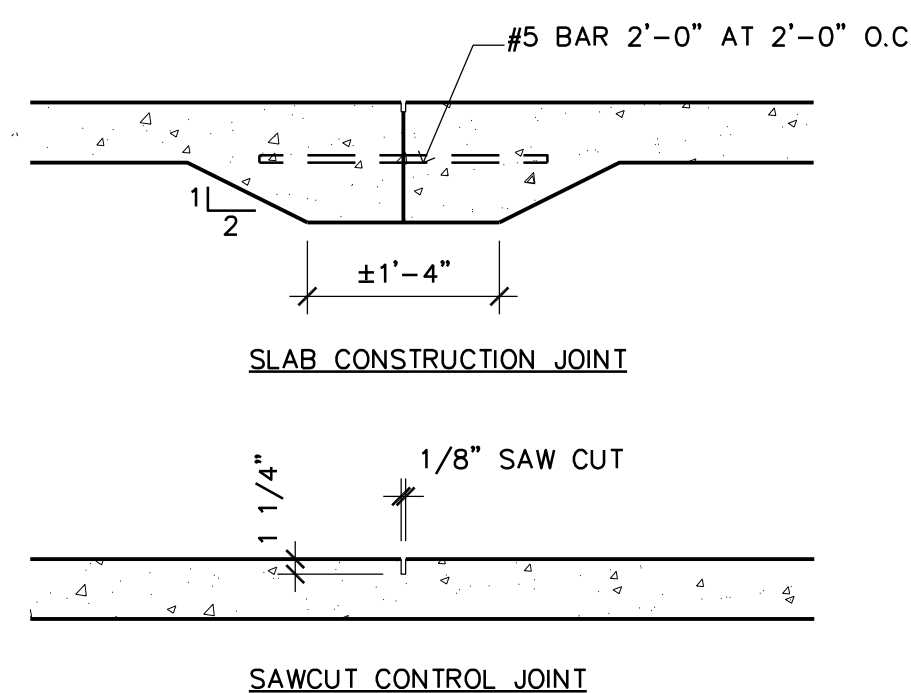
5 TYP. DETAIL AT PRECAST WALL FOOTING
S1 SCALE: 3/4" = 1'-0"



4 STEP FOOTING DETAIL
S1 SCALE: 3/4" = 1'-0"

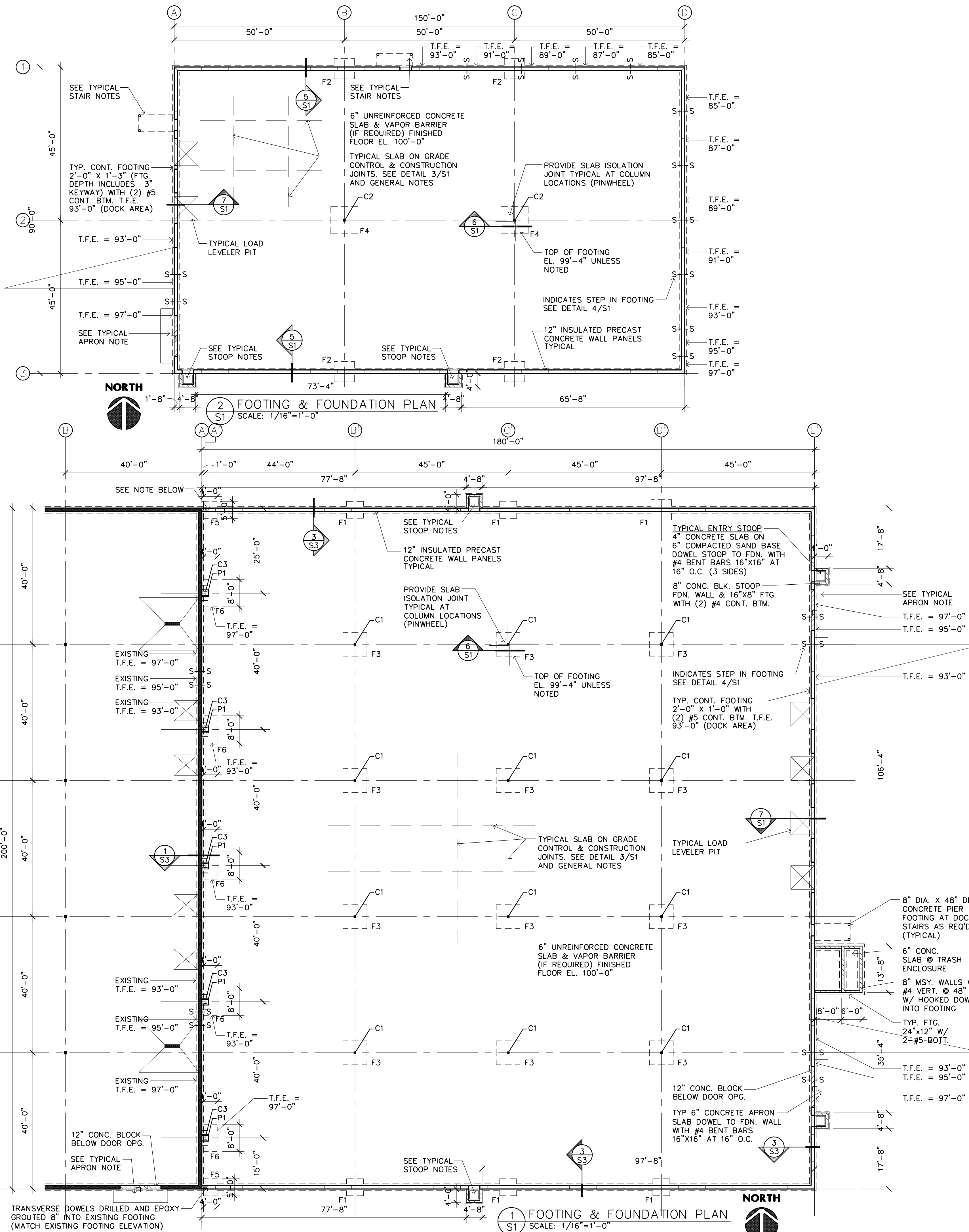


6 TYPICAL STEEL COLUMN FOOTING DETAIL
S1 SCALE: 3/4" = 1'-0"



3 TYP. SLAB CONSTRUCTION/CONTROL JOINT DETAILS
S1 SCALE: 3/4" = 1'-0"

- NOTES:
1. 1-1/4" DEEP SAW CUT WITH WET BLADE IMMEDIATELY AFTER FINISHING FOR 4" OR 5" SLABS. 1-1/2" DEEP FOR 6" SLABS.
2. ALL CONTROL/CONSTRUCTION JOINTS MUST BE CONTINUOUS AND NOT STAGGERED.
3. USE EXPANSION JOINT MATERIAL OR BOND BREAKER AT ALL WALLS AND TRENCH DRAINS.



1 FOOTING & FOUNDATION PLAN
S1 SCALE: 1/16" = 1'-0"

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FOOTING AND FOUNDATION PLAN

Sheet Number

3/8" TOP PLATE
COLUMN WIDTH +1"
WELD WITH 1/4" FILLET
WELD TO COLUMN
ALL AROUND

1/4" CLIP
ANGLES WITH
3/4" DIA. A325 BOLTS

STEEL BEAM
SEE PLAN

(4) 3/4" DIA. A325
BOLTS AT TOP AND BTM
FLANGE (3" GA.) TYPICAL

W14
SEE COLUMN

3/8" BOTTOM FLANGE
PLATE MATCH COLUMN
WIDTH FULL PENETRATION
SHOP WELD OR FIELD
WELD AT STEEL PLATE

[illegible]

36-5 PATTERN
WITH 5/8" DIA.
PUDDLE WELDS AS SHOWN WITH
2 SIDELAP FASTENERS PER SPAN.

JOIST TOP CHORD

This diagram shows a side view of a joist top chord. It features a series of overlapping metal plates. Two lines from the text '36-5 PATTERN' point to the first and third plates. Another line from 'WITH 5/8" DIA.' points to the gap between the first and second plates. A line from 'PUDDLE WELDS AS SHOWN WITH 2 SIDELAP FASTENERS PER SPAN.' points to the weld area between the second and third plates. A line from 'JOIST TOP CHORD' points to the main structural member.

TOP OF PRECAST
 EL. SEE ARCH.

4"

EMBEDDED PLATE
 BY PRECAST
 SUPPLIER

BM. VARIES
 SEE PLAN

BEAM REACTION-SEE PLAN

JOIST SEE PLAN

12" PRECAST TYP.

3/8" ST. PLATE EA. SIDE
MID-HEIGHT

COLUMN CAP PLATE

3/4" X 1"-2" X BM. FLANGE WIDTH
W/ (4) 3/4" DIA. A325 BOLTS

STD. FRAMING
CONNECTION

BEAM SEE PLAN

HSS COL. SEE PLAN

SPLICE VARIES - SEE PLAN

JOIST SEE PLAN

1-1/2" X 22 GA. TYPE B ROOF DECK

FIELD WELD JOISTS TO BEAMS WITH 1/8" X 2-1/2" FILLET WELD EACH SIDE

SEE PLAN FOR STEEL JOISTS

SEE PLAN FOR STEEL BEAMS

TYPICAL 3/4" CAP PLATE WITH 3/4" DIA. A325 BOLTS

This diagram shows a cross-section of a steel joist connected to a steel beam. The roof deck is shown on top of the joist. The connection is made with a cap plate and bolts. The joist is welded to the beam with fillet welds. The beam is shown with a typical cap plate and bolts. The diagram is labeled with dimensions and material specifications.

[illegible]

40'-0" 25'-0" 40'-0" 40'-0" 40'-0" 15'-0"

1'-0" 44'-0" 45'-0" 45'-0" 45'-0"

WIND SHEAR 33 KIPS (SERVICE LOAD)

26K6 STARTER JST. (NO CAMBER) (20K) W18x40 (20K) 26K6 STARTER JST. (NO CAMBER) (50K) W24x68 W21x50 W24x68 26K6 STARTER JST. (NO CAMBER) (50K) W24x68 26K6 STARTER JST. (NO CAMBER) (50K) W24x68

JOIST BEARING EL. = 125'-10" JOIST BEARING EL. = 125'-4" INDICATES BEAM SPLICE

INDICATES BEAM TO COLUMN WIND MOMENT CONNECTION SEE TYP DETAILS 9/S2 & 10/S2

JOIST BEARING EL. = 125'-10" JOIST BEARING EL. = 125'-4" WELDED HORIZ. BRIDGING

JOIST BEARING EL. = 125'-10" JOIST BEARING EL. = 125'-4" CONT. W10x17 TYPICAL JOIST REACTION = 1.35 KIPS PER FT. (SERVICE LOAD) JOIST BEARING EL. = 125'-10"

WIND SHEAR 33 KIPS (SERVICE LOAD)

26K6 STARTER JST. (NO CAMBER) (50K) W24x68 W21x50 W24x68 26K6 STARTER JST. (NO CAMBER) (50K) W24x68 26K6 STARTER JST. (NO CAMBER) (50K) W24x68

WIND SHEAR 33 KIPS (SERVICE LOAD)

1 ROOF FRAMING PLAN SCALE: 1/16"=1'-0"

NORTH

Project No. 251003-4

GENERAL STRUCTURAL NOTES:

1. BUILDING CODE:
STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) & MINNESOTA STATE BLDG. CODE (MSBC 2020)
2. DESIGN LOADS:
WIND LOAD
BASIC WIND SPEED (3 SECOND GUST).....115 MPH (Vu Ultimate)
(90 MPH SERVICE)
RISK CATEGORY II
EXPOSURE B
INTERNAL PRESSURE COEFFICIENTS, GC ±0.18 pi
ROOF LOAD
LIVE LOAD (L.L.)..... 35 PSF **
DEAD LOAD (DESIGN D.L.)..... 20 PSF **
3. ROOF SNOW LOAD:
GROUND SNOW LOAD, Pg..... 50 PSF
FLAT ROOF SNOW LOAD, Pf 35 PSF
SNOW EXPOSURE FACTOR, Ce..... 1.0
SNOW LOAD IMPORTANCE FACTOR, I 1.0
THERMAL FACTOR, Ct..... 1.0
** PLUS SNOW ACCUMULATION AS REQUIRED BY IBC, CHAPTER 16, SECTION 1608.

COORDINATION:
1. STRUCTURAL MEMBERS INCLUDING SLABS, BEAMS, JOISTS, COLUMNS AND WALLS ARE DESIGNED FOR "IN PLACE LOADS" CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, WITHOUT OVERSTRESSING, ALL STRUCTURAL ELEMENTS (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.

FOUNDATIONS:
1. FOOTINGS WERE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. SOIL BEARING PRESSURE SHALL BE VERIFIED PRIOR TO THE CONSTRUCTION OF THE FOOTINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. LOWER THE FOOTING ELEVATIONS SHOWN IF NECESSARY TO OBTAIN THE REQUIRED BEARING PRESSURE.

CONCRETE:
1. ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF.) MINIMUM 28 DAY COMPRESSIVE STRENGTH, AS SPECIFIED BELOW:
FOOTINGS AND FOUNDATION WALLS.....3000 PSI
SLAB ON GRADE.....4000 PSI (MINIMUM)
2. PROVIDE 3" CLEAR COVER ON BOTTOM AND SIDES FOR FOOTING REINFORCING.
3. MAX. DISTANCE BETWEEN SLAB CONTROL OR CONSTRUCTION JOINTS SHALL NOT EXCEED 15'-0"
4. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE REINFORCED WITH 6X6-10/10 WELDED WIRE MESH OR FIBERMESH.
5. EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE 6" THICK CONCRETE.
6. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS. ALL SLAB CONCRETE SHALL BE 4000 PSI. W/ WATER CONTENT RATIO LESS THAN .50 AND PLASTERCIZER ADDED AT JOB SITE.

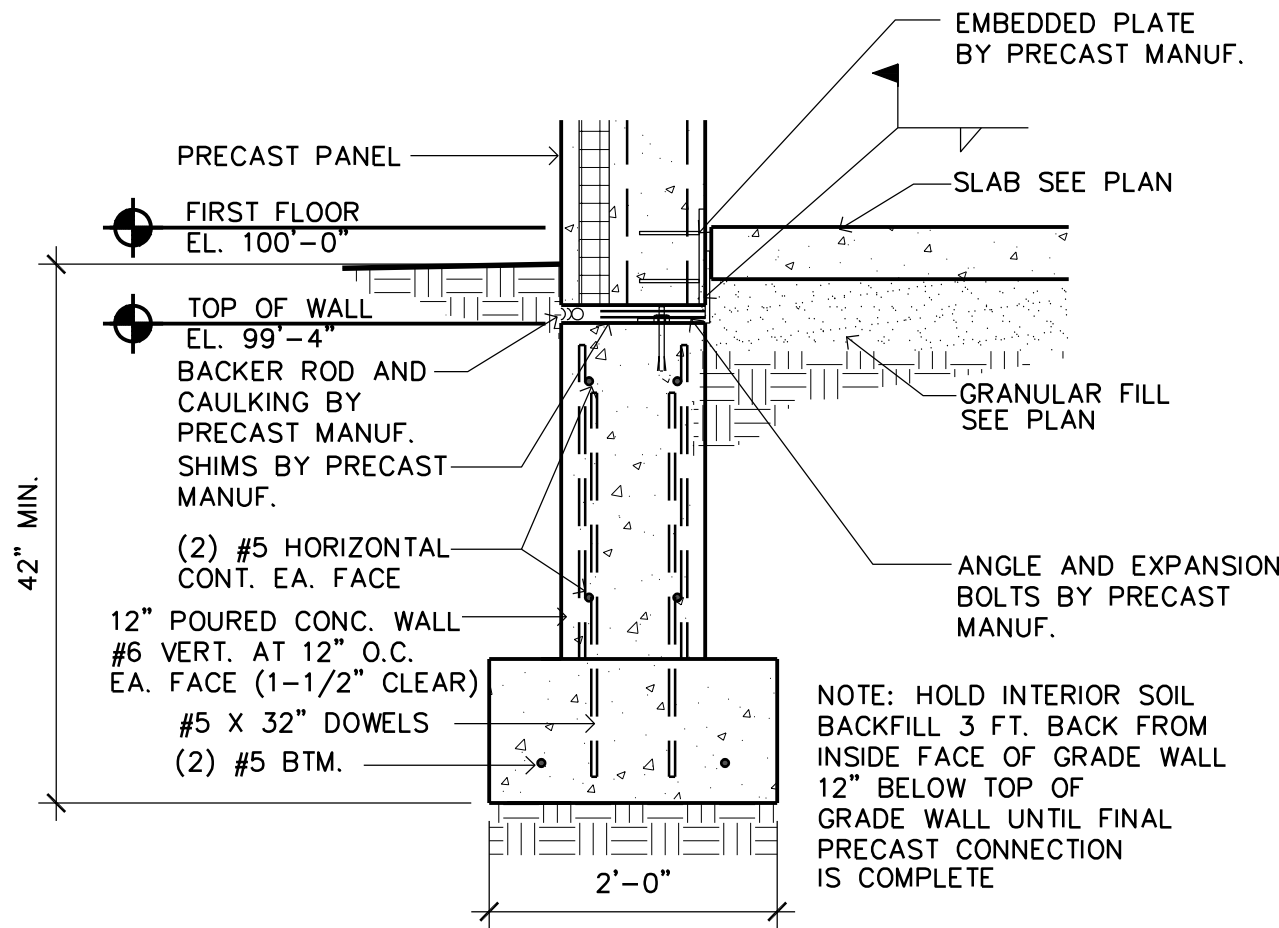
STRUCTURAL PRECAST CONCRETE:
1. STRUCTURAL PRECAST CONCRETE MEMBERS AND THEIR CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PCI HANDBOOK FOR PRECAST PRESTRESSED CONCRETE. PRESTRESSED UNITS SHALL BE DESIGNED TO SUPPORT THE DESIGN LOADS AS INDICATED
2. PRECAST CONCRETE FABRICATOR SHALL FURNISH ALL LOOSE CLIP ANGLES, INSERTS AND WELD PLATES IN PRECAST AS NECESSARY FOR THE PROPER INSTALLATION OF THE PRECAST MEMBERS.
3. ALL HEADERS AT OPENINGS IN PRECAST TO BE DESIGNED AND FURNISHED BY PRECAST SUPPLIER.

- REINFORCING STEEL:
1. REINFORCING STEEL SHALL CONFORM TO ASTM (GRADE 60).
2. WELDED WIRE FABRIC SHALL BE NEW BILLET STEEL, COLD DRAWN AND CONFORMING TO ASTM A185 AND A82
3. BAR SUPPORTS, DESIGN, DETAILING, FABRICATION AND PLACING OF REINFORCING BARS AND MESH SHALL BE IN ACCORDANCE WITH THE ACI CODE AND DETAILING MANUAL.
4. UNLESS NOTED OTHERWISE, ALL REINFORCING LAP SPLICES SHALL BE 40 BAR DIAMETERS OR 12", WHICHEVER IS GREATER.
- STEEL JOISTS:
1. ALL JOISTS SHALL COMPLY WITH THE STEEL JOIST INSTITUTE RECOMMENDED "CODE OF STANDARD PRACTICE FOR STEEL JOISTS FOR FABRICATION AND ERECTION."
2. ALL K SERIES JOISTS SHALL HAVE HORIZONTAL WELDED BRIDGING AS SHOWN ON PLANS OR PER SJI RECOMMENDATIONS.
3. FOR DRAINAGE, STEEL JOISTS HAVE BEEN SIZED FOR PONDING CONSIDERATION PER IBC SEC. 1611

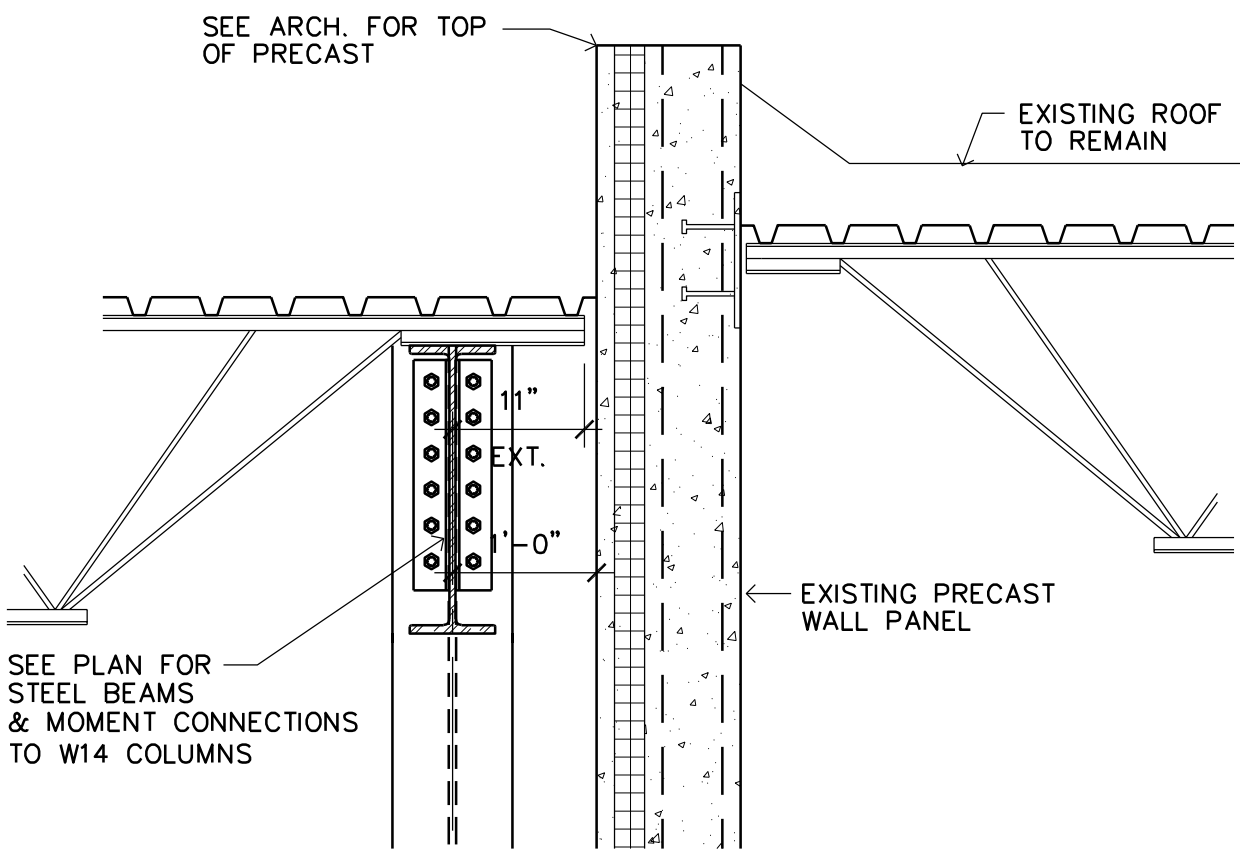
STEEL DECK:
1. STEEL ROOF DECK SHALL BE 1-1/2" X 22 GA. "TYPE B-WIDE RIB DECK" MANUFACTURED AND ERECTED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE.
2. STEEL DECK SHALL BE WELDED TO SUPPORTING MEMBERS WITH 5/8" DIA. PUDDLE WELDS AT 12" O.C. SIDELAP CONNECTIONS SHALL BE WELDED OR FASTENED WITH #12 TEXS SELF-DRILLING, SELF-TAPPING SCREWS (2 FASTENERS MINIMUM EQUALLY SPACED PER SIDELAP BETWEEN JOISTS).

MASONRY:
1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90.
2. MINIMUM COMPRESSIVE STRENGTH OF MSY. UNITS F'm 1500 PSI.
3. GROUT FOR HOLLOW MASONRY UNITS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. AND SHALL BE NORMAL WEIGHT PEA GRAVEL CONCRETE.
4. ALL MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING FABRICATED WITH 9 GAUGE SIDE RODS. THIS REINFORCING SHALL BE LOCATED AT EVERY OTHER COURSE.
5. ALL VERTICAL REINFORCING SHALL BE CONTINUOUS WITH 40 BAR DIAMETER LAPS AT SPLICES UNLESS NOTED.

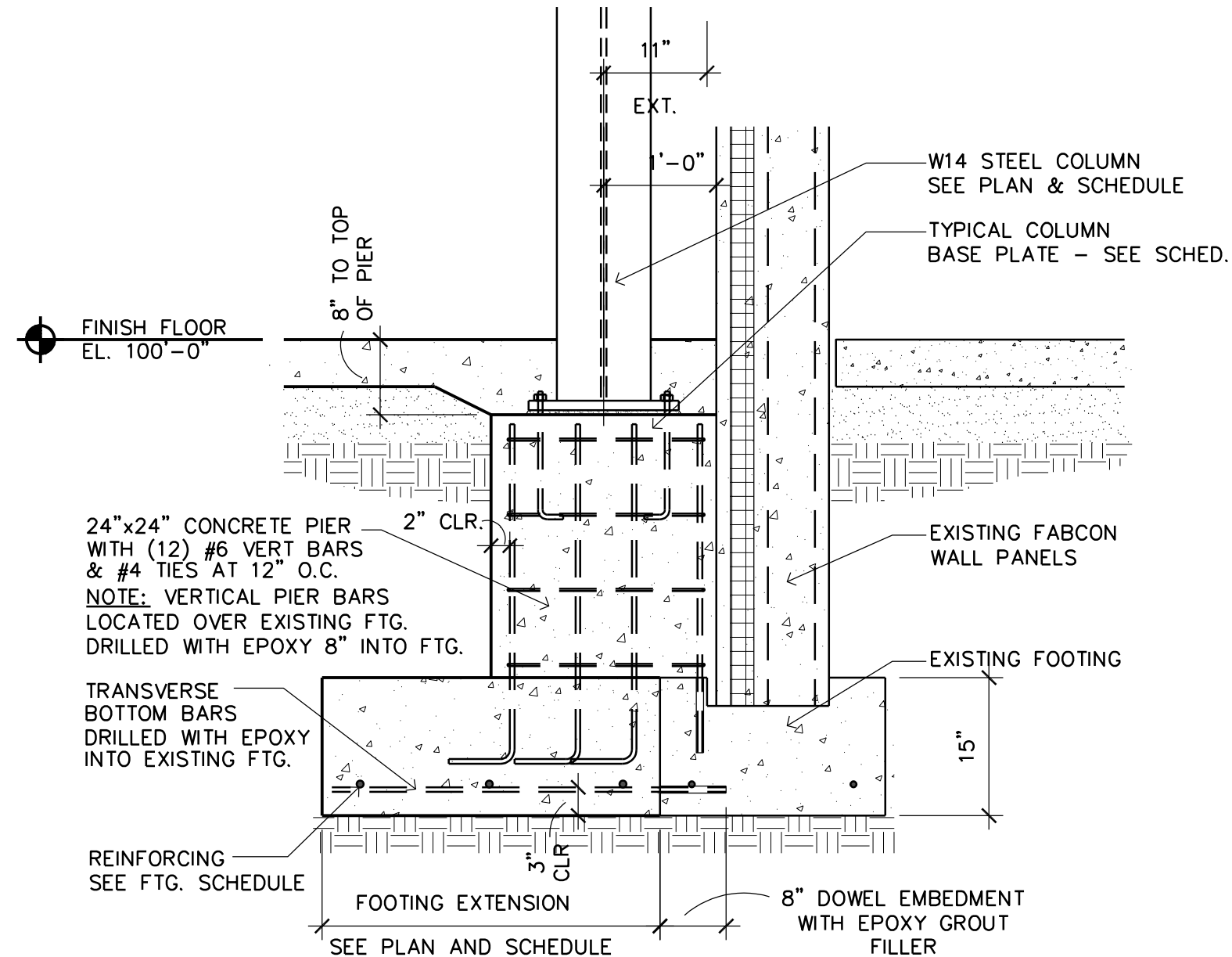
STRUCTURAL STEEL:
1. DESIGN, DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION"
2. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 OR A992.
STEEL PIPE SHALL CONFORM TO ASTM A501 OR ASTM A53.
STEEL TUBES SHALL CONFORM TO ASTM A500 - GRADE B.
3. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES AND SHALL CONFORM TO AWS STANDARDS.
4. ALL BOLTS SHALL BE 3/4" DIAMETER, ASTM A325.



3 TYPICAL CONSTRUCTION DETAIL
S3 SCALE: 3/4" = 1'-0"



2 TYPICAL SECTION
S3 SCALE: 3/4" = 1'-0"



1 DETAIL AT FOOTINGS ADJACENT TO EXISTING BLDG.
S3 SCALE: 3/4" = 1'-0"



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SIGNATURE
BERNIE STROH
PRINT NAME
14269
LICENSE NO.
07.02.26
DATE



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Structural Engineer: B STROH
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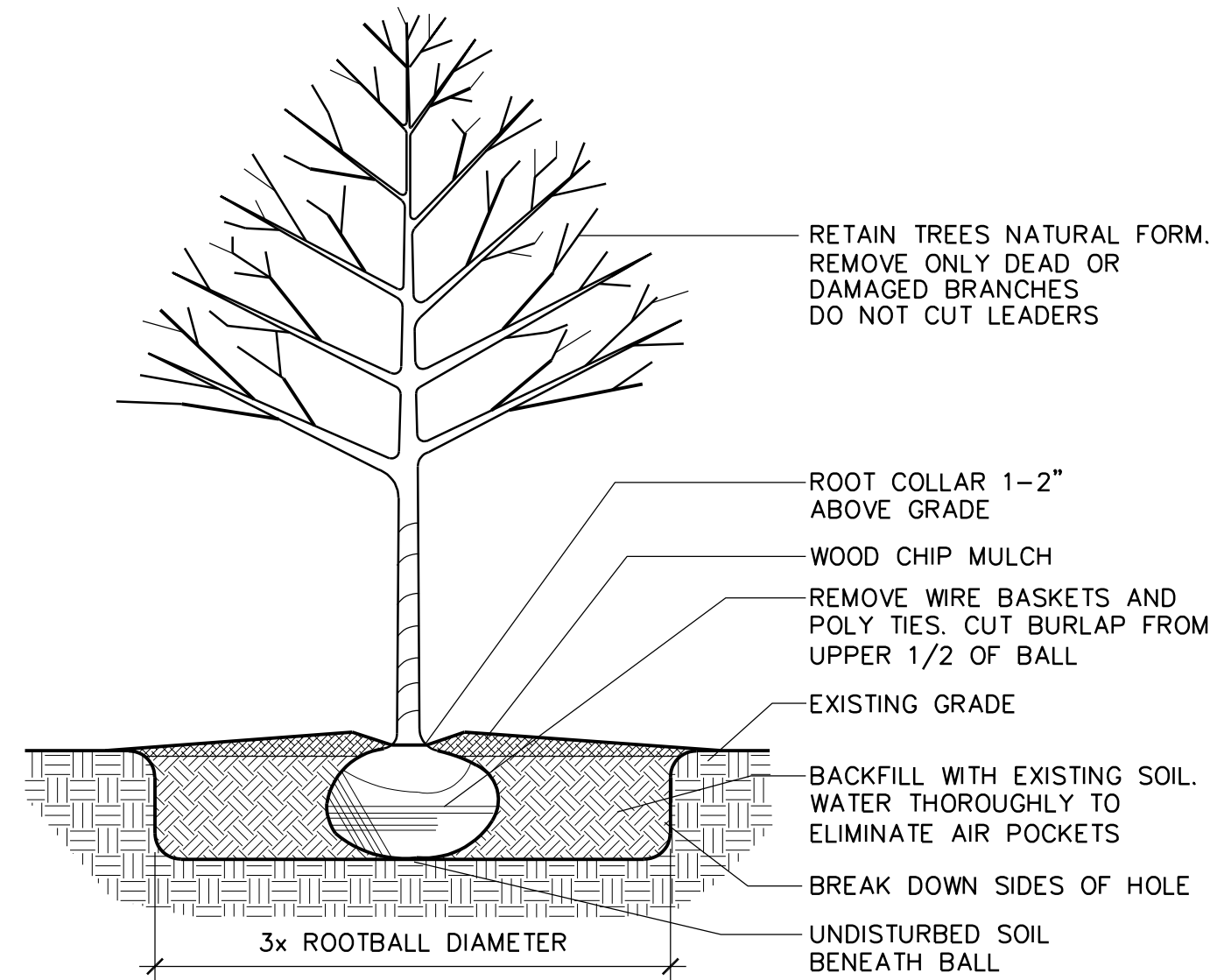
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STRUCTURAL
DETAILS

Sheet Number

S3

Project No. 251003-4



2 TREE PLANTING DETAIL
L1 SCALE: NOT TO SCALE

LANDSCAPE NOTES:

1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED. ROCK MULCH BEDS SEPARATED FROM SOD PLANTING BEDS. EDGE OF ROCK MULCH PLANTINGS TO HAVE WOOD MULCHING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. PROVIDE ONE OR MORE ADDITIONAL WATER EFFICIENT TECHNOLOGIES, SUCH AS WATERSENSE LABELED WEATHER-BASED IRRIGATION CONTROLLERS, SOIL MOISTURE SENSORS, AND/OR EVAPORATION (ET) SENSORS.

4. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE APPROVAL BY THE CITY PRIOR TO INSTALLATION.
5. ALL TURF AREAS AND NEW PLANTINGS TO RECEIVE MIN. 4" TOPSOIL WITH MAX. 35% SAND CONTENT.

LANDSCAPE CALCULATION:

IMPERVIOUS AREA - 162,698 S.F.
PERVIOUS AREA - 43,601 S.F.

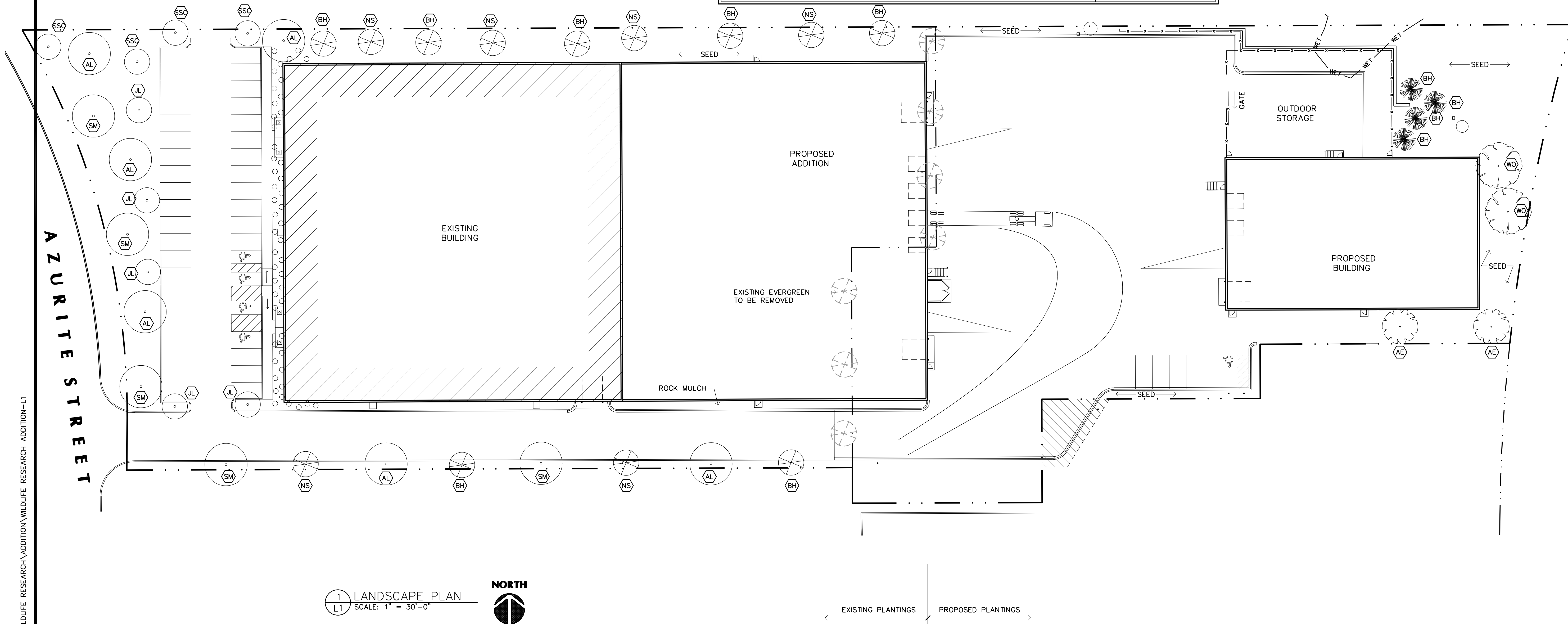
TOTAL LOT AREA - 206,299 S.F.

CANOPY COVER REQUIRED

$$\frac{(162,698 / 206,299) \times 0.788 \times 43,601 \text{ S.F.}}{\text{TOTAL CANOPY COVER PROVIDED}} = 34,386 \text{ S.F.}$$

CANOPY COVER CALCULATION
 $(\text{MIN SPREAD} + \text{MAX SPREAD} / 4)^2 \times 3.14 \times .65$ (PREFERRED)
 $\times 3.14 \times .50$ (ACCEPTABLE)

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	CANOPY COVER
PROPOSED PLANTINGS						
PREFERRED	2	 AMERICAN ELM	ULMUS AMERICANA	2.5" CAL.	BB	3,907 S.F. X 2 = 7,814 S.F.
PREFERRED	2	 WHITE OAK	QUERCUS ALBA	2.5" CAL.	BB	3,907 S.F. X 2 = 7,814 S.F.
PREFERRED	4	 BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' TALL	BB	386 S.F. X 4 = 1,544 S.F.
						17,172 S.F.
EXISTING PLANTINGS						
ACCEPTABLE	5	SM SUGAR MAPLE	ACER SACCHARUM			981 S.F. X 5 = 4,905 S.F.
ACCEPTABLE	7	AL AMERICAN LINDEN	FRAXINUS PENNSYLVANICA			1,298 S.F. X 7 = 9,086 S.F.
PREFERRED	7	BH BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA			386 S.F. X 7 = 2,702 S.F.
PREFERRED	6	NS NORWAY SPRUCE	PICEA ABIES			625 S.F. X 6 = 3,750 S.F.
ACCEPTABLE	4	SSC SPRING SNOW CRAB	MALUS SPRING SNOW			157 S.F. X 4 = 628 S.F.
						21,071 S.F.



Regular Planning Commission**Meeting Date:** 07/23/2026**Primary Strategic Plan Initiative:**

Information**Title:**

PUBLIC HEARING: Consider Ordinance #26-11 Amending Chapters 30 (Nuisances) and 106 (Zoning Code) of City Code Related to Managed Natural Landscapes

Purpose/Background:

In 2023, the Minnesota Legislature adopted new legislation mandating that statutory cities and home rule charter cities must allow private property owners to establish and maintain Managed Natural Landscapes in excess of eight (8) inches in height. While the City of Ramsey has allowed for these types of landscapes for a number of years now with an approved management plan, City Code never specified what information needed to be provided in a management plan, nor that the City had to approve said management plan. Thus, enforcement, when necessary, has been challenging. So, City Staff worked with the Environmental Policy Board to develop a couple new definitions (pulled from State Statute 412.925, attached to this case) and some minimum standards to not only make enforcement more manageable, but also to provide clarification to applicants about the type of information that must be provided as part of their management plan.

Notification:

A public hearing notice was placed in the Legal section of the Anoka Union Herald newspaper.

Time Frame/Observations/Alternatives:

The proposed Ordinance clarifies that a management plan must be approved by the City. An application packet has also been developed, which outlines the specific information that must be provided within a management plan for a Managed Natural Landscape. Additionally, the Ordinance includes a couple of new definitions in Chapter 30 and several new standards, which are outlined in a new section (106-371 - Managed Natural Landscapes). The new standards include:

- A three (3) foot setback from property lines, roads, sidewalks and trails within the MUSA (no setback would be required outside the MUSA); and
- A Managed Natural Landscape shall be established within three (3) years, meaning that within that 3-year establishment period, the Managed Natural Landscape consists of not more than 25% weeds; and
- If, after three (3) years, there are still more than 25% weeds, it would be deemed a failed landscape and would require either a new management plan subject to review and approval by the City, or returning the area to a more traditional ground cover subject to the standards outlined in Chapter 30 (Nuisances).

The intent of the Ordinance is not to make it more difficult for someone that wants to establish a Managed Natural Landscape, but rather to ensure adequate information is provided to the City to ensure that a property owner does not just let an area of their yard 'go natural' and to specify that a Managed Natural Landscape must be established within three (3) years (meaning undesirable plants and weeds make up less than 25% of the Managed Natural Landscape area).

City Staff did work with the City Attorney to ensure that both the proposed Ordinance and the Application Packet were sufficient to provide a clear pathway for enforcement, if necessary.

Funding Source:

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

Recommendation:

The Environmental Policy Board recommends adopting Ordinance #26-11.

Outcome/Action:

Motion to recommend City Council adopt Ordinance #26-11.

Attachments

Ordinance #26-11
Application Packet
MN State Statute 412.925

Form Review**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 07/17/2026

Reviewed By

Brian Hagen

Date

07/17/2026 09:09 AM

Started On: 07/10/2026 10:48 AM

ORDINANCE #26-11

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

**AN ORDINANCE AMENDING CHAPTER 30 (NUISANCES)
AND CHAPTER 106 (ZONING CODE)**

The City of Ramsey Ordains:

Underlined text is inserted into City Code.

~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENTS TO CHAPTER 30 (NUISANCE CODE) AND CHAPTER 106 (ZONING CODE)

The following portion of Chapter 30, Section 1 (Definitions), is amended as follows:

Sec. 30-1. – Definitions

~~*Acceptable prairie restoration* means an area of semi or continuous ground cover consisting of native grasses and forbs, with an identified plant species matrix that does not include identified, state-listed noxious weeds or invasive non-native plants. With respect to any undesirable plants, the establishment and long-term maintenance plan shall address the eradication measures to be employed.~~

Managed natural landscape means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings. It does not include turf-grass lawns left unattended or unmaintained for the purpose of returning to a natural state.

Meadow vegetation means grasses and flowering broad-leaf plants that are native to, or adapted to, the State of Minnesota, and that are commonly found in meadow and prairie plant communities, excluding noxious weeds.

Noxious weeds shall have the meaning assigned by Minnesota Statutes, Section 18.77, Subd. 8.

The following portion of Chapter 30, Section 3 (Property Conditions), is amended as follows:

Sec. 30-3. – Property Conditions

- (2) Grass, weeds, or noxious growths.
- a. All grass, weeds, or noxious growths of vegetation upon public or private property exceeding eight inches in height, ~~or whatever height specified in the appropriate zoning district,~~ excluding ~~acceptable prairie restoration plant materials~~ managed natural landscapes with a management plan as approved by City Staff.
 1. Exemption. All ground cover vegetation located in the following areas are hereby exempt from height restrictions:
 - i. Shore impact zones;
 - ii. Bluff impact zones;
 - iii. Areas within 50 feet of a wetland or natural drainage way;
 - iv. Areas of native plant communities with approved management plans;
 - v. Significant vegetative stands identified within City Code, relating to Mississippi River Corridor Critical Area (MRCCA) Overlay District development standards;
 - vi. Any vegetation management within the MRCCA Overlay District shall comply with the requirements and standards of City Code and with any vegetation clearing permits approved by the City of Ramsey;
 - vii. Areas of steep slope where mowing is not safely possible;
 - viii. Any area that has been undisturbed by development, grading or building and remains in its original natural state.
 2. All areas that have been graded or developed must maintain the property to turf grass standards unless a ~~appropriate prairie~~ management plan for a managed natural landscape has been approved by the city or it falls within the exemption list above. Rain gardens or pocket pollinator gardens not exceeding 100 square feet are also exempt from requiring a management plan. Any area or portion of a yard that remains as turf grass shall be maintained in accordance with subsection (2) a. above.
 3. Failure to adhere to the City-approved management plan is a violation of this chapter.

Sec. 106-371. – Managed Natural Landscapes

Managed natural landscapes have the following standards:

- (1) Managed natural landscapes within the MUSA shall maintain a setback of three (3) feet (enough for one pass with a lawn mower) from all property lines, roads, sidewalks, and trails, unless one of the following exemptions applies:
 - a. The managed natural landscape area abuts another similar private or public managed natural landscape area, a wetland, pond, lake, stream or river.
 - b. A fully opaque fence with a minimum height of at least four (4) feet either exists or is installed along the lot line adjoining the planned managed natural landscape area.
- (2) Outside of the MUSA, no setback shall be required.
- (3) Plant cover, with not more than 25% weeds, shall be established within three (3) years.

(4) A managed natural landscape that has less than 75% of the area consisting of native or intentionally planted plants, per the City-approved management plan, three years after establishment, shall be deemed failed and shall:

- a. Require a new approved management plan; or
- b. Be returned to an acceptable groundcover subject to the nuisance standards outlined in Chapter 30.

SECTION 3. SUMMARY

The following official summary of Ordinance #26-11 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

“Chapter 30 (Nuisance Code) has been amended to include several new definitions and Chapter 106 (Zoning Code) has been amended to specify minimum standards pertaining to managed natural landscapes.”

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

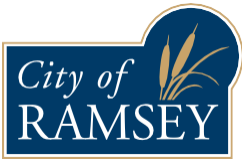
Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:



7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall 763-427-1410 • Fax 763-427-5543
www.cityoframsey.com

Managed Natural Landscape Packet

This application packet includes the basic standards and regulations for establishing and maintaining a Managed Natural Landscape on your property. Please make sure to provide detailed responses on the application itself.

A Managed Natural Landscape is a planned, intentional, and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs, or trees, including, but not limited to, rain gardens, meadow vegetation, and ornamental plantings. Converting your yard, or a portion thereof, into a Managed Natural Landscape can provide a number of benefits both for you and the environment. Native plants are adapted to our local climate and soil. Thus, once native plants are established, they seldom require watering, mulching, protection from frost, or routine mowing. Native plants also benefit animals, birds, insects, and butterflies by providing food in the form of nectar, pollen, and seeds, as well as habitat.

Managed Natural Landscapes typically result in less stormwater runoff due to their deep root systems. Certain native plant species have roots that get as deep as fifteen (15) feet, while standard turfgrass has roots that only penetrate about one to two inches (1-2") beneath the surface. The deeper root systems aid with rainwater infiltration (rather than runoff) and in replenishing groundwater aquifers, while also providing protection against erosion.

If you plan to establish a natural landscape, you must complete and submit the enclosed Managed Natural Landscape Application to the Planning Division for review and approval. City Staff will contact you if additional information or clarification is needed. Review time is typically two (2) weeks.

Managed Natural Landscape Standards

- Planting or replanting shall be by transplanting or seeding by human or mechanical means (e.g., cannot rely on wind, insects, or other natural means for establishment).
- If the Managed Natural Landscape will be in a location likely to be seen by the public, a small sign (not larger than 12" x 12" and not taller than 48") shall be installed to inform the public that a Managed Natural Landscape is being established. The sign must remain until the Managed Natural Landscape consists of less than 25% weeds.
- Until such time as there are fewer than 25% weeds in a Managed Natural Landscape, the area shall be mowed twice per year, once in June and once in August. This is intended to prevent weeds from developing and spreading seeds.
- The Managed Natural Landscape area shall be maintained at least once per year by way of mowing to a height not more than eight inches (8") or by burning, but only after securing the necessary burn permit from the Ramsey Fire Department.
- Within the Metropolitan Urban Service Area (MUSA), a setback of three (3) feet (essentially enough space for one pass with a lawn mower) from all property lines, roads, sidewalks and trails shall be maintained unless one of the following exemptions applies:
 - The Managed Natural Landscape area abuts another similar private or public Managed Natural Landscape area, a wetland, pond, lake, stream, or river.
 - A fully opaque fence (e.g., a privacy fence), with a minimum height of at least four (4) feet, either exists or is installed along the lot line adjacent to the Managed Natural Landscape area.
- If, after the initial 3-year establishment period, less than 75% of the Managed Natural Landscape consists of native or intentionally planted plants per the City-approved management plan, it shall be deemed failed and require either a new management plan subject to City approval or the area(s) shall be returned to an acceptable groundcover subject to the nuisance standards outlined in Chapter 30 of City Code.

I have reviewed the Managed Natural Landscape standards and hereby confirm that my proposed landscaping project will comply with them.

Applicant Signature: _____ Date: _____

Applicant Printed Name: _____

Application

Please note: All official communication will be routed through this contact.

Name: _____

Street Address: _____

City, State, ZIP: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Please provide a general description of the proposed vegetation types, plants, and plant succession to be used.

Describe the estimated transition period and timeframe to establish the Managed Natural Landscape. Please note that if the Managed Natural Landscape is to be established in phases, specify the duration and estimated completion date for each phase.

Provide a description of how existing vegetation will be eliminated as part of the process of establishing a Managed Natural Landscape.

Application continued

Describe how you will control invasive and/or other undesirable vegetation, including timing and frequency.

Describe how the Managed Natural Landscape will be installed (e.g., this must be accomplished through transplanting or seeding by human or mechanical means).

If the Managed Natural Landscape will be located such that it will likely be seen by the public, a small sign (not more than 12" x 12" and not taller than 48") informing the public that a natural landscape is being established must be installed and maintained until less than 25% of the Managed Natural Landscape area consists of weeds or non-desirable vegetation. If applicable, please include an image of the proposed signage to be used.

Until such time that less than 25% of the Managed Natural Landscape area consists of weeds or non-desirable vegetation, the area shall be mowed to a height not more than eight (8) inches at least twice per year. Mowing shall be completed once in June and once in August to prevent weeds from developing and spreading.

A detailed, scaled Site Plan must be included with the application. The Site Plan shall identify the property boundaries and all existing improvements, such as structures, driveway(s), septic system and well (if applicable), and existing or proposed fencing (if applicable). The Site Plan shall also identify the location(s) and dimensions of the proposed Managed Natural Landscape area(s).

Managed Natural Landscape Management Plan Checklist

(For Office Use Only)

- ☐ Name, phone number, and email address of the property owner, and the address of the property where the managed natural landscape is proposed.
- ☐ Scaled Site Plan of the property. The Site Plan must include all existing improvements, including structures, driveway(s), septic systems, wells, etc., property boundaries, wetlands (if present on the property), and the area(s) where the managed natural landscape will be established.
Please note that establishing a managed natural landscape must be done via transplanting plants or seeding by human or mechanical means (cannot rely on wind, insects, or other natural means of establishing the managed natural landscape).
- ☐ Provide a general description of proposed vegetation types, plants, and plant succession (if applicable) to be used.
If using a seed mix, please specify the mix name/type and include the species names in the mix.
- ☐ Provide an estimated transition period and timeframe for the establishment of the managed natural landscape. If the project is proposed to be conducted in phases, the duration of each phase and the estimated completion date must be specified.
Please note that plant cover, with not more than 25% weeds, shall be established within three (3) years of project commencement.
- ☐ Provide a description of the method(s) to be used to eliminate existing vegetation in preparation for establishing the managed natural landscape.
- ☐ Provide a description of the method(s) to be used for controlling invasive vegetation and other non-desirable vegetation that is found in the managed natural landscape. Please make sure to specify not only how this will be accomplished, but also when it will occur and how often it will be done.
- ☐ Provide a general description of how the natural landscape plants will be installed (it must be through transplanting or seeding by human or mechanical means (cannot just let the yard 'go wild').

412.925 NATIVE LANDSCAPES.

(a) A statutory city or home rule charter city shall allow an owner, authorized agent, or authorized occupant of any privately owned lands or premises to install and maintain a managed natural landscape. For purposes of this section, the following terms have the meanings given:

(1) "managed natural landscape" means a planned, intentional, and maintained planting of native or nonnative grasses, wildflowers, forbs, ferns, shrubs, or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plants. Managed natural landscapes does not include turf-grass lawns left unattended for the purpose of returning to a natural state;

(2) "meadow vegetation" means grasses and flowering broad-leaf plants that are native to, or adapted to, the state of Minnesota, and that are commonly found in meadow and prairie plant communities, not including noxious weeds. "Noxious weed" has the meaning given in section 18.77, subdivision 8;

(3) "ornamental plants" means grasses, perennials, annuals, and groundcovers purposely planted for aesthetic reasons;

(4) "rain garden" means a native plant garden that is designed not only to aesthetically improve properties, but also to reduce the amount of stormwater and accompanying pollutants from entering streams, lakes, and rivers; and

(5) "turf-grass lawn" means a lawn composed mostly of grasses commonly used in regularly cut lawns or play areas, including but not limited to bluegrass, fescue, and ryegrass blends, intended to be maintained at a height of no more than eight inches.

(b) Managed natural landscapes may include plants and grasses that are in excess of eight inches in height and have gone to seed, but may not include any noxious weeds and must be maintained.

(c) Except as part of a managed natural landscape as defined in this section, any weeds or grasses growing upon any lot or parcel of land in a city to a greater height than eight inches or that have gone or are about to go to seed are prohibited.

History: 2023 c 62 art 3 s 9

Regular Planning Commission**Meeting Date:** 07/23/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.

Information**Title:**

PUBLIC HEARING: Consider an Amendment to Chapter 106 (Zoning Code) and the COR Framework Pertaining to Principal Uses, Streetscaping, and Bulk Standards in the COR Zoning Districts

Purpose/Background:

This case pertains to the repeal of a portion of the COR Framework, and the concurrent amendment of Ramsey City Code Chapter 106, to consolidate and update land use, streetscaping, and bulk standards in the COR zoning districts.

The current COR zoning regulations are split between two documents: Chapter 106 of Ramsey City Code, and the COR Framework. These separate Codes have been updated for various issues and topics over the years, but there are some outstanding inconsistencies between the two Codes. Additionally, having two separate Codes, and located in different areas of the City's website, has made it difficult to navigate for developers, residents, and Staff. There are a few inconsistent terms and regulations that need to be addressed. City Staff from Community Development, Engineering, and Public Works have met to discuss these changes to determine what should be kept, modified, or deleted in the proposed Code, building upon the strengths and successes of the COR neighborhood while addressing Ramsey's vision for the future.

For reference, here is a link to the [Zoning Map](#) and a link to the [COR Framework Document](#).

The attached draft Code is color-coded to show where the language came from for transparency.

- Existing text to be retained is noted in black font.
- New text to be added is noted in blue font.
- Text that is rephrased or restructured, but that retains the general intent of current regulations, is noted in gold font.
- Text that is proposed for deletion is noted in red strike-through font.

Much of the language is retained from the existing COR Framework, with some rearrangements and consolidations of duplicated language. More detailed changes to the Code include the following:

- There is also a realignment of the principal uses table in Section 106-621 to align with the list of permitted uses in Section 106-521 for Business and Industrial zoning districts. This will also include an expansion of permitted uses in the COR to allow for more flexibility for our commercial tenant spaces, while simultaneously focusing on pedestrian-oriented commercial uses along our street frontages. This expansion will also align with the uses that have already been permitted in the COR or that are similar to currently permitted uses, such as the following: Animal Service Business and Veterinary Clinics; Assembly Halls, Banquet Halls, or Conference Centers; Banks; Fitness Centers; Medical and Dental Offices and Clinic; Offices and Professional Services, and; Personal Services.
- The streetscaping standards on pages 83-85 of the COR Framework PDF have been simplified to eliminate a list of permitted tree species while retaining the policy language about groupings of tree species per block or street section, allowing developers and City Staff more flexibility to plan around tree diseases such as emerald ash borer (EAB) and oak wilt.
- The current bulk standards listed on pages 127, 129, 132, 134, and 136 of the COR Framework PDF are consolidated into the existing Section 106-630 for simplicity and searchability.
- There is also an adjustment to the building height requirements, changing from a minimum and maximum

number of stories to a maximum height measured in feet, aligning with Ramsey's other zoning districts.

- The minimum floor area ratio has not historically been enforced, so it is proposed for deletion.
- The allowable residential density, as measured in dwelling units per acre, is clarified to align with current practices and the density ranges identified in the 2040 Comprehensive Plan.
- The definition of a "build-to line" (in contrast to a "setback") has been refreshed to clarify the intent of constructing buildings closer to the street in the COR, as opposed to having a parking lot between the building and street.
- The exceptions to build-to line standards are more clearly defined to include topography, utilities, wetlands, or other similar factors, aligning with past practice for developments in the COR.
- The standards for boulevard width and sidewalk width have been adjusted to align with what has been built in the COR, and what is anticipated to be needed for future build-out of the COR's vacant parcels.
- Lastly, COR-2 is renamed to COR-2a for consistency.

As was the case with the Zoning Code update in 2023 and the Sign Code update in 2025, most properties will not experience any negative impacts as bulk standards will remain essentially the same or become slightly less restrictive.

Notification:

A notice of the Public Hearing was published in the Anoka County Union Herald, the City's official newspaper.

Time Frame/Observations/Alternatives:

Alternatives to consider:

1. Recommend approval of Ordinance #26-16 as presented.
2. Recommend approval of Ordinance #26-16 with modifications based on discussion.
3. Recommend denial of Ordinance #26-16 based on discussion, leaving the existing language in place.

Funding Source:

The code amendment is being handled through Staff's normal duties. All work has been done in-house without the use of consultants.

Recommendation:

Staff recommends approval of the Zoning Text Amendment.

Outcome/Action:

Motion to recommend the City Council adopt Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Principal Uses, Streetscaping, and Bulk Standards in the COR Zoning Districts.

Attachments

Ordinance #26-16

Attachment A - Proposed COR Framework Code Amendments

Form Review**Inbox**

Brian Hagen

Form Started By: Adam Martin

Final Approval Date: 07/17/2026

Reviewed By

Brian Hagen

Date

07/17/2026 09:08 AM

Started On: 06/29/2026 01:35 PM

**ORDINANCE #26-16
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING THE COR DESIGN FRAMEWORK AND 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 pages of the COR Design Framework, as identified by the page number in the PDF, are hereby repealed and replaced with the contents found in Attachment A to this Ordinance:

Page 83-85, “Street Trees and Plantings” section

Page 121, “Definitions” subsection under “Minimum Standards” section

Page 127, “COR1 Development Standards” table and footnotes

Pages 129-130, “COR2 Development Standards” table and footnotes

Page 132, “COR3 Development Standards” table and footnotes

Page 134, “COR4 Development Standards” table and footnotes

Page 136, “COR5 Development Standards” table and footnotes

SECTION 3. SUMMARY

The following official summary of Ordinance #26-16 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 #26-16 is to amend the COR Design Framework and Chapter 106 of the City Code of Ramsey, Minnesota, to consolidate and simplify bulk, performance, and streetscaping standards for the COR subdistricts, align the permitted land uses with comparable tables in Chapter 106, and make corrections to language in the COR Design Framework for improved accessibility and to align with current practices.”

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: August 11, 2026

Posting dates:

Adoption date:

Publication date:

Effective date:

Proposed Code Amendments for the COR Framework Development Standards

Section 106-105. – Definitions.

Build-to line means the ~~line at which construction of~~ maximum horizontal distance between a building facade ~~is to occur on a~~ and lot line or other distinguished area, such as a balcony or a decorative wall. Distances are to be measured from ground level except as provided hereinafter. ~~The build-to line provides a maximum setback for all building facades from the right-of-way or inside edge of the sidewalk, whichever is greater. The build to line applies to all facades abutting a street right of way. Build to line standards are based on the sub-district the parcel is located and the street in which the building is located upon.~~

Section 106-621. – Principal uses.

Use List	COR-1	COR-2		COR-3	COR-4			Additional Standards (Section)
		2a	2b		4a	4b	4c	
Animal Service Business and Veterinary Clinics	P	P	P	P	NP	NP	P	
Assembly Halls, Banquet Halls, or Conference Centers	P	P	P	P	NP	NP	NP	
Banks	P	P	P	P	NP	NP	P	
Commercial Recreation, Indoor	C	C	C	C	NP			106-525 106-625
Daycare Centers	P	P	P	P	P			
Dwellings: Multiple-Family, Senior Living, etc.	P	NP P	NP P	NP	NP	P	P	
Dwellings: Single-Family Detached	NP	NP	NP	NP	P	NP	NP	

Dwellings: Townhouse (Attached)	P	NP	P NP	NP	P	NP	NP	
Dwellings: Two-Family Attached	NP	NP	NP	NP	P	NP	NP	
Fitness Centers	P	P	P	P	NP	NP	NP P	
Government or Public Facility or Utility	P	P	P	P	P			
Hotels	P	P	P	P	NP			
Medical and Dental Offices and Clinic	P	P	P	P	NP	NP	NP P	
Motor Fuel Station, CNG Fuel Sales	NP	NP	C	C	NP			
Multiple Principal Structures on one Parcel	P	P	P	P	P			
Offices and Professional Services	P	P	P	P	NP	NP	NP P	
Personal Services	P	P	P	P	NP	NP	NP P	
Religious Institutions	P NP	P	P NP	P NP	P NP			
Restaurants and Brewpubs	P	P	P	P	P			
Retail Sales and Showrooms	P	P	P	P	P			
Schools, Public and Private Elementary and Secondary	NP	NP	NP	NP	NP			

Theaters, Movie Theaters	P NP	P	P NP	P NP	NP	
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Section 106-625. – Performance standards.

- (1) *Gas stations, CNG fuel sales.* In the COR-2a and COR-2b subdistrict, gas stations/CNG fuel sales as an accessory use is allowed under the following conditions:
- Gas operations are accessory to a retail use.
 - No accessory structures are allowed as part of the gas operations.
 - No more than five percent of the square footage of the principal use building may be dedicated for the gas operations and convenience item sales.
 - Gas operations must be located in the side or rear of the principal use building.
 - Gas operations must be located within 100 feet of principal use building.
 - Gas islands and canopy must be architecturally harmonious and contain the same exterior building materials as the principal use building.
 - Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
- (2) *Convenience store with motor fuel sales/car wash in the COR-2b and COR-3 subdistrict use.* In the COR-2b and COR-3 subdistricts, convenience stores as a principal use with motor fuel sales/car wash as an accessory use is allowed under the following conditions:
- Convenience/deli food is of the take-out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity shall not exceed 15 percent of the gross floor area.
 - Gas operations shall constitute no more than four islands with a limit of eight individual dispensers.
 - Canopy height. The total height of any overhead canopy or weather protection shall not exceed 20 feet in height. All canopies shall be architecturally harmonious and contain the same exterior building materials as the principal use.
 - All goods for sale by a motor fuel station convenience store other than commercial freezers for ice and petroleum-based products required for the operation and maintenance of motor vehicles shall be displayed within the principal motor fuel structure. No displays shall be permitted in required parking or driveway areas, landscape areas, required setback areas, or any right-of-way or other public property. Displays may be permitted on sidewalks, only if they leave at least four feet of sidewalk width available to pedestrians.

- e. ~~f.~~ Motor fuel dispenser location. Motor fuel dispensers shall be located at least 30 feet from a property line, and 100 feet from a residential structure.
 - f. ~~g.~~ The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
 - g. ~~h.~~ Gas stations must be located at intersections of both destination and arterial roadways as defined by the development framework.
- (3) *Car washes.* Car wash are only permitted as an accessory use to gas stations/CNG fuel sales subject to the following requirements:
- a. Car wash stacking spaces shall accommodate a minimum of three waiting vehicles.
 - b. No more than one car wash bay shall be permitted.
 - c. The car wash shall be designed to be an integral part of the principle building or if freestanding shall be designed with the same materials as the **principal** structure.
 - d. Neither the car wash or accessory vacuum shall be located within 300 feet of any residential use unless completely screened or located across an arterial or major collector roadway from the residential use.
- (4) *Commercial indoor recreation.* Uses are limited to 30,000 square feet.
- (5) *Drive-throughs.* In addition to the standards set forth in section 106-525, drive-throughs accessory to business uses in COR have the following standards:
- a. Within the COR-1 subdistrict, the drive-through lane shall be located in the rear or side yard only. A drive through lane shall not be located adjacent to any destination street as classified in the COR design framework.
 - b. Within the COR-2a and COR-3 subdistricts there shall be no more than one drive-through lane serving a given use.
 - c. Within the COR-2b subdistrict there shall be no more than two drive-through lanes serving a given use.
 - d. Drive-through lanes are not permitted in the front yard or within the front build-to-line.

Section 106-630. – Bulk standards.

~~All bulk standards within the COR district shall meet the COR development framework that is incorporated into this chapter by reference, as amended by the City Council on November 27, 2012. The following requirements also apply:~~

- (a) **Minimum and maximum dimensional standards for lots and the principal structures for each of the mixed-use districts are established in the following table:**

	COR-1	COR-2a and COR-2b	COR-3	COR-4a, COR-4b, & COR-4c

Minimum lot area size	None	None	None	None
Minimum lot width	20 feet	80 feet	40 feet	20 feet
Minimum lot depth	80 feet	100 feet	80 feet	80 feet
Building height (min. - max.)	2—5 stories minimum of 22 feet, maximum of 75 feet	1—4 stories maximum of 75 feet	2—4 stories maximum of 75 feet	1—4 stories maximum of 75 feet
Minimum floor area ratio (FAR) for nonresidential uses/vertically mixed buildings/sites	.75	N/A	.25	.25
Build-to Line (b)				
Front yard (Arterial Street)	30 feet	30 feet	30 feet	30 feet
Front yard (Parkway)	5 feet	30 feet	15 feet	20 feet
Front yard (All other streets)	5 feet	15 feet	15 feet	20 feet
Minimum percentage of front façade within build to line	60%	40%	60%	60%
Side yard	no requirement	no requirement	no requirement	no requirement
Rear yard	no requirement	no requirement	no requirement	no requirement
Allowable residential density in dwelling units per acre (c)(1)	>5-15 DU/AG	>5-15 DU/AG	none	4-15 5-75 DU/AG
Minimum driveway length for individual residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units

(b) *Build-to line.* At least sixty (60%) percent of street frontage of any lot in the COR-1, COR-3, COR-4a, COR-4b, or COR-4c zoning districts and at least forty (40%) percent of street frontage of any lot in the COR-2a or COR-2b zoning districts

shall be occupied by building facades meeting this build-to line. On lots with more than one (1) street frontage, the build to line shall apply on each side fronting a street. An enclosed open area plaza space or outdoor seating with a decorative wall or ornamental fence with a minimum height of three feet (3') and a maximum of four and one-half feet (4.5') can be used to meet the street frontage requirement.

(c) *Exceptions:*

(1) The City may approve up to a 60-foot setback if it finds that topography, utilities, wetlands, or other similar factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.

(2) In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

~~(3) Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.~~

~~(4) Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.~~

(d) *Screening of parking areas.* Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, ornamental fence, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet (4.5') above the level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the sixty (60%) percent required.

Section 106-670. – COR landscaping standards.

Street trees and planter boxes are a critical element in the unique character of the COR and will be used to help distinguish between different street types and subdistricts within the COR. However, there may be variety within the same street when the street crosses into subdistricts.

(1) Street trees will be chosen to ensure that the species allow for clear pedestrian access along the streets and require minimal maintenance.

(2) Along Destination, Downtown, Parkway, and Local streets, where regularly spaced blocks exist, one (1) tree species shall be provided per block. In order to provide variety and protect against disease, adjacent blocks shall not be allowed to plant the same street tree. Initial development along a block shall establish the tree species for that block, subject to City review and approval.

- (3) Along streets without regular block spacing or longer blocks, such as Connector and Arterial streets, the City may approve groupings of three to six (3-6) trees of one (1) species in lieu of the regular block spacing.
- (4) Alternatives to the above-mentioned planting plan shall be subject to review and approval by the City Council.

~~Destination Street Trees:~~

- ~~• Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')~~
- ~~• Bicolor Oak (*Quercus bicolor*)~~
- ~~• Sienna Glenn Maple (*Acer x freemanii* 'Sienna')~~
- ~~• Skyline Honeylocust (*Gleditsia triacanthos* var. *inermis* 'Skyline')~~
- ~~• Ginkgo (*Ginkgo biloba*)~~
- ~~• Accolade Elm (*Ulmus x* 'Accolade')~~

~~Parkway Street Trees:~~

- ~~• Valley Forge Elm (*Ulmus americana* 'Valley Forge')~~
- ~~• Bitternut Hickory (*Carya cordiformis*)~~
- ~~• Siouxland Poplar (*Populus deltoides* 'Siouxland')~~
- ~~• Sienna Glen Maple (*Acer x freemanii* 'Sienna')~~
- ~~• Boulevard Linden (*Tilia americana* 'Boulevard')~~
- ~~• Northern Catalpa (*Catalpa speciosa*)~~
- ~~• Spring Snow Crabapple (*Malus* 'Spring Snow')~~
- ~~• Kelsey Crabapple (*Malus* 'Kelsey')~~
- ~~• Korean Mountain Ash (*Sorbus alnifolia*)~~
- ~~• Ohio Buckeye (*Aesculus glabra*)~~
- ~~• Ginkgo (*Ginkgo biloba*)~~

~~Connector Street Trees:~~

- ~~• Bicolor Oak (*Quercus bicolor*)~~
- ~~• Northern Red Oak (*Quercus rubra*)~~
- ~~• Princeton Elm (*Ulmus americana* 'Princeton')~~
- ~~• Accolade Elm (*Ulmus x* 'Accolade')~~
- ~~• Autumn Blaze Maple (*Acer x freemanii* 'Jeffersed')~~
- ~~• Skyline Honeylocust (*Gleditsia triacanthos* var. *inermis* 'Skyline')~~
- ~~• Kentucky Coffeytree (male) (*Gymnocladus dioica*)~~
- ~~• River Birch (single stem) (*Betula nigra*)~~
- ~~• Black Alder (*Alnus glutinosa*)~~
- ~~• Black Cherry (*Prunus serotina*)~~
- ~~• Spring Snow Crabapple (*Malus* 'Spring Snow')~~
- ~~• Kelsey Crabapple (*Malus* 'Kelsey')~~
- ~~• Japanese Tree Lilac (*Syringa reticulata*)~~

- ~~Thornless Cockspur Hawthorne (Crataegus crus-galli var. inermis)~~

~~Downtown Street Trees:~~

- ~~Princeton Elm (Ulmus americana 'Princeton')~~
- ~~Accolade Elm (Ulmus x 'Accolade')~~
- ~~Autumn Blaze Maple (Acer x freemanii 'Jeffersed')~~
- ~~Skyline Honeylocust (Gleditsia triacanthos var. inermis 'Skyline')~~
- ~~Kentucky Coffeytree (male) (Gymnocladus dioicus)~~
- ~~River Birch (single stem) (Betula nigra)~~
- ~~Black Alder (Alnus glutinosa)~~
- ~~Black Cherry (Prunus serotina)~~
- ~~Spring Snow Crabapple (Malus 'Spring Snow')~~
- ~~Kelsey Crabapple (Malus 'Kelsey')~~
- ~~Japanese Tree Lilac (Syringa reticulata)~~
- ~~Thornless Cockspur Hawthorne (Crataegus crus-galli var. inermis)~~

~~Local and Arterial Street Trees:~~

~~Local and Arterial Street trees may be chosen from any species on the above lists.~~

Planter Beds/Boxes/Tree Grates:

- Planter beds, tree grates and planters shall be as shown on the Streetscape Master Plan. Details and specification shall be added to Appendix A as developed and approved by the City. Appendix A shall be amended as needed.
- Irrigation shall be provided to ensure survival of plant materials. The City shall provide irrigation systems along the Parkway and Destination streets. Unless otherwise approved, all other irrigation shall be the responsibility of the adjacent landowner.

	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Planter style	N/A	Boulevard Sod (COR-2a & COR-2b) Planter Bed (COR-1, COR-3, COR-4a, COR-4b, COR-4c);	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing	N/A	35 feet	35 feet	35 feet	35 feet	35 feet

(on center)						
Boulevard Width	N/A	6 feet N/A	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	10 feet (COR-1, COR-3, COR-4); 6 feet (COR-2)	6 feet	10 6 feet	10 6 feet	10 6 feet

Note: planter beds shall be a minimum of four feet (4') wide and a minimum of fifty-five feet (55) long within the sidewalk area, parallel to the street.

**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, June 11, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
 Member Cheryal Hills (virtual)
 Member Rachal Johnson (virtual)
 Member Brittany Lindahl
 Member Chris Riley
 Member Shanna Stewart

Members Absent: Member Nichole Bauer

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

A roll call vote was performed:

Member Hills	aye
Member Johnson	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wiyninger	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated May 14, 2026

Motion by Member Lindahl, seconded by Member Stewart, to approve the May 14, 2026, minutes as presented.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Johnson	aye
Member Hills	aye
Chairperson Wiyninger	aye

Motion carried.

4. EDA BUSINESS

4.01: Consider Purchase Agreement and Sale of Part of Outlot A, Java Auto Parts to Harlow Beckett Enterprises LLC (Scooters Coffee) (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger invited the applicant to provide more information about the project.

Natalie and Dan Dewey, applicants, introduced themselves, noting that they both graduated from Anoka High School and are rooted in the Ramsey community. He stated that this will be their first Scooters Coffee location and explained that they found this location attractive because of the growing population and quality of development.

Chairperson Wiyninger asked if the applicants would be running the facility.

Mr. Dewey explained that they will be required to hire a full-time manager, but they also plan to be at the business daily to ensure it gets up and running. He commented that they do plan to open other locations in the future once this location is established.

Motion by Member Lindahl, seconded by Member Johnson, to recommend to City Council to approve Purchase Agreement, Right of Re-Entry Agreement, and Sale of Part of Outlot A, Java Auto Parts to Harlow Beckett Enterprises LLC (Scooters Coffee) as presented, subject to City Attorney review.

A roll call vote was performed:

Member Hills	aye
Member Johnson	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wiyninger	aye

Motion carried.

4.02: Consider Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k), and Sale of City Land to Elevate Hope House for Mixed-Use Project

Economic Development Manager Sullivan presented the staff report.

Melinda McDermott, Elevate Hope House, introduced herself and provided information on the organization, which was established in 2016 with the purpose of helping young moms and their children who are experiencing homelessness. She stated that to date, they have served 18 moms and provided information on the services they provide. She commented on the funding they have received and how they have partnered to continue their mission. She commented that they have shifted their mindset from providing services for two years to providing a bridge from the initial programming to long-term housing. She was excited to continue their dream in offering affordable housing and services to those in need and to provide a gathering space for the community. She was thankful to Ramsey for considering their request.

Member Stewart asked for more information on the number of apartments being promised if this is approved.

Ms. McDermott explained that they are going to commit to one unit being built by the end of the construction period. She stated that they may be able to construct all three units within that timeframe, but did not want to overpromise and underdeliver. She stated that the remaining units would be constructed within one year.

Chairperson Winyinger asked for more information on the financials, as this seems like a big stretch.

Ms. McDermott stated that the last two projects have been amazing, partnering with several trade partners, and that is what they would plan to do for this project, noting Lennar as one of the partners. She stated that they fundraise to get to a certain number, and the trade partners donate products and labor. She provided information on the estimated value of the last project and the actual cash funds that were contributed.

Chairperson Winyinger stated that it looks like this project would have an estimated value of \$3,000,000 that would require about \$1,000,000 of fundraising, and asked for more information. He asked about the feasibility of raising \$1,000,000.

Ms. McDermott stated that the LAHA funds would be part of that. She commented that they have begun to work with community partners, noting that in one weekend with Northgate Church, they were able to raise \$25,000. She felt confident that their trade partners, grants, and independent funding would be successful. She commented on the fundraising they would do to reach that goal before the end of the year.

Nate Ruppert, Lennar, introduced himself and stated that he is also a Board member for Elevate Hope House and has been directly involved in the last two builds. He stated that it has been awesome to see the excitement and involvement of trade partners and spoke about the commitments they received for products and labor in those last two projects. He estimated that \$200,000 to \$250,000 in donations were received for the project currently being built, and believed that those types of donations would carry over towards this project. He stated that the Lennar Foundation has also committed to continuing a partnership with Elevate Hope House, noting that the donation for the last project was \$200,000. He stated that there is a commitment towards this project, but he cannot disclose the amount being discussed at this time.

Member Hills asked if there is any idea of how much the Lennar Foundation provides in charitable donations annually.

Mr. Ruppert stated that for every home Lennar builds, \$1,000 is contributed to the foundation, and those funds are spread across each division. He stated that in recent years, locally, about \$500,000 has been allocated each year.

Member Stewart understood that Lennar has residential experience and asked about the company's experience in commercial builds.

Mr. Ruppert stated that locally, the division mostly builds residential units and commented on the similarities between this type of build and townhomes. He stated that they also have a commercial/mixed-use division, and they have constructed apartment buildings in the metro area. He stated that they have also built amenity centers, which are a similar product.

John Heinrich, Anoka County Commissioner, introduced himself and provided his perspective as a County Commissioner. He stated that the County has provided LAHA funding to Elevate Hope House in the past and can speak to the good work the organization has done with that funding. He commented on how the organization has brought together the community, not just for those they serve, but also those who donate and assist with the projects. He spoke about his experience working with the organization on a project in 2019. He stated that more people have become aware of the mission and want to be involved. He stated that he will be golfing at a tournament in July that is focused on fundraising for this project.

Julie Braastad, Anoka County Commissioner, introduced herself and stated that, as a previous member of the Ham Lake City Council, she has more extensive experience with the organization and its mission. She stated that Elevate Hope House has been a great partner, not just to the cities they belong to, but to those they serve. She stated that in her role at the County, they have been able to assist the organization in its mission for funding through CDBG. She commented that the organization invests in the communities they build in and helps to address the issue of affordable housing. She believed this would be a good use of Ramsey's LAHA dollars. She commented that the organization not only provides housing but also teaches the skills needed to be successful going forward. She thanked the City for considering this request.

Olivia Sprosty, project architect, stated that she has been working with Ms. McDermott on the project's feasibility and has contributed her time to develop the concepts shown and work with

City staff to ensure zoning requirements are met. She stated that they hope to move forward to schematic design and construction within the project timeline identified.

Member Riley asked for more information on the different phases mentioned.

Ms. Sprosty stated that they would consider completing the first-floor commercial space as part of phase one to allow community interaction immediately upon completion of construction. She stated that the goal would be to include one apartment in phase one, ready to be leased within that timeline. She commented that the other two apartments would be completed and ready as part of phase two. She reiterated that they do not want to overpromise and underdeliver within the specified timeline.

Matt Davage, land surveyor, stated that he assisted with platting the home in Ham Lake and spoke about the positive experience and ability of Ms. McDermott to accomplish her goals within the specified timeline. He believed that this project would be an amenity for the community with the additional benefit of affordable housing units. He commented that he also worked on the Storyteller Café project and has experience and knowledge of the site and platting process.

Economic Development Manager Sullivan commented on the architectural feasibility provided in the packet and noted that the Building Official has reviewed this to confirm that the applicant is on the right path and that this would be a feasible project. He commented that this project is very well thought out and that the right people are involved to set it up for success.

Chairperson Wynn timer recognized that there are two things to consider in terms of getting the project built, as well as operational consistency. He wanted to ensure that they were not building a beautiful space that would not be sustainable. He asked for more information about the sustainability of the coffee shop and the gathering space.

Ms. McDermott stated that the clients of the program would also work within the facility, which would assist with some of the staffing. She stated that she believes in cross-training, and some of her staff would work in the building and assist with the coffee shop during peak times. She did not plan to run the coffee shop, although she would be there often as their office is three blocks from this location. She stated that she has also run two coffee shops throughout her career and has spoken with Anoka County to partner with their workforce program. She stated that the County partnership would allow for their clients and the 55 plus community to work at the coffee shop, but be paid through Anoka County rather than the business. She stated that they desire to be a place for members of the community to partner as well, noting that they would have space available for small businesses to rent and showcase their products for sale. She stated that some of those partnerships would allow cottage bakers to host pop-ups in the mornings to sell their products, donating 10 percent of sales back to the organization, and also alleviating the need for a full kitchen build-out.

Member Stewart stated that the previous applicant, Scooters, stated that they would be required to have a manager on-site per their franchise agreement and asked if this business would have a manager.

Ms. McDermott stated that she has not yet identified that person, but commented on a member of their team who may transition from their current position to the manager for this business. She commented that there will also be shift supervisors to ensure there is always a point person available on staffing. She commented that she also carries a food manager and serve safe license and could legally be the manager.

Economic Development Manager Sullivan provided additional information on LAHA and how those funds can be used.

Member Stewart asked for a guarantee that these funds would continue to be received annually.

Economic Development Manager Sullivan stated that this program was created in 2023, with the first allocation provided in 2024. He stated that the funding source is still in place, and an act of the legislature would be needed to stop the program. He stated that it is a proven program, and if it were to stop, they would probably be given notice to allow them to recalibrate.

Chairperson Winyinger asked Members Stewart and Riley for their input on the work session discussion the Council had on LAHA and whether this project would align with those goals.

Member Riley stated that, as discussed, this is a new program, and the Council was creating the policy. He stated that the Council discussed how it best envisioned using the funds and decided the funds would be best used fixing up individual homes to assist in the goal of affordable housing. He commented that there was consensus not to contribute these funds towards apartment complexes. He stated that the EDA has a good project in front of it and stated that while there was direction from the Council not going in this way, that could also be reconsidered.

Economic Development Manager Sullivan stated that he believes that this is a good use of a challenging site and fits the vision of The COR. He commented that this is a nonprofit, so likely a majority of the property would not generate taxes. He stated that this would provide affordable housing options in The COR and would be an eligible use of LAHA funds. He recognized the discussion of the Council and believed that decision was made on a broader scale, not to support large apartment complexes. He stated that the developer has experience in single-family projects, and this would be a new venture, but Lennar is a national company with experience that is a partner of the applicant. He noted that if the necessary funds are not raised, the project would not move forward, but the site would be off the market for the remainder of the year while that is determined. He commented that while there would be jobs created, it would be a minimal number. He stated that, from his perspective, he believes that there is room to support this request and accomplish the goals of the Council using LAHA, and recommended approval.

Member Hills thanked the applicant and her team for their presentation and the work they do, noting a well-thought-out approach and plan. She recognized that LAHA is new, and so there are still discussions and uncertainty. She asked if there would be a demand for the funds to be used for the home improvement items discussed by the City Council. She asked what would happen if the fundraising goals exceeded the goal and whether the LAHA funds could then not be used or repaid.

Economic Development Manager Sullivan stated that the City Council just discussed LAHA one month ago, so the programs and applications have not yet been developed. He stated that perhaps those could be developed and ready to go by the end of the year to make those available at the beginning of 2027. He stated that the demand is not yet known, but there are a number of homes in older areas of the community that need improvement. He stated that the homeowners would also need to qualify by meeting AMI requirements in order to be eligible for the program. He stated that it will be difficult to determine the viability of demand. He commented that the City has typically not engaged in claw-back provisions for this type of funding. He stated that the first allocation of \$55,000 would come in at closing, and the \$195,000 would likely come in as work is done through reimbursement/work contracts. He believed that a framework of a contract would be developed at the time of the purchase of the land. He commented that if desired, they could negotiate on whether the LAHA funds would be paid back or not used, if fundraising exceeded expectations.

Member Hills appreciated the desire to under promise and over deliver, but was concerned that the two units could be vacant for a period of time, and the property would not be used to its full extent. She asked if a specified timeline could be included to ensure the development of the other two units, suggesting perhaps within 24 months, to ensure the vision/mission would be fulfilled.

Economic Development Manager Sullivan stated that at this time, the developer is willing to commit to one unit. He stated that if desired, benchmarks could be included in the Development Agreement related to the other two units, but at that point, the City would have lost the ability to claw back on the land itself. He stated that a \$50,000 penalty could be incurred if the other units were not developed within that timeline, but was unsure how that would feel to exercise that remedy against a nonprofit.

Member Riley stated that the LAHA funds would be used for low-income housing, not a coffee shop, so the housing units are the desired goal. He asked if the applicant would be willing to commit to one unit within phase one and the two additional units within a specified timeline.

Ms. McDermott stated that she would commit to an extended timeline. She stated that they originally heard about the LAHA funds from the County and are aware of the necessary reporting. She hoped they could be an asset to the community, reducing the administrative burden on City Staff.

Member Stewart asked if there is a probability that the funds could be split up to align with the phasing of the housing units, along with the funds specified for closing.

Economic Development Manager Sullivan stated that they could structure the agreement in that way, noting that \$50,000 would be spent at the time of closing. He stated that there are expenses that will occur initially, such as parking, that will benefit all phases. He commented that the \$195,000 could be allocated in the beginning to get the project going and the first unit constructed, but it could also be split between phasing if desired. He stated that he was unsure of the cash flow of the applicant and believed that having more cash flow in the beginning would assist in gaining partnerships. He stated that if the group wants to make changes, he would need those details in order to build those into the agreements.

Motion by Member Lindahl, seconded by Member Johnson, to recommend to City Council to approve Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k) and Sale of City Land to Elevate Hope House for Mixed-Use Project, with the contingency that the first floor and one unit will be constructed within 12 months of the closing, and the additional two units would be constructed within 24 months of the closing, subject to City Attorney review.

Further discussion: Member Stewart commented that the City is provided with limited resources, and LAHA is brand new. She commented that the City Council put a lot of thought into how those funds could be given to residents to reinvest in property. She commented that as an EDA member, she agrees that this is a good project and will support the motion today, but as a Councilmember, she is unsure if she will support the request when it goes to the City Council.

Member Riley echoed the comments of Member Stewart.

Member Lindahl commented that this is a great project that she is excited about, which also includes affordable housing units.

Chairperson Winyninger stated that he believes in the mission and the project, but cannot support the project as he has hesitation about locking up the land without more information about financing and the feasibility of moving forward.

A roll call vote was performed:

Member Hills	nay
Member Johnson	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Winyninger	nay

Motion carried.

Commissioner Johnson left the Meeting at 8:40

4.03: Receive 2026 Business Expo Recap and Select 2027 Venue, Date, and Approve Budget

Economic Development Manager Sullivan presented the staff report.

Chairperson Winyninger commented that it was a fantastic event with positive feedback from the vendors. He stated that perhaps the bingo card is an option for business sponsorship, with vendors contributing \$20 to be included on the card, as that could help to close the funding gap. He also suggested having a large red star or other identifier to help shoppers identify Ramsey business vendors.

Member Riley commented that perhaps a gold star could be used to identify products made in Ramsey as well.

Member Stewart stated that perhaps the slogan on the star is “we love Ramsey businesses”.

Member Lindahl stated that she also supports the made in Ramsey concept and to identify Ramsey businesses.

Economic Development Manager Sullivan agreed that it would be great to differentiate and identify Ramsey businesses. He stated that he is not a fan of charging \$20 to be on the bingo card. He stated that they try to include all vendors on the card, and those businesses already pay for registration. He did not feel comfortable asking businesses to pay more, as this is an event to highlight businesses, and they are already being included on the card for no charge.

Chairperson Winyinger stated that he participates in trade shows a lot, and sponsorships are a way to close the funding gap. He stated that perhaps a sponsor is allowed to put their name on goodie bags or other sponsorship opportunities.

Economic Development Manager Sullivan stated that charging for the bingo card could mean there are not enough businesses to have a bingo card. He stated that his solution to close the funding gap was to raise the EDA allocation, but they could also solve for that gap by charging non-Ramsey businesses more to participate and a lesser increase for Ramsey businesses.

Chairperson Winyinger stated that he would trust staff to identify how that additional \$600 gap could be filled, whether that is done through sponsorship or increasing the cost for participating businesses.

Member Hills asked if there are requests for specific locations and whether there is a higher charge for preferred locations.

Economic Development Manager Sullivan replied that he was unsure how you would determine a preferred location because there are multiple entrances and things that a business would consider helpful or preferred for them. He stated that he proposes an additional allocation of \$500, which would solve the funding gap.

Chairperson Winyinger stated that the actual costs for 2026 were \$1,000 more than the budget, and the budget is only being increased by \$500. He did not anticipate that costs would go down.

Economic Development Manager Sullivan provided additional information on the budget overages for 2026 and the costs that can vary. He believed that the proposed budget would be sufficient and stated that prices could be slightly raised for non-Ramsey businesses, as that might cover additional expenses or costs that may fluctuate.

Member Stewart stated that Ramsey businesses could be charged \$55, and non-Ramsey businesses could be charged \$80.

Economic Development Manager Sullivan confirmed that staff could determine increases for participation.

Member Riley commented that the feedback that he received was related to parking and traffic flow, which seemed better than previous years, when it was difficult to find parking. He wanted to ensure that parking and traffic flow remain a focus.

Economic Development Manager Sullivan provided information on what they have learned from previous events, moving vendor parking to the adjacent property to clear space for shoppers and alerting customers that parking is available in both the front and back. He noted that they have also moved the location of food trucks to free up desired parking in front of the building.

Motion by Member Lindahl, seconded by Member Hills, to select Adrenaline Sports Center as the venue, reserve April 27, 2027, and approve a \$6,000 allocation from the EDA budget for the 2027 Business Expo.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Johnson	absent
Member Hills	aye
Chairperson Wiyninger	aye

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on development interest and activity, and other items of interest to the EDA. He stated that Kwik Trip is coordinating with the City to align its opening with the completion of the Bunker Lake Blvd road project.

Member Hills stated that if staff need assistance developing the details for the LAHA program, she would volunteer to assist.

6. ADJOURNMENT

Motion by Member Lindahl, seconded by Member Riley, to adjourn the meeting.

A roll call vote was performed:

Member Hills	aye
Member Johnson	absent
Member Lindahl	aye
Member Riley	aye

Member Stewart aye
Chairperson Wiyninger aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 9:06 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 09/08/2026

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated August 25, 2026
2. City Council Regular Session dated August 25, 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 August 25, 2026
 2. City Council Regular Session dated August 25, 2026
-

Attachments

08-25-26 CCWS

08-25-26 Meeting

Form Review

Inbox

Brian Hagen

Form Started By: Katie Schmidt

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 12:57 PM

Started On: 08/31/2026 02:10 PM

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, August 25, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Eric Peters

Also Present: City Administrator Brian Hagen
Finance Director Diana Lund
Fire Chief Andy Winkel
Administrative Services Director Colleen Lasher
City Attorney Amanda Johnson

1. CALL TO ORDER

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

2.01: Continued Review of Preliminary 2027 General Fund Budget/Levy

Finance Director Lund reviewed the final budget item requiring Council direction before preliminary adoption of the 2027 General Fund budget and levy on September 22, 2026. She explained that the proposed budget reflected a 6.13% levy increase but did not include the estimated cost of water used by the new splash pad. Based on approximately 17 million gallons of seasonal use and the current tiered utility rate, the annual charge was estimated at \$95,000. She requested direction on whether the Parks Department should be billed at the regular tiered rate, a special reduced rate, or no rate.

Councilmember Riley asked whether the City was required to charge for water and what benefit would result from doing so.

Finance Director Lund explained that approximately 50% to 60% of City residents are utility customers. If the General Fund did not reimburse the Water Fund, water utility customers would bear the cost through enterprise-fund rates. Charging the Parks Department would shift the expense to the General Fund and distribute it across the entire City tax base. She noted the Council could establish a special splash-pad rate and estimated that \$2 per 1,000 gallons would generate about \$35,000.

Councilmember Stewart confirmed that waiving the charge would place the cost on residents connected to municipal water, while charging the General Fund would spread the cost across all taxpayers. She supported a citywide funding approach because residents throughout Ramsey may use the splash pad, including households served by private wells and septic systems.

Councilmember Specht asked whether staff could determine the City's actual cost to produce the water rather than applying the full retail rate.

Finance Director Lund explained that utility rates support the complete water operation, including treatment chemicals, staffing, Department of Natural Resources fees, operating costs, and capital needs such as water-tower maintenance. She added that the new water treatment plant had only recently begun operating, so the 2027 enterprise-fund budget relied on estimates until staff had better operating data.

City Administrator Hagen summarized the available options as continuing the current departmental charge at the regular tiered rate, establishing a reduced rate to lessen the General Fund impact, or waiving the charge and incorporating the estimated \$95,000 into future Water Fund cash projections and utility rates. He noted that the actual cost to produce a gallon of water was lower than the retail rate, but the rate also funded future capital projects and reduced borrowing needs.

Councilmember Riley confirmed that no sewer charge was included because the splash-pad meter was treated similarly to an irrigation meter.

Finance Director Lund confirmed the estimate was for water only.

Councilmember Riley supported using a lower rate that was closer to the City's production cost rather than the highest tiered rate.

Councilmember Olson supported funding the expense citywide because the splash pad was available to all residents without restriction.

Mayor Heineman observed that public amenities such as drinking fountains and park misting features also involved taxpayer-supported operating costs, although the splash pad used water on a much larger scale.

Councilmember Olson asked whether operating costs could be funded through the same source used to construct the splash pad.

Staff explained that the Park Trust Fund was available for capital expenditures but could not be used for ongoing operating expenses.

Mayor Heineman summarized the direction as establishing a reduced water rate intended to approximate cost, charging that amount to the General Fund so the expense was shared citywide,

and maintaining the previously supported levy target by identifying offsetting reductions elsewhere in the budget.

Finance Director Lund estimated that applying approximately one-half of the current rate would result in a General Fund expense of approximately \$47,500.

The consensus of the Council was to bill the splash pad at a reduced water rate, resulting in an estimated annual General Fund cost of \$47,500, distribute the expense through the citywide tax base, and direct staff to identify approximately \$47,500 in other budget reductions so the preliminary levy remained at the previously supported level.

City Administrator Hagen also requested preliminary authorization to advance the purchase of approximately 13 iPads and vehicle mounting brackets for the Fire Department. He explained that the countywide police and fire computer-aided dispatch system was transitioning to Tyler software in October 2026. Purchasing the iPads in 2026 would allow firefighters to train on the equipment they would ultimately use rather than training on computers scheduled for replacement in 2027. The purchase would be funded through TIF District 14 reimbursement funds and would not affect the 2026 or 2027 levy.

Fire Chief Winkel confirmed the software transition was countywide and affected both law enforcement and fire departments.

The Council agreed to support bringing forward a resolution authorizing the 2026 purchase of the Fire Department iPads and mounting equipment, with the corresponding item removed from the 2027 capital budget.

2.02: Discuss Council Member Participation in a Health Care Savings Plan

Administrative Services Director Lasher reviewed a recent statutory change allowing elected officials who were not covered by a City's personnel policy to participate in a post-employment health care savings plan. She explained that contributions would be made on a pre-tax basis and could be used after service for eligible medical expenses for the participant, spouse, and legal tax dependents. Eligible withdrawals would not be taxed, while funds used for other purposes would be taxable.

Administrative Services Director Lasher emphasized that participation could not be elected individually. The Council would first determine whether to establish a plan, followed by an anonymous vote on the plan design. If approved by the required majority, all Councilmembers would be required to participate under the adopted terms, even if individual members had voted against the plan. The Council would need to determine the amount or percentage of compensation directed to the plan, and Minnesota State Retirement System approval would be required.

Administrative Services Director Lasher explained that a plan design would generally remain in effect for two years. Changing the design sooner could result in an estimated \$250 administrative fee. She noted that limited opt-out criteria existed. If contributions were added above current Council compensation, the City would need to follow the statutory process applicable to

compensation increases. A plan funded within current compensation could be considered later without an immediate deadline.

Councilmember Olson asked whether the decision would apply only to the current Council or continue for future Councils, and whether the effective date could be delayed.

Administrative Services Director Lasher explained that the plan design would remain in effect for two years and advised that she would confirm the available effective-date options. She reiterated that there was no need to act immediately unless the Council intended to increase compensation.

Mayor Heineman clarified that staff was seeking consensus on whether the Council wanted to advance the matter to an anonymous vote.

The Council did not reach consensus on establishing a Council health care savings plan at this time. The Council did not request that the item return on a future agenda unless a future Council expressed interest.

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

Administrative Services Director Lasher introduced the item to update the Council regarding negotiations for the City's five labor contracts. She explained that several meetings had occurred and additional negotiations were anticipated. Minnesota Statutes, section 13D.03, permits the governing body to close a meeting for labor-negotiation strategy.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recess to Closed Session at 5:55 p.m. for discussion of union contract negotiations.

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

The meeting reconvened to Open Session at 6:30 p.m.

Mayor Heineman reported that the Council met with staff and reviewed the status of negotiations involving LELS Patrol, LELS Captains, Crime Data Analysts, and AFSCME. The Sergeants' bargaining group had not yet provided information. Negotiations would continue with the Sergeants and all other groups to complete the contracts.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/Calendar

City Administrator Hagen reviewed the future topics calendar. Based on the direction provided during the budget discussion, he recommended removing another budget review from the September 8, 2026, work session and returning directly with the preliminary budget and levy for adoption on September 22, 2026.

The consensus of the Council was that another budget work session review was not necessary before preliminary adoption.

City Administrator Hagen proposed adding discussions regarding data centers, the Flock camera pilot program, and potentially the Comprehensive Plan to an upcoming work session. He explained that data centers were currently allowed outright in certain zoning districts. Staff wanted early Council direction on whether to consider code amendments, including changing data centers to a conditional use subject to reasonable restrictions. Potential concerns included cooling methods and water use. He also reported that Anoka County Sheriff Brad Wise had offered to present information regarding the Flock camera pilot program.

Councilmember Specht supported presenting the Flock camera pilot program during a regular Council meeting because of strong public interest and the likelihood of significant attendance.

Mayor Heineman supported first receiving an exploratory presentation during a work session and then continuing the discussion during the regular meeting, allowing the Council to ask detailed questions while also providing a public forum.

Councilmember Buscher asked who requested the data-center discussion and requested that Councilmembers receive background material earlier than the Thursday immediately preceding the meeting.

City Administrator Hagen explained that the data-center topic was a staff initiative prompted by public concerns and recent experiences in other communities. He noted that placing the item on the future-topics calendar provided approximately two weeks of notice. He anticipated that the first discussion would seek early direction rather than resolve all policy questions.

Councilmember Peters noted that his employer had experience with data-center projects and could provide frequently asked questions and background information.

Mayor Heineman supported beginning both conversations promptly to acknowledge residents' concerns, while allowing either topic to continue at later meetings as needed.

Councilmember Riley requested an update regarding code compliance and cleanup efforts along the Highway 10 commercial corridor following the Council's spring discussion and direction.

The Council supported prioritizing the Highway 10 code-compliance update ahead of the proposed facility tour and requested that the update occur before Thanksgiving 2026.

Councilmembers also expressed interest in reviewing subdivision-code topics before conducting facility tours.

4. MAYOR / COUNCIL / STAFF INPUT

Councilmember Riley asked for an update on the Council's previous direction to strengthen responsible-bidder requirements for publicly funded projects and tax-increment-financing agreements.

City Administrator Hagen recalled that the Council had directed staff to proceed with the Trident development agreement using the labor-protection language presented in Exhibit C and separately consider broader responsible-bidder language for future policy. He reported that the City's existing ordinance required compliance with Minnesota responsible-contractor statutes for sealed City bids. Still, the requirement did not automatically apply to TIF or other business-incentive projects. Staff had not yet developed proposed policy language because no completion date had been established.

Councilmember Buscher expressed concern that the responsible-bidder requirements were intended to be in place before approval of the Trident development agreement. She supported applying the State's responsible-contractor verification and certification requirements to publicly funded and TIF-supported projects. She also questioned language in Exhibit C that she believed could conflict with Minnesota law regarding downstream contractor liability.

City Attorney Johnson explained that the City's bond counsel, Mary Ippel, prepared the development agreement and had substantial public-sector TIF expertise. City Attorney Johnson had not drafted or independently reviewed the specific language but was willing to review it if directed.

City Administrator Hagen advised that changing the negotiated Trident agreement before approval would require tabling the item and reopening discussions with the developer. He acknowledged that he had understood the previous Council direction differently and accepted responsibility for the misunderstanding.

Mayor Heineman recalled supporting a three-year review of serious labor violations and incorporation of the Exhibit C protections into the Trident agreement. He stated that approval of the current agreement would not prevent the Council from developing a broader responsible-bidder policy for future projects.

Councilmember Specht supported screening contractors for recent serious labor violations but did not support adding prevailing-wage requirements. Staff clarified that prevailing wages were not included in the proposed responsible-bidder discussion.

The Council agreed that additional information regarding State responsible-contractor requirements, certification forms, Exhibit C, and the scope of a future City policy should be provided for continued discussion. No formal action was taken.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a regular meeting on Tuesday, August 25, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Councilmember Eric Peters

Also Present: City Administrator Brian Hagen
Community Development Director Stephanie Hanson
City Engineer Hafedh Hlel
Economic Development Manager Sean Sullivan
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 Specht, to approve the agenda as presented.

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

3. PRESENTATIONS

None.

4. CITIZEN INPUT

None.

5. CONSENT AGENDA

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

- 5.01: Receive July 2026 Finance Reports – General Fund, EDA, and Enterprise Funds
- 5.02: Approve the Following Meeting Minutes:
 - 1) City Council Work Session dated August 10, 2026
 - 2) City Council Regular Session dated August 10, 2026
 - 3) Canvassing Board dated August 14, 2026
 - 4) Canvassing Board dated August 19, 2026
- 5.03: Authorize Staff to Apply for Grant Funds via the Protect Community Forests for Community Resiliency Grant Program
- 5.04: Adopt Resolution #26-198 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 6, 2026, through August 19, 2026
- 5.05: Adopt Resolution #26-181 Approving Final Payment to Douglas-Kerr Underground, LLC. For Improvement Project #24-13, Fox Ridge Estates 1st & 2nd Street Reconstruction
- 5.06: Adopt Resolution #26-182 Authorizing the Replacement of Riverdale Park's Playground
- 5.07: Adopt Resolution #26-184 Accepting an Awarded Drinking Water Protection Grant for Well #7 from the Minnesota Department of Health
- 5.08: Adopt Resolution #26-185 Approving a Grading Agreement for North Brook Meadows
- 5.09: Adopt Resolution #26-189 Approving Partial Payment No. 1 to North Valley, Inc. for Pavement Skim Patching, Maintenance Project #26-53
- 5.10: Adopt Resolution #26-190 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-01, Bunker Lake Boulevard Reconstruction
- 5.11: Adopt Resolution #26-191 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-03, Carol-Rose Acres & Sports Haven Street Reconstruction
- 5.12: Adopt Resolution #26-192 Approving Partial Payment to North Valley, Inc. for Countryside Estates Street Reconstruction, Improvement Project #26-04
- 5.13: Adopt Resolution #26-193 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-05, Flintwood Hills 2nd & 3rd Street Reconstruction
- 5.14: Adopt Resolution #26-194 Approving Third Amendment to Lease; Mills Lacs Motor Sports II, Inc.
- 5.15: Adopt Resolution #26-199 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-07, Section 01 Unplatted Street Reconstruction
- 5.16: Adopt Resolution #26-200 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-08, 2026 Neighborhood Pavement Overlay Improvement

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

6. PUBLIC HEARING

7. COUNCIL BUSINESS

7.01: Adopt Resolution #26-197 Approving Tax Increment Financing Development Agreement; Ramsey Senior Housing, LLC.

Economic Development Manager Sullivan presented the final development agreement for the Trident senior housing project located adjacent to the Veterans Administration clinic.

Mr. Sean Tice addressed the Council on behalf of Ramsey residents and requested strict compliance with Minnesota responsible-contractor requirements. He expressed concern that prime contractors may subcontract work through multiple tiers to firms that do not satisfy the same standards and asked the Council to strengthen the agreement to protect taxpayer funds and discourage wage theft, worker misclassification, and participation in the underground economy.

Mr. Benjamin Zelka, 16521 Xenolith Street NW, identified himself as a union member and supported strong workforce and construction-quality standards. He commented that responsible labor practices benefit workers and their families while helping ensure that publicly assisted projects are built to a high standard and remain an asset to the community.

Mr. Zach Temke, an organizer with the Painters Union, urged the Council to reconsider apprenticeship and responsible-bidder protections for the project. He maintained that significant public assistance creates a fiduciary responsibility to verify contractor compliance and requested robust contractor certifications and independent payroll review. He also raised concerns about using subcontractors with histories of worker misclassification and insurance violations on other developments.

Ms. Gracia Palomar, a former Ramsey resident and apprenticeship instructor with the Painters Union, described beginning her career as an apprentice, purchasing her first home in Ramsey, working on local construction projects, and spending her earnings in the community. She encouraged the Council to consider whether workers hired for publicly assisted projects reinvest their wages locally and contribute to the community.

Motion by Councilmember Specht, seconded by Councilmember Olson, to adopt Resolution #26-197 Approving Tax Increment Financing Development Agreement; Ramsey Senior Housing, LLC.

Councilmember Riley supported the senior housing project but objected to Exhibit C. He proposed a friendly amendment removing Exhibit C and all references to it and replacing those provisions with the responsible-contractor requirements contained in Minnesota Statutes, Section 16C.285. He also initially suggested making approval contingent on a broader City policy applying responsible-contractor standards to all City-funded projects. City Attorney Johnson advised that the Council could remove Exhibit C and direct staff to incorporate section 16C.285 into this agreement. The Council would need to consider a Citywide policy governing other projects separately because it exceeded the scope of the pending development agreement. She

further explained that the revised agreement would remain subject to bond counsel review and the developer's acceptance. If the developer requested only non-substantive or mechanical revisions acceptable to bond counsel, the agreement would not need to return to the Council; substantive disagreements could require additional negotiations or Council action.

Councilmember Specht and Councilmember Olson accepted the friendly amendment to remove Exhibit C and incorporate Minnesota Statutes, section 16C.285.

Councilmember Specht emphasized his strong support for the project and his desire to avoid unnecessary delay while securing sufficient Council support.

Councilmember Buscher requested an additional amendment requiring completion of responsible-contractor verification and certification documents and compliance with Minnesota Statutes, section 181.165, concerning wage protection for construction workers. She supported the housing project but wanted stronger safeguards for local labor, taxpayer funds, and construction quality.

Councilmember Specht declined the additional amendment, preferring to proceed with the compromise already accepted with Councilmember Riley.

Mayor Heineman thanked the speakers and the developer but cautioned against implying that the absence of apprenticeship or union requirements would necessarily result in fraud, waste, unsafe construction, or mistreatment of workers. He noted that both union and nonunion contractors can perform ethical work and that the Council shared a goal of preventing wage theft, labor trafficking, and other unlawful practices without selecting winners and losers. He referred to the August 10 work-session discussion and concluded that the statutory responsible-contractor language provided an acceptable middle ground. Councilmember Buscher responded that the speakers were advocating prevention rather than asserting that violations would automatically occur. She maintained that public assistance should be paired with strong enforcement tools and that protecting workers and public dollars should not be treated as a union-versus-nonunion issue. Mayor Heineman asked whether her support for working people included union and nonunion workers, and she confirmed that it did.

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

7.02: Adopt Resolution #26-195 Accepting Bids and Awarding Contract for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02

City Engineer Hlel presented the proposed pavement improvements for 173rd Avenue between Armstrong Boulevard and Variolite Street and 175th Avenue between Variolite Street and Nowthen Boulevard.

Motion by Councilmember Riley, seconded by Councilmember Olson, to adopt Resolution #26-195 Accepting Bids and Awarding a Contract to North Valley, Inc. for the total amount of \$1,129,093.12 for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02.

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

7.03: Adopt Ordinance #26-17 Amending Chapter 106 (Zoning Code) Pertaining to Uses in the COR Zoning Districts

Community Development Director Hanson presented Ordinance #26-17, which consolidates remaining regulatory language from the COR Design Framework into the Zoning Code and updates the principal-use table for the COR districts. The amendments clarify and add several business uses that were not previously addressed, including veterinary services, financial institutions, and multiple principal structures on one parcel. The Planning Commission recommended approval, and the Council introduced the ordinance on August 10, 2026.

Motion by Councilmember Olson, seconded by Councilmember Stewart, to adopt Ordinance #26-17 Amending Chapter 106 (Zoning Code) Pertaining to Uses in the COR Zoning Districts.

A roll call vote was performed:

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

Motion carried.

7.04: Adopt Ordinance #26-11 Amending Chapters 30 (Nuisances) and 106 (Zoning Code) of City Code Related to Managed Natural Landscapes

Community Development Director Hanson presented Ordinance #26-11. State legislation requires cities to allow property owners to establish and maintain managed natural landscapes exceeding eight inches in height. Ramsey has allowed these landscapes for several years, but the existing Code required only submission of a management plan, did not identify the required information, and did not provide for City approval. Staff explained that the amendments establish clearer application and maintenance standards and make enforcement more manageable while continuing to permit natural and pollinator landscapes. The Environmental Policy Board and Planning Commission recommended adoption, and the Council introduced the ordinance on August 10, 2026.

Motion by Councilmember Olson, seconded by Councilmember Stewart, to adopt Ordinance #26-11 Amending Chapter 30 (Nuisances) and Chapter 106 (Zoning Code).

A roll call vote was performed:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Buscher expressed disappointment that the Council did not adopt stronger responsible-bidder requirements but viewed incorporation of the State statute as a meaningful starting point. She maintained that requiring contractors receiving public benefits to comply with labor laws should not be politicized or characterized as a union-versus-nonunion issue. She emphasized that responsible-bidder standards are intended to prevent wage theft and unsafe working conditions and to ensure that public dollars support workers who can provide for their families. She added that the lowest bid is not always the most responsible bid and encouraged the Council to consider stronger enforcement mechanisms in the future.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:43 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:** 09/08/2026**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.cityoframseymn.gov once approved.

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of business license applications.

OutcomeAction:

Motion to approve the attached business license applications.

Attachments

Business Licenses

Form Review**Inbox**

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 09/03/2026

Reviewed By

Sean Sullivan

Brian Hagen

Date

09/03/2026 11:46 AM

09/03/2026 01:03 PM

Started On: 09/03/2026 11:26 AM

Report Name: License Report - License Types
Council Dates: 9/8/2026 to 9/8/2026
Status: Active, Inactive
License Type(s): Special Events

City of Ramsey
License Report - License Types

<u>Company</u>	<u>DBA</u>	<u>Complex Name</u>	<u>Applicant</u>	<u>Location</u>	<u>Exp. Date</u>	<u>Council</u> <u>Date</u>	<u>Status</u>
Special Events							
City of Ramsey Parks and Recreation		Happy Days	Abby Proulx	7550 Sunwood Dr NW	9/13/2026	9/8/2026	A

Special Events License Count: 1

Total Licenses: 1

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.

Title:

Approve Five-Year Agreement with Axon for Police Body-Worn and Fleet Camera Systems

Purpose/Background:

The Ramsey Police Department currently uses Axon body-worn cameras and Fleet in-squad camera systems. The Department's current five-year Axon agreement was paid in full at the beginning of the contract using special legislative funding provided for police operations. Because the entire five-year agreement was prepaid, Council has not seen an annual Axon camera-system expense in the Police Department budget during the current contract period.

That agreement is now ending, and a new contract is needed beginning January 1, 2027. Axon provided both five-year and ten-year options. Staff recommends the five-year agreement because the additional savings from the ten-year option were minimal, and technology in this area continues to change. A five-year term provides predictable costs while allowing the City to reevaluate available technology and services before making another long-term commitment.

The proposed five-year agreement totals \$502,095.29, with annual payments of approximately \$100,419 from 2027 through 2031. The agreement includes body-worn cameras, Fleet squad camera systems, interior cameras, associated software and evidence storage, warranties, and technology replacement/refresh provisions.

Notification:

No special notification is expected for this contract approval.

Time Frame/Observations/Alternatives:

The agreement is scheduled to begin January 1, 2027. The current Axon quote expires September 30, 2026, requiring approval and execution prior to that date.

The primary alternative considered was a ten-year agreement. Staff recommends the five-year option due to the relatively small additional savings offered for the longer term and the rapid pace of change in public safety camera and evidence-management technology.

Funding Source:

Police Department operating budget, beginning with the proposed 2027 budget.

Recommendation:

Staff recommends the City Council approve the five-year agreement with Axon Enterprise, Inc. for Police body-worn and Fleet camera systems and adopt Resolution 26-203 authorizing execution of the agreement.

Outcome/Action:

Motion to adopt Resolution 26-203, Approving a Five-Year Agreement with Axon Enterprise, Inc. for Police Body-Worn and Fleet Camera Systems.

Attachments

Axon 5 year quote
Resolution 26-203

Form Review

Inbox

Brian Hagen

Form Started By: Brad Bluml

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 12:57 PM

Started On: 08/31/2026 09:36 AM



Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International: +1.800.978.2737

Q-809943-46262KP

Issued: 08/28/2026

Quote Expiration: 09/30/2026

Estimated Contract Start Date: 01/01/2027

Account Number: 107332

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: \$0.00

SHIP TO	BILL TO
Ramsey Police Dept. - MN 7550 Sunwood Dr NW Anoka, MN 55303-5137 USA	Ramsey Police Dept. - MN 7550 Sunwood Dr NW Anoka MN 55303-5137 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Kevin Pirehpour Phone: Email: kpirehpour@axon.com Fax:	Brad Bluml Phone: 763-433-9836 Email: bbluml@cityoframsey.com Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	\$502,095.29
ESTIMATED TOTAL W/ TAX	\$502,095.29

Discount Summary

Average Savings Per Year	\$112,013.92
TOTAL SAVINGS	\$560,069.59

Payment Summary

Date	Subtotal	Tax	Total
Jan 2027	\$100,419.05	\$0.00	\$100,419.05
Jan 2028	\$100,419.06	\$0.00	\$100,419.06
Jan 2029	\$100,419.06	\$0.00	\$100,419.06
Jan 2030	\$100,419.06	\$0.00	\$100,419.06
Jan 2031	\$100,419.06	\$0.00	\$100,419.06
Total	\$502,095.29	\$0.00	\$502,095.29

Quote Unbundled Price:	\$1,062,187.30
Quote List Price:	\$923,003.50
Quote Subtotal:	\$502,095.29

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	Transfer Balance - Software and Services	1	1		\$1.00	(\$67,182.58)	(\$67,182.58)	\$0.00	(\$67,182.58)
100552	Transfer Balance - Goods	1	1		\$1.00	(\$14,339.33)	(\$14,339.33)	\$0.00	(\$14,339.33)
BWCUwTAP	Body Worn Camera Unlimited with TAP Bundle	40	60	\$143.29	\$102.91	\$102.91	\$246,984.00	\$0.00	\$246,984.00
Fleet3B+TAP	Fleet 3 Basic + TAP	20	60	\$229.37	\$210.15	\$169.00	\$202,800.00	\$0.00	\$202,800.00
InteriorCam+TAP	Fleet 3 Interior Camera, Add-on Bundle with TAP	40	60	\$40.14	\$32.50	\$26.26	\$63,024.00	\$0.00	\$63,024.00
BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	60	\$13.42	\$10.48	\$10.48	\$1,257.60	\$0.00	\$1,257.60
Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	1	60	\$148.39	\$139.74	\$139.74	\$8,384.40	\$0.00	\$8,384.40
A la Carte Hardware									
101886	Axon Signal - Signal Sensor (sensor only)	40	1		\$299.00	\$0.00	\$0.00	\$0.00	\$0.00
101889	Axon Signal - Battery - CR2032 Single Pack	40	1		\$5.00	\$0.00	\$0.00	\$0.00	\$0.00
HWCNAB4	Axon Body 4 Connected Hardware Bundle	36			\$1,049.00	\$0.00	\$0.00	\$0.00	\$0.00
H00002	Axon Body 4 Multi-Bay Dock Bundle	3			\$1,638.90	\$0.00	\$0.00	\$0.00	\$0.00
H00003	Axon Body 4 Single-Bay Dock Bundle	2			\$229.00	\$0.00	\$0.00	\$0.00	\$0.00
H00002	Axon Body 4 Multi-Bay Dock Bundle	2			\$1,638.90	\$1,638.90	\$3,277.80	\$0.00	\$3,277.80
HWCNAB4	Axon Body 4 Connected Hardware Bundle	4			\$1,049.00	\$1,049.00	\$4,196.00	\$0.00	\$4,196.00
A la Carte Software									
73682	Axon Evidence - Auto Tagging License	40	60		\$10.85	\$0.00	\$0.00	\$0.00	\$0.00
102011	Axon AI Assistant	40	60		\$32.55	\$0.00	\$0.00	\$0.00	\$0.00
73478	Axon Evidence - Redaction Assistant User License	40	60		\$10.85	\$0.00	\$0.00	\$0.00	\$0.00
102789	Axon Community Link Pro	40	60		\$32.55	\$0.00	\$0.00	\$0.00	\$0.00
73840	Axon Evidence - ECOM License - Basic	11	60		\$16.27	\$16.27	\$10,738.20	\$0.00	\$10,738.20
73746	Axon Evidence - ECOM License - Pro	4	60		\$48.82	\$48.82	\$11,716.80	\$0.00	\$11,716.80
73447	Axon Body - License - Fusus Livestream	40	60		\$16.27	\$13.02	\$31,238.40	\$0.00	\$31,238.40
A la Carte Services									
100105	Community Link/Pro PSO Setup	1	1		\$3,600.00	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$502,095.29	\$0.00	\$502,095.29

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Axon Body 4 Connected Hardware Bundle	100147	Axon Body 4 - Camera - First Responder Black Rapidlock US	36	1	12/01/2026
Axon Body 4 Connected Hardware Bundle	100147	Axon Body 4 - Camera - First Responder Black Rapidlock US	4	1	12/01/2026
Axon Body 4 Connected Hardware Bundle	100147	Axon Body 4 - Camera - First Responder Black Rapidlock US	1	1	12/01/2026
Axon Body 4 Connected Hardware Bundle	100466	Axon Body 4 - Cable - USB-C to USB-C	5	1	12/01/2026
Axon Body 4 Connected Hardware Bundle	100466	Axon Body 4 - Cable - USB-C to USB-C	40	1	12/01/2026

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Axon Body 4 Connected Hardware Bundle	100775	Axon Body 4 - Magnetic Disconnect Cable	40	1	12/01/2026
Axon Body 4 Connected Hardware Bundle	100775	Axon Body 4 - Magnetic Disconnect Cable	5	1	12/01/2026
Axon Body 4 Connected Hardware Bundle	74028	Axon Body - Mount - Wing Clip Rapidlock	40	1	12/01/2026
Axon Body 4 Connected Hardware Bundle	74028	Axon Body - Mount - Wing Clip Rapidlock	5	1	12/01/2026
Axon Body 4 Multi-Bay Dock Bundle	100206	Axon Body 4 - Dock - Eight-Bay	3	1	12/01/2026
Axon Body 4 Multi-Bay Dock Bundle	100206	Axon Body 4 - Dock - Eight-Bay	2	1	12/01/2026
Axon Body 4 Multi-Bay Dock Bundle	70033	Axon Body - Dock Wall Mount - Bracket Assembly	3	1	12/01/2026
Axon Body 4 Multi-Bay Dock Bundle	70033	Axon Body - Dock Wall Mount - Bracket Assembly	2	1	12/01/2026
Axon Body 4 Multi-Bay Dock Bundle	71019	Axon Body - Dock Powercord - North America	2	1	12/01/2026
Axon Body 4 Multi-Bay Dock Bundle	71019	Axon Body - Dock Powercord - North America	3	1	12/01/2026
Axon Body 4 Single-Bay Dock Bundle	100201	Axon Body 4 - Dock - Single-Bay	2	1	12/01/2026
Axon Body 4 Single-Bay Dock Bundle	71104	Axon Body - Dock/Dataport Powercord - North America	2	1	12/01/2026
Fleet 3 Basic + TAP	100469	Axon Fleet - SIM Insertion - ATT Firstnet	20	1	12/01/2026
Fleet 3 Basic + TAP	103346	Axon Fleet - Ericsson R980-5GD-A+5Yr Netcloud	19	1	12/01/2026
Fleet 3 Basic + TAP	70112	Axon Signal Vehicle	20	1	12/01/2026
Fleet 3 Basic + TAP	72036	Axon Fleet 3 - Standard 2 Camera Kit	20	1	12/01/2026
Fleet 3 Interior Camera, Add-on Bundle with TAP	72002	Axon Fleet 3 - Interior Camera Interior Mount	40	1	12/01/2026
Fleet 3 Interior Camera, Add-on Bundle with TAP	72032	Axon Fleet - Cable - Ethernet CAT6 20 Ft	40	1	12/01/2026
Fleet 3 Interior Camera, Add-on Bundle with TAP	72037	Axon Fleet 3 - Interior Camera	1	1	12/01/2026
Fleet 3 Interior Camera, Add-on Bundle with TAP	72037	Axon Fleet 3 - Interior Camera	3	1	12/01/2026
Fleet 3 Interior Camera, Add-on Bundle with TAP	72037	Axon Fleet 3 - Interior Camera	37	1	12/01/2026
A la Carte	101886	Axon Signal - Signal Sensor (sensor only)	40	1	12/01/2026
A la Carte	101889	Axon Signal - Battery - CR2032 Single Pack	40	1	12/01/2026
Body Worn Camera Single-Bay Dock TAP Bundle	73313	Axon Body - TAP Refresh 1 - Dock Single-Bay	2	1	06/01/2029
Body Worn Camera Unlimited with TAP Bundle	73309	Axon Body - TAP Refresh 1 - Camera	41	1	06/01/2029
Body Worn Camera Unlimited with TAP Bundle	73689	Axon Body - TAP Refresh 1 - Dock Multi-Bay	5	1	06/01/2029
Body Worn Camera Single-Bay Dock TAP Bundle	73314	Axon Body - TAP Refresh 2 - Dock Single-Bay	2	1	12/01/2031
Body Worn Camera Unlimited with TAP Bundle	73310	Axon Body - TAP Refresh 2 - Camera	41	1	12/01/2031
Body Worn Camera Unlimited with TAP Bundle	73688	Axon Body - TAP Refresh 2 - Dock Multi-Bay	5	1	12/01/2031
Fleet 3 Basic + TAP	72040	Axon Fleet - TAP Refresh 1 - 2 Camera Kit	20	1	12/01/2031
Fleet 3 Basic + TAP Renewal	72040	Axon Fleet - TAP Refresh 1 - 2 Camera Kit	1	1	12/01/2031
Fleet 3 Interior Camera, Add-on Bundle with TAP	72042	Axon Fleet 3 - TAP Refresh - Interior Camera	40	1	12/01/2031
Fleet 3 Interior Camera, Add-on Bundle with TAP	72042	Axon Fleet 3 - TAP Refresh - Interior Camera	1	1	12/01/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Body Worn Camera Unlimited with TAP Bundle	73686	Axon Evidence - Storage - Axon Device Unlimited	40	01/01/2027	12/31/2031
Body Worn Camera Unlimited with TAP Bundle	73746	Axon Evidence - ECOM License - Pro	40	01/01/2027	12/31/2031
Fleet 3 Basic + TAP	80400	Axon Evidence - Fleet Vehicle License	20	01/01/2027	12/31/2031
Fleet 3 Basic + TAP	80410	Axon Evidence - Storage - Fleet 1 Camera Unlimited	40	01/01/2027	12/31/2031
Fleet 3 Basic + TAP Renewal	80400	Axon Evidence - Fleet Vehicle License	1	01/01/2027	12/31/2031
Fleet 3 Basic + TAP Renewal	80410	Axon Evidence - Storage - Fleet 1 Camera Unlimited	2	01/01/2027	12/31/2031
Fleet 3 Interior Camera, Add-on Bundle with TAP	80410	Axon Evidence - Storage - Fleet 1 Camera Unlimited	40	01/01/2027	12/31/2031
A la Carte	102011	Axon AI Assistant	40	01/01/2027	12/31/2031
A la Carte	102789	Axon Community Link Pro	40	01/01/2027	12/31/2031
A la Carte	73447	Axon Body - License - Fusus Livestream	40	01/01/2027	12/31/2031
A la Carte	73478	Axon Evidence - Redaction Assistant User License	40	01/01/2027	12/31/2031
A la Carte	73682	Axon Evidence - Auto Tagging License	40	01/01/2027	12/31/2031
A la Carte	73746	Axon Evidence - ECOM License - Pro	4	01/01/2027	12/31/2031
A la Carte	73840	Axon Evidence - ECOM License - Basic	11	01/01/2027	12/31/2031

Services

Bundle	Item	Description	QTY
Fleet 3 Basic + TAP	73391	Axon Fleet 3 - Deployment Per Vehicle - Not Oversized	20
Fleet 3 Basic + TAP Renewal	73392	Axon Fleet 3 - Installation - Upgrade (Per Vehicle)	1
A la Carte	100105	Community Link/Pro PSO Setup	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Body Worn Camera Single-Bay Dock TAP Bundle	80466	Axon Body - TAP Warranty - Single-Bay Dock	2	12/01/2027	12/31/2031
Body Worn Camera Unlimited with TAP Bundle	80464	Axon Body - TAP Warranty - Camera	1	12/01/2027	12/31/2031
Body Worn Camera Unlimited with TAP Bundle	80464	Axon Body - TAP Warranty - Camera	40	12/01/2027	12/31/2031
Body Worn Camera Unlimited with TAP Bundle	80465	Axon Body - TAP Warranty - Multi-Bay Dock	5	12/01/2027	12/31/2031
Fleet 3 Basic + TAP	80379	Axon Signal - Ext Warranty - Signal Vehicle	20	12/01/2027	12/31/2031
Fleet 3 Basic + TAP	80495	Axon Fleet 3 - Ext Warranty - 2 Camera Kit	20	12/01/2027	12/31/2031
Fleet 3 Basic + TAP Renewal	80495	Axon Fleet 3 - Ext Warranty - 2 Camera Kit	1	12/01/2027	12/31/2031
Fleet 3 Interior Camera, Add-on Bundle with TAP	80385	Axon Fleet 3 - Ext Warranty - Interior Camera	3	12/01/2027	12/31/2031
Fleet 3 Interior Camera, Add-on Bundle with TAP	80385	Axon Fleet 3 - Ext Warranty - Interior Camera	1	12/01/2027	12/31/2031
Fleet 3 Interior Camera, Add-on Bundle with TAP	80385	Axon Fleet 3 - Ext Warranty - Interior Camera	37	12/01/2027	12/31/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	7550 Sunwood Dr NW	Anoka	MN	55303-5137	USA

Payment Details

Jan 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	101886	Axon Signal - Signal Sensor (sensor only)	40	\$0.00	\$0.00	\$0.00
Annual Payment 1	101889	Axon Signal - Battery - CR2032 Single Pack	40	\$0.00	\$0.00	\$0.00
Annual Payment 1	102011	Axon AI Assistant	40	\$0.00	\$0.00	\$0.00
Annual Payment 1	102789	Axon Community Link Pro	40	\$0.00	\$0.00	\$0.00
Annual Payment 1	73447	Axon Body - License - Fusus Livestream	40	\$9,459.58	\$0.00	\$9,459.58
Annual Payment 1	73478	Axon Evidence - Redaction Assistant User License	40	\$0.00	\$0.00	\$0.00
Annual Payment 1	73682	Axon Evidence - Auto Tagging License	40	\$0.00	\$0.00	\$0.00
Annual Payment 1	73746	Axon Evidence - ECOM License - Pro	4	\$3,548.07	\$0.00	\$3,548.07
Annual Payment 1	73840	Axon Evidence - ECOM License - Basic	11	\$3,251.73	\$0.00	\$3,251.73
Annual Payment 1	BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	\$380.83	\$0.00	\$380.83
Annual Payment 1	BWCUwTAP	Body Worn Camera Unlimited with TAP Bundle	40	\$74,791.45	\$0.00	\$74,791.45
Annual Payment 1	Fleet3B+TAP	Fleet 3 Basic + TAP	20	\$61,411.68	\$0.00	\$61,411.68
Annual Payment 1	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	1	\$2,538.96	\$0.00	\$2,538.96
Annual Payment 1	HWCNAB4	Axon Body 4 Connected Hardware Bundle	36	\$0.00	\$0.00	\$0.00
Annual Payment 1	HWCNAB4	Axon Body 4 Connected Hardware Bundle	4	\$0.00	\$0.00	\$0.00
Annual Payment 1	InteriorCam+TAP	Fleet 3 Interior Camera, Add-on Bundle with TAP	40	\$19,084.86	\$0.00	\$19,084.86
Transfer Value	100552	Transfer Balance - Goods	1	(\$14,339.33)	\$0.00	(\$14,339.33)
Transfer Value	100553	Transfer Balance - Software and Services	1	(\$67,182.58)	\$0.00	(\$67,182.58)
Upfront Hardware Payment	100105	Community Link/Pro PSO Setup	1	\$0.00	\$0.00	\$0.00
Upfront Hardware Payment	H00002	Axon Body 4 Multi-Bay Dock Bundle	3	\$0.00	\$0.00	\$0.00
Upfront Hardware Payment	H00002	Axon Body 4 Multi-Bay Dock Bundle	2	\$3,277.80	\$0.00	\$3,277.80
Upfront Hardware Payment	H00003	Axon Body 4 Single-Bay Dock Bundle	2	\$0.00	\$0.00	\$0.00
Upfront Hardware Payment	HWCNAB4	Axon Body 4 Connected Hardware Bundle	4	\$4,196.00	\$0.00	\$4,196.00
Upfront Hardware Payment	HWCNAB4	Axon Body 4 Connected Hardware Bundle	36	\$0.00	\$0.00	\$0.00
Total				\$100,419.05	\$0.00	\$100,419.05

Jan 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	101886	Axon Signal - Signal Sensor (sensor only)	40	\$0.00	\$0.00	\$0.00
Annual Payment 2	101889	Axon Signal - Battery - CR2032 Single Pack	40	\$0.00	\$0.00	\$0.00
Annual Payment 2	102011	Axon AI Assistant	40	\$0.00	\$0.00	\$0.00
Annual Payment 2	102789	Axon Community Link Pro	40	\$0.00	\$0.00	\$0.00
Annual Payment 2	73447	Axon Body - License - Fusus Livestream	40	\$5,444.71	\$0.00	\$5,444.71
Annual Payment 2	73478	Axon Evidence - Redaction Assistant User License	40	\$0.00	\$0.00	\$0.00
Annual Payment 2	73682	Axon Evidence - Auto Tagging License	40	\$0.00	\$0.00	\$0.00
Annual Payment 2	73746	Axon Evidence - ECOM License - Pro	4	\$2,042.18	\$0.00	\$2,042.18
Annual Payment 2	73840	Axon Evidence - ECOM License - Basic	11	\$1,871.62	\$0.00	\$1,871.62
Annual Payment 2	BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	\$219.19	\$0.00	\$219.19
Annual Payment 2	BWCUwTAP	Body Worn Camera Unlimited with TAP Bundle	40	\$43,048.12	\$0.00	\$43,048.12
Annual Payment 2	Fleet3B+TAP	Fleet 3 Basic + TAP	20	\$35,347.08	\$0.00	\$35,347.08
Annual Payment 2	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	1	\$1,461.35	\$0.00	\$1,461.35

Jan 2028						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	HWCNAB4	Axon Body 4 Connected Hardware Bundle	4	\$0.00	\$0.00	\$0.00
Annual Payment 2	HWCNAB4	Axon Body 4 Connected Hardware Bundle	36	\$0.00	\$0.00	\$0.00
Annual Payment 2	InteriorCam+TAP	Fleet 3 Interior Camera, Add-on Bundle with TAP	40	\$10,984.81	\$0.00	\$10,984.81
Total				\$100,419.06	\$0.00	\$100,419.06

Jan 2029						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	101886	Axon Signal - Signal Sensor (sensor only)	40	\$0.00	\$0.00	\$0.00
Annual Payment 3	101889	Axon Signal - Battery - CR2032 Single Pack	40	\$0.00	\$0.00	\$0.00
Annual Payment 3	102011	Axon AI Assistant	40	\$0.00	\$0.00	\$0.00
Annual Payment 3	102789	Axon Community Link Pro	40	\$0.00	\$0.00	\$0.00
Annual Payment 3	73447	Axon Body - License - Fusus Livestream	40	\$5,444.70	\$0.00	\$5,444.70
Annual Payment 3	73478	Axon Evidence - Redaction Assistant User License	40	\$0.00	\$0.00	\$0.00
Annual Payment 3	73682	Axon Evidence - Auto Tagging License	40	\$0.00	\$0.00	\$0.00
Annual Payment 3	73746	Axon Evidence - ECOM License - Pro	4	\$2,042.18	\$0.00	\$2,042.18
Annual Payment 3	73840	Axon Evidence - ECOM License - Basic	11	\$1,871.62	\$0.00	\$1,871.62
Annual Payment 3	BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	\$219.19	\$0.00	\$219.19
Annual Payment 3	BWCUwTAP	Body Worn Camera Unlimited with TAP Bundle	40	\$43,048.14	\$0.00	\$43,048.14
Annual Payment 3	Fleet3B+TAP	Fleet 3 Basic + TAP	20	\$35,347.09	\$0.00	\$35,347.09
Annual Payment 3	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	1	\$1,461.37	\$0.00	\$1,461.37
Annual Payment 3	HWCNAB4	Axon Body 4 Connected Hardware Bundle	36	\$0.00	\$0.00	\$0.00
Annual Payment 3	HWCNAB4	Axon Body 4 Connected Hardware Bundle	4	\$0.00	\$0.00	\$0.00
Annual Payment 3	InteriorCam+TAP	Fleet 3 Interior Camera, Add-on Bundle with TAP	40	\$10,984.77	\$0.00	\$10,984.77
Total				\$100,419.06	\$0.00	\$100,419.06

Jan 2030						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	101886	Axon Signal - Signal Sensor (sensor only)	40	\$0.00	\$0.00	\$0.00
Annual Payment 4	101889	Axon Signal - Battery - CR2032 Single Pack	40	\$0.00	\$0.00	\$0.00
Annual Payment 4	102011	Axon AI Assistant	40	\$0.00	\$0.00	\$0.00
Annual Payment 4	102789	Axon Community Link Pro	40	\$0.00	\$0.00	\$0.00
Annual Payment 4	73447	Axon Body - License - Fusus Livestream	40	\$5,444.71	\$0.00	\$5,444.71
Annual Payment 4	73478	Axon Evidence - Redaction Assistant User License	40	\$0.00	\$0.00	\$0.00
Annual Payment 4	73682	Axon Evidence - Auto Tagging License	40	\$0.00	\$0.00	\$0.00
Annual Payment 4	73746	Axon Evidence - ECOM License - Pro	4	\$2,042.19	\$0.00	\$2,042.19
Annual Payment 4	73840	Axon Evidence - ECOM License - Basic	11	\$1,871.61	\$0.00	\$1,871.61
Annual Payment 4	BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	\$219.20	\$0.00	\$219.20
Annual Payment 4	BWCUwTAP	Body Worn Camera Unlimited with TAP Bundle	40	\$43,048.13	\$0.00	\$43,048.13
Annual Payment 4	Fleet3B+TAP	Fleet 3 Basic + TAP	20	\$35,347.07	\$0.00	\$35,347.07
Annual Payment 4	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	1	\$1,461.36	\$0.00	\$1,461.36
Annual Payment 4	HWCNAB4	Axon Body 4 Connected Hardware Bundle	4	\$0.00	\$0.00	\$0.00
Annual Payment 4	HWCNAB4	Axon Body 4 Connected Hardware Bundle	36	\$0.00	\$0.00	\$0.00
Annual Payment 4	InteriorCam+TAP	Fleet 3 Interior Camera, Add-on Bundle with TAP	40	\$10,984.79	\$0.00	\$10,984.79
Total				\$100,419.06	\$0.00	\$100,419.06

Jan 2031						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	101886	Axon Signal - Signal Sensor (sensor only)	40	\$0.00	\$0.00	\$0.00
Annual Payment 5	101889	Axon Signal - Battery - CR2032 Single Pack	40	\$0.00	\$0.00	\$0.00
Annual Payment 5	102011	Axon AI Assistant	40	\$0.00	\$0.00	\$0.00

Jan 2031

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	102789	Axon Community Link Pro	40	\$0.00	\$0.00	\$0.00
Annual Payment 5	73447	Axon Body - License - Fusus Livestream	40	\$5,444.70	\$0.00	\$5,444.70
Annual Payment 5	73478	Axon Evidence - Redaction Assistant User License	40	\$0.00	\$0.00	\$0.00
Annual Payment 5	73682	Axon Evidence - Auto Tagging License	40	\$0.00	\$0.00	\$0.00
Annual Payment 5	73746	Axon Evidence - ECOM License - Pro	4	\$2,042.18	\$0.00	\$2,042.18
Annual Payment 5	73840	Axon Evidence - ECOM License - Basic	11	\$1,871.62	\$0.00	\$1,871.62
Annual Payment 5	BWCamSBDTAP	Body Worn Camera Single-Bay Dock TAP Bundle	2	\$219.19	\$0.00	\$219.19
Annual Payment 5	BWCUwTAP	Body Worn Camera Unlimited with TAP Bundle	40	\$43,048.16	\$0.00	\$43,048.16
Annual Payment 5	Fleet3B+TAP	Fleet 3 Basic + TAP	20	\$35,347.08	\$0.00	\$35,347.08
Annual Payment 5	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	1	\$1,461.36	\$0.00	\$1,461.36
Annual Payment 5	HWCNAB4	Axon Body 4 Connected Hardware Bundle	4	\$0.00	\$0.00	\$0.00
Annual Payment 5	HWCNAB4	Axon Body 4 Connected Hardware Bundle	36	\$0.00	\$0.00	\$0.00
Annual Payment 5	InteriorCam+TAP	Fleet 3 Interior Camera, Add-on Bundle with TAP	40	\$10,984.77	\$0.00	\$10,984.77
Total				\$100,419.06	\$0.00	\$100,419.06

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):

Q-397930, Q-401693, Q-449868, Q-457563, Q-548100, Q-585865, Q-593638, Q-693188, Q-851361, Q-890286, Q-627553

Agency is terminating those contracts effective 1/1/2027. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of -\$81,521.91

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

Any credits contained in this quote are contingent upon payment in full of the following amounts:

Pending Billing - Q-585865 - 9/1/2026 - \$3,454.98

Outstanding Invoice - INUS468043 - 8/1/2026 - \$1,899.00

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

8/28/2026



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

RESOLUTION #26-203

RESOLUTION APPROVING A FIVE-YEAR AGREEMENT WITH AXON ENTERPRISE, INC. FOR POLICE BODY-WORN AND FLEET CAMERA SYSTEMS

WHEREAS, the Ramsey Police Department currently uses Axon body-worn cameras and Fleet in-squad camera systems as part of its law enforcement operations; and

WHEREAS, the Department's current five-year Axon agreement is ending, and a new agreement is needed beginning January 1, 2027; and

WHEREAS, the current five-year agreement was paid in full at the beginning of the contract using special legislative funding provided for police operations, and therefore, the City has not incurred an annual Axon camera-system expense during the current contract period; and

WHEREAS, Axon Enterprise, Inc. has proposed a new five-year agreement for body-worn cameras, Fleet camera systems, associated software, evidence storage, warranties, and technology replacement and refresh services; and

WHEREAS, the proposed agreement has a total five-year cost of \$502,095.29, with annual payments of approximately \$100,419 from 2027 through 2031; and

WHEREAS, the new agreement is anticipated to begin January 1, 2027, and will replace and terminate the City's existing Axon agreements effective that date.

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 approves the five-year agreement with Axon Enterprise, Inc. for Police body-worn and Fleet camera systems in the total amount of \$502,095.29, substantially in the form presented to the City Council.
- 2) The City Administrator is authorized to execute the agreement and other documents necessary to implement the agreement on behalf of the City.
- 3) The City Administrator is further authorized to execute amendments or modifications to the agreement, provided they do not materially alter the approved services or create an additional unbudgeted financial obligation for the City.
- 4) Annual payments under the agreement shall be paid from the Police Department's operating budget beginning in 2027, subject to the City Council's annual budget and appropriation process.

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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Authorize the Advance Purchase of Fire Vehicle Tablets

Purpose/Background:

In early 2025, a new company was selected to build a new Computer Aided Dispatch (CAD) mobile system for Police/Fire agencies county-wide. The new system was built and configured by Tyler Tech and has been under the management of the Joint Law Enforcement Council (JLEC) for Anoka County. Agencies, including Ramsey, selected a small *implementation team* that would be the primary contacts for business practice, technology, and any other questions related to the configuration being done by Tyler Tech.

In mid-March, a concern was brought up by other Fire agencies concerning how they log into the new system. Connections to the new Tyler system at the time required connection with a Virtual Private Network (or VPN). Fire staff were concerned this was conducive to their needs, as VPN connections are unique username/password/pin combinations based on the individual. During an update in late May, the JLEC, Tyler Tech, and Logis had worked to establish a Relay server for the Fire side of the program. There were details still to be worked out as of the end of May, but the idea is the relay server would take traffic from specifically the Fire applications and pass it through to the appropriate Tyler Tech software. This potentially could eliminate VPN as a need for Fire staff.

Ramsey IT was trained in early May how to install the Police and Fire modules for the vehicles. In the same timeframe, PD was trained to do the installations for the APP version of the software for tablets, as well as the cell phone APP.

Over the summer, IT Manager Fredrickson spoke with Fire Department Staff about the coming CAD implementation. It paralleled talks about computer replacements for the Fire Department vehicles. The vehicle laptops are 8 years old as of 2026. After several talks, Fire Staff decided they would like to move to having tablets in the vehicles and use the Tyler Tech APP for CAD use. Cost per device is lower. The cost for each cell connection is equivalent to what we currently use. So, the change made sense to pursue pending the approval of the Fire and PD laptops which were made for 2027. New docks would be needed, but the cost per device savings may be able to cover the dock purchase.

At the last Council work session in August 2026, Fire Chief Winkel asked for support in bringing the tablet purchase from 2027 into 2026. By moving in this direction, we would be able to avoid any complications from the VPN requirement on the desktop version of the software (which is still up in the air), and enable our Fire Staff to get trained on the tablet version as early as possible. Staff, as of this writing, are asking for 13 tablets with 15 docks for fire trucks and command vehicles. Two Fire staff currently have tablets new enough that we can continue to utilize them for this additional purpose. Currently, there is money in the 2027 preliminary budget for Fire Vehicle device replacements involving seven vehicles.

Time Frame/Observations/Alternatives:

By bringing this purchase into 2026, we'll be in a better position to get Fire Staff using the tablets by the time the new Tyler Tech software is to go live on October 27th, 2026.

If the City were not to pursue the path to purchase early, training would continue as planned for Fire staff on the devices they have. We'd also have to keep a close eye on the VPN prerequisite issue and see how that flushes out. Adding all Fire Fighters onto a VPN solution would have an annual cost as well. Estimated cost is about \$500/yr.

Funding Source:

- Estimated cost of tablets - \$12,200
- Estimated cost of docking stations - \$15,375

Estimated amount for seven fire vehicles included in the 2027 preliminary budget - \$21,000.

*Funding will be from the COR/HRA Fund. The \$21,000 that was included in the 2027 budget and funded via the COR/HRA Fund will now be moved over to 2026 and reduce the 2027 request.

Recommendation:

Staff recommends Council authorize the 2026 purchase of tablets for the Fire Department that were originally requested in the 2027 General Fund Budget.

Outcome/Action:

Motion to approve the 2026 purchase of tablets for the Fire Department that were originally requested in the 2027 General Fund Budget.

Attachments

No file(s) attached.

Form Review

Inbox

Diana Lund

Brian Hagen

Form Started By: Jason Fredrickson

Final Approval Date: 09/03/2026

Reviewed By

Diana Lund

Brian Hagen

Date

09/01/2026 08:02 AM

09/03/2026 12:59 PM

Started On: 08/31/2026 10:01 AM

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:**

Title:

Adopt Resolution #26-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2026 through September 2, 2026.

Purpose/Background:

Adopt Resolution #26-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2026 through September 2, 2026.

Recommendation:

Staff Recommends to Adopt Resolution #26-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2026 through September 2, 2026.

Outcome/Action:

Motion to Adopt Resolution #26-210 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2026 through September 2, 2026.

Attachments

Bills List 09/08/2026

Resolution 26-210

Form Review**Inbox**

Diana Lund

Brian Hagen

Form Started By: Jennifer Morrison

Final Approval Date: 09/03/2026

Reviewed By

Diana Lund

Brian Hagen

Date

09/03/2026 07:36 AM

09/03/2026 01:03 PM

Started On: 09/02/2026 02:42 PM

RAMSEY CITY COUNCIL MEETING
9.8.2026
BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:

SUBMITTED FOR APPROVAL

Prepays 8.20.26 - 9.2.26

\$ 481,371.49

Accounts Payable 8.20.26 - 9.2.26

477,018.27

Payroll

8.26.26

354,899.24

Debt Service

Pay Estimates- Projects

TOTAL SUBMITTED FOR APPROVAL THIS MEETING

(Invoices Available for Reviewal)

\$ 1,313,289.00

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

APPROVED PREVIOUS MTG

2026 Y.T.D.

PREPAIDS

\$ 928,713.92

\$ 13,134,454.20

PREPAID ADJUSTMENTS

ACCOUNTS PAYABLE INVOICING

282,618.36

7,827,795.38

ACCT PAYABLE INVOICING ADJUSTMENTS

NET PAYROLL TOTAL

323,977.68

5,303,853.09

CORRECTION TO PAYROLL

DEBT SERVICE

587,604.38

CORRECTION TO DEBT SERVICE

PAY ESTIMATE(S) - PROJECTS

1,890,275.54

10,603,178.66

TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED

\$ 3,425,585.50

\$ 37,456,885.71

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Council Check Register by GL
Council Check Register and Summary

8/20/2026 -- 9/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123132	8/20/2026		111377 ANOKA MUNICIPAL UTILITY							
		78.98	JUL 2026 TRAFFIC SIGNALS		140007	22-613120-01	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
			JUL 2026							
		37.13	JUL 2026 STREET LIGHTS		140008	22-610280-00	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
			JUL 2026							
		80.78	STREET LIGHTS		140009	22-990005-01	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
			JUL 2026							
		54.18	JUL 2026 TRAFFIC SIGNALS		140010	22-612000-01	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
			JUL 2026							
		251.07								
123133	8/20/2026		104915 BLUE LINE COLLISION CENTER							
		5,267.43	#620 VEHICLE REPAIR		139995	28175	9702.6315		MISCELLANEOUS PROFESSIONAL SERSELF INSURANCE	
		5,267.43								
123134	8/20/2026		100297 CENTERPOINT ENERGY							
		98.65	JUL 2026 NATURAL GAS WTP		140003	6404205364-1	9601.6373		GAS	WATER FUND
			JUL 2026							
		51.68	JUL 2026 NATURAL GAS PH #3		140004	8782239-1 JUL	9601.6373		GAS	WATER FUND
			2026							
		2,737.13	JUL 2026 C/H GAS		140012	6702493-5 JUL	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
			2026							
		53.94	JUL 2026 ST 2 GAS		140013	5961540-1 JUL	0220.6373		GAS	FIRE PROTECTION
			2026							
		28.00	JUL 2026 ST 1 GAS		140014	5914352-9 JUL	0220.6373		GAS	FIRE PROTECTION
			2026							
		43.34	JUL 2026 NATURAL GAS WATERFRNT		140017	14118013-3 JUL	0452.6373		GAS	PARK & RECREATION
			2026							
		3,012.74								
123135	8/20/2026		100167 CORNERSTONE FORD							
		26.49	EP DISCOUNT TAKEN		140006	15557152	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		264.88	POLICE #340		140006	15557152	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		238.39								
123136	8/20/2026		122964 KELLEY, MARJAY							
		280.00	HOURLY RATE REFUND		140018	HOURLY RATE REF	9101.4305		RENTAL FEES	GENERAL FUND
			CP 8.1.26							
		280.00								
123137	8/20/2026		123012 LOKKEN, JANICE							

Council Check Register by GL
Council Check Register and Summary

8/20/2026 — 9/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123137	8/20/2026		123012 LOKKEN, JANICE						Continued...	
		150.00	DAMAGE DEPO REF EC 8.3.26		140019	DAMAGE DEP REF EC 8.3.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>150.00</u>								
123138	8/20/2026		121715 MARTIN, SHANE							
		3,400.00	8/20/26 CONCERT FINAL PAYMENT		140015	08202026 CONCERT FINAL	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		<u>3,400.00</u>								
123139	8/20/2026		121751 RAMSEY PROPERTIES LLC							
		49,000.00	HOME2SUITES SURETY REL		139997	120278 SURETY REL	9804.6433	00120278	REFUNDS	ESCROW ACCOUNTS
		<u>49,000.00</u>								
123140	8/20/2026		123011 SFA HOSPITALITY LLC							
		57,124.89	TIF PRINCIPAL HOME2SUITES		139998	TIF PYMT 1	9214.6433		REFUNDS	TAX INCREMENT DISTRICT#14
		10,465.28	TIF INTEREST HOME2SUITES		139998	TIF PYMT 1	9214.6433		REFUNDS	TAX INCREMENT DISTRICT#14
		<u>67,590.17</u>								
123141	8/20/2026		122811 SPORTSLINE PHOTOGRAPHY							
		1,000.00	REISS CK122996 GOF EVENT PHOTO		140000	112128A	9230.6315	00923002	MISCELLANEOUS PROFESSIONAL SERECONOMIC DEVELOPMENT AUTHORIT	
		<u>1,000.00</u>								
123142	8/20/2026		123004 WALTON, WENDY							
		150.00	DAMAGE DEPO REF CP 7.6.-7.9.26		140016	DAMAGE DEP REF CP 7.6.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>150.00</u>								
123185	8/27/2026		113259 24 RESTORE							
		174.35	PERMIT RA065107 CANCEL		140131	RA065107	9101.4205		BUILDING PERMIT	GENERAL FUND
		4.23	PERMIT RA065107 CANCEL		140131	RA065107	9101.2081		SURCHARGES-PERMIT	GENERAL FUND
		<u>178.58</u>								
123186	8/27/2026		123038 ALTO, BETH							
		300.00	FAC/SPEC EVENT DEP REF EC 8/23		140149	DAMAGE DEP REF EC 8.23.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>300.00</u>								
123187	8/27/2026		123019 AMAH, CHRISTOPHER							
		678.10	#735432 DUPLICATE PYMT REFUND		140121	735432	9601.4651		WATER REVENUE	WATER FUND

Council Check Register by GL
Council Check Register and Summary

8/20/2026 — 9/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123187	8/27/2026		123019 AMAH, CHRISTOPHER						Continued...	
		678.10							OVERPAYMENT	
123188	8/27/2026		119788 ANOKA CO UNION HERALD ADAMS PUBLISHING							
		20.00	AC UNION HERALD SUB JULY 2026		140145	55604	0130.6452		SUBSCRIPTIONS	ADMINISTRATION
		20.00								
123189	8/27/2026		123041 BRIST, DEB							
		150.00	FAC USE DEPOSIT REF CP 8/22		140153	DAMAGE DEP REF CP 8.22.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		150.00								
123190	8/27/2026		100297 CENTERPOINT ENERGY							
		66.69	JUL 2026 GAS CHARGES		140139	8000014064-2 JUL 2026	0211.6373		GAS	POLICE PROTECTION
		99.62	JUL 2026 GAS CHARGES		140139	8000014064-2 JUL 2026	0452.6373		GAS	PARK & RECREATION
		25.03	JUL 2026 GAS CHARGES		140139	8000014064-2 JUL 2026	0311.6373		GAS	STREET MAINTENANCE
		32.47	JUL 2026 GAS CHARGES		140139	8000014064-2 JUL 2026	0220.6373		GAS	FIRE PROTECTION
		25.02	JUL 2026 GAS CHARGES		140139	8000014064-2 JUL 2026	9601.6373		GAS	WATER FUND
		25.02	JUL 2026 GAS CHARGES		140139	8000014064-2 JUL 2026	9602.6373		GAS	SEWER FUND
		25.02	JUL 2026 GAS CHARGES		140139	8000014064-2 JUL 2026	9605.6373		GAS	STORM WATER UTILITY
		298.87								
123191	8/27/2026		119794 CENTERPOINT ENERGY RESOURCES CORP							
		95.00	PERMIT RA066048 CANCEL		140132	RA066048	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA066048 CANCEL		140132	RA066048	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		96.00								
123192	8/27/2026		100116 CONNEXUS ENERGY							
		1,054.94	ELMCREST BLDG JUL 2026		140134	444931-267449 JUL 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		1,054.94								
123193	8/27/2026		119790 EFRAM, KEVIN (ELECTION JUDGE)							

Council Check Register by GL
Council Check Register and Summary

8/20/2026 - 9/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123193	8/27/2026		119790 EFRAM, KEVIN (ELECTION JUDGE)						Continued...	
		10.00	PARKING - ELECTION RECOUNT		140122	08192026	0141.6249		MISCELLANEOUS OPERATING SUPPLY	ELECTIONS
			RECOUNT PARKING							
		10.00								
123194	8/27/2026		122843 EVANS, NAOMI							
		85.00	REFUND FOR FLAG FOOTBALL		140129	FLAG FOOTBALL	9101.4347		OTHER CULTURE-RECREATION	GENERAL FUND
			REFUND							
		85.00								
123195	8/27/2026		123018 FRAHM-GILLES, GREG							
		125.00	REFUND ONE GOLFER		140135	111201581 GOLF	9230.6249	00923002	MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORITY
						EVENT REF				
		125.00								
123196	8/27/2026		114861 GENDRON, CURTIS							
		300.00	FAC/SPEC EVENT DEP REF CP 8/23		140150	DAMAGE DEP REF	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
						CP 8.23.26				
		300.00								
123197	8/27/2026		123039 HARRIS, GAYDUO							
		150.00	FAC USE DEPOSIT REF CP 7/18/26		140151	DAMAGE DEP REF	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
						EC 7.18.26				
		150.00								
123198	8/27/2026		123034 JOHNSON, TIM							
		180.92	REFUND ESCROW BALANCE		140133	A122099	9804.6433	00122099	REFUNDS	ESCROW ACCOUNTS
		180.92								
123199	8/27/2026		123036 KOKESH, ANGELA							
		300.00	FAC/SPEC EVENT DEP REF CP 8/21		140147	DAMAGE DEP REF	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
						CP 8.21.26				
		300.00								
123200	8/27/2026		123043 LATTERY, CHUCK							
		32.13	REFUND ESCROW BALANCE		140136	A121234	9804.6433	00121234	REFUNDS	ESCROW ACCOUNTS
		32.13								
123201	8/27/2026		123035 MAMBU, MASERAY							
		350.00	FULL REF CANCEL-9/5/26 DRAW		140146	CANCEL REF DRAW	9101.4305		RENTAL FEES	GENERAL FUND
						9.5.26				

Council Check Register by GL
Council Check Register and Summary

8/20/2026 — 9/2/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123201	8/27/2026		123035 MAMBU, MASERAY						Continued...	
		300.00	FULL REF CANCEL-9/5/26 DRAW		140146	CANCEL REF DRAW	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
						9.5.26				
		650.00								
123202	8/27/2026		123045 MARKQUART RV							
		685.50	REFUND ESCROW BALANCE		140138	A120836	9804.6433	00120836	REFUNDS	ESCROW ACCOUNTS
		685.50								
123203	8/27/2026		123016 MINNESOTA DEPARTMENT OF TRANSPORTATION							
		1,721.00	NOISE ORDINANCE SIGN INSTAL		140126	NOISE LAWS	0260.6249		MISCELLANEOUS OPERATING SUPPLY	TRAFFIC ENGINEERING
						ENFORCED SIGN				
		1,721.00								
123204	8/27/2026		121709 MINNESOTA METRO NORTH TOURISM							
		16,164.26	JULY 2026 COR LODGING TAX		140124	JULY 2026 COR	9298.2088		LODGING TAX	LODGING TAX
						LODGING TAX				
		16,164.26								
123205	8/27/2026		123044 PEARSON, ALAN AND ELIZABETH							
		1,700.53	REFUND ESCROW BALANCE		140137	A120674	9804.6433	00120674	REFUNDS	ESCROW ACCOUNTS
		1,700.53								
123206	8/27/2026		100391 POSTMASTER							
		2,797.47	POSTAGE - FALL RECYCLING EVENT		140130	RAMSEY RECYCLER	9604.6249		MISCELLANEOUS OPERATING SUPPLY	RECYCLING FUND
						8.21.26				
		2,797.47								
123207	8/27/2026		100391 POSTMASTER							
		2,788.61	SEPT/OCT 2026 RR POSTAGE		140144	RAMSEY RESIDENT	0195.6322		POSTAGE	NEWSLETTER
						SEPT/OCT				
		2,788.61								
123208	8/27/2026		123015 RANDYS HOME SERVICES LLC							
		50.00	PERMIT RA066413 CANCEL		140127	RA066413	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	PERMIT RA066413 CANCEL		140127	RA066413	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		51.00								
123209	8/27/2026		123040 TRUEMAN, KELSEY							
		150.00	FAC USE DEPOSIT REF CP 8/21		140152	DAMAGE DEP REF	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
						CP 8.21.26				

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123209	8/27/2026		123040 TRUMAN, KELSEY						Continued...	
		150.00								
123210	8/27/2026		123042 VANG, LADAMION							
		150.00	FAC USE DEP REF EC 8.1		140154	DAMAGE DEP REF EC 8.1.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		120.00-	8/1 DUMPSTER FEE		140154	DAMAGE DEP REF EC 8.1.26	0452.6374		REFUSE/RECYCLING	PARK & RECREATION
		150.00	SPEC EVNT DEP REF/PARTIAL 8.1		140154	DAMAGE DEP REF EC 8.1.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		180.00								
123211	8/27/2026		123037 VANG, PHELIX							
		300.00	FAC/SPEC EVENT DEP REF CP 8/22		140148	DAMAGE DEP REF CP 8.22.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		300.00								
1009976	8/21/2026		110402 ADVANCE AUTO PARTS							
		789.87	MISC VEHICLE PARTS		139994	JULY 2026	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		789.87								
1009977	8/21/2026		100204 GRAFIX SHOPPE							
		810.00	#620 STRIPING		139996	173045	9702.6315		MISCELLANEOUS PROFESSIONAL SERSELF INSURANCE	
		810.00								
1009978	8/21/2026		119638 O'REILLY AUTO PARTS							
		.25-	EARLY PAY DISCOUNT		140005	6193-259905	9601.6281		SMALL TOOLS & MINOR EQUIPMENT	WATER FUND
		12.49	MATT PLIERS		140005	6193-259905	9601.6281		SMALL TOOLS & MINOR EQUIPMENT	WATER FUND
		1.00-	EARLY PAY DISCOUNT		140011	6193-259989	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		49.82	BUILDING #414		140011	6193-259989	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		61.06								
1009979	8/21/2026		119662 SIEDOW, EMMAH							
		15.20	8.12.26 EVID TRN TACO BELL		139999	EVIDENCE TRAINING	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		15.76	8.13.26 EVID TRN HARDEES		139999	EVIDENCE TRAINING	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		30.96								
1009980	8/21/2026		115835 TURNER, SHANE							
		168.00	WALMART-POST HOLE DIGGERS PW		140001	POST HOLE	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE

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1009980	8/21/2026		115835 TURNER, SHANE						Continued...	
		168.00				DIGGER				
1009981	8/21/2026		100510 VERIZON WIRELESS							
		38.41	INSPECTOR GRANT		140002	6150668875 JUL 2026	0192.6321	00260240	TELEPHONE	DATA PROCESSING
		40.04	IPADS FOR FIRE INSPECTIONS		140002	6150668875 JUL 2026	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		5,188.62	STAFF CELL PHONES		140002	6150668875 JUL 2026	0192.6323		CELLULAR PHONES	DATA PROCESSING
		20.02	RAMP ELEVATOR		140002	6150668875 JUL 2026	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		5,287.09								
1010034	8/28/2026		121552 LINCOLN NATIONAL LIFE INSURANCE CO							
		2,856.70	AUG 2026 LIFE INS PREMIUMS		140141	1094824 AUG 2026	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,856.70								
1010035	8/28/2026		100291 MET COUNCIL SAC							
		29,820.00	SAC REMITTANCE		140123	JULY 2026 SAC	9602.2083		SAC CHARGES	SEWER FUND
		298.20	SAC REMITTANCE DISCOUNT		140123	JULY 2026 SAC	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		29,521.80								
1010036	8/28/2026		122372 METROPOLITAN LIFE INS COMPANY							
		5,408.48	AUG 2026 DENTAL PREMIUMS		140142	5780421D AUG 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		544.55	AUG 2026 VISION PREMIUMS		140143	5780421V AUG 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,953.03								
1010037	8/28/2026		119638 O'REILLY AUTO PARTS							
		.30	EARLY PAY DISCOUNT		140128	6193-260842	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		14.99	TREAD SEALER		140128	6193-260842	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		14.69								
1010038	8/28/2026		116813 SCHMIDT, KATIE							
		58.41	8.13.26 DONUTS - ELECT JUDGES		140125	ELECTION RECOUNT	0141.6249		MISCELLANEOUS OPERATING SUPPLY	ELECTIONS
		7.45	8.18.26 MILEAGE - RECOUNT		140125	ELECTION	0141.6249		MISCELLANEOUS OPERATING SUPPLY	ELECTIONS

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1010038	8/28/2026		116813 SCHMIDT, KATIE						Continued...	
			RECOUNT							
		65.86								
1010039	8/28/2026		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		1,040.16	AUG 2026 VOL LTD PREMIUMS		140140	237724 AUG 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		536.12	AUG 2026 NON-VOL LTD PREMIUMS		140140	237724 AUG 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,576.28								
1010040	8/31/2026		100257 LAW ENFORCEMENT LABOR SRV INC							
		1,127.33			139810	0812261428072	9101.2177		UNION DUES	GENERAL FUND
		1,127.33			140113	0826261252222	9101.2177		UNION DUES	GENERAL FUND
		2,254.66								
1010041	8/31/2026		122372 METROPOLITAN LIFE INS COMPANY							
		2,240.54			139808	08122614280717	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,240.54			139809	08122614280718	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		77.53			140047	0821261448025	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		77.53			140048	0821261448026	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		63.71			140066	0824261551267	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		63.71			140067	0824261551268	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		2,232.89			140111	08262612522217	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,232.89			140112	08262612522218	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		9,229.34								
1010042	8/31/2026		100298 MN AFSCME COUNCIL 5							
		632.20			139811	0812261428073	9101.2177		UNION DUES	GENERAL FUND
		632.20			140114	0826261252223	9101.2177		UNION DUES	GENERAL FUND
		1,264.40								
95082826	8/28/2026		122049 VOYA INSTITUTIONAL TRUST COMPANY							
		7,263.62			140110	08262612522216	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		7,263.62								
96082826	8/28/2026		122049 VOYA INSTITUTIONAL TRUST COMPANY							
		16,311.74			140109	08262612522215	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		16,311.74								
97082826	8/28/2026		118579 ND CHILD SUPPORT DIVISION							
		287.08			140108	08262612522214	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								

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97082826	8/28/2026		118579 ND CHILD SUPPORT DIVISION						Continued...	
98082826	8/28/2026		115568 ALERUS FINANCIAL NA							
		12,369.10			140107	08262612522213	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		12,369.10								
99082826	8/28/2026		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		550.00			140106	08262612522212	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		550.00								
99260357	8/28/2026		100301 MN CHILD SUPPORT PAYMENT CNTR							
		278.26			140115	08262612522224	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			140116	08262612522225	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		821.40								
99345952	8/28/2026		100223 ICMA RETIREMENT TRUST 457							
		2,105.04			140103	0826261252221	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		2,105.04								
99376369	8/28/2026		101306 IRS							
		435.15			140044	0821261448022	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,501.75			140045	0821261448023	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,501.75			140046	0821261448024	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		559.40			140063	0824261551264	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		309.93			140064	0824261551265	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		309.93			140065	0824261551266	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		26,606.52			140104	08262612522210	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		26,606.52			140105	08262612522211	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		45,261.48			140120	0826261252229	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		103,092.43								
99835664	8/28/2026		100601 MN DEPT OF REV WH							
		386.32			140043	0821261448021	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			140062	0824261551263	9101.2172		STATE WITHHOLDING	GENERAL FUND
		22,294.08			140119	0826261252228	9101.2172		STATE WITHHOLDING	GENERAL FUND
		22,730.40								
99864912	8/28/2026		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		75.00			140060	0824261551261	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			140061	0824261551262	9101.2183		PERA-EMPLOYER	GENERAL FUND
		40,537.83			140117	0826261252226	9101.2174		PERA-EMPLOYEE	GENERAL FUND

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ACCOUNTS PAYABLE
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PAYMENT INSTRUMENT	PAYEE NUMBER	PAYEE	BUSINESS UNIT	OBJECT ACCOUNT	AMOUNT	GL DATE	NAME - REMARK EXPLANATION
- Check Payment	119732	ALL SEASON SERVICES, INC	9805	6530	3,000.00	9/9/2026	GRAVEL TRAIL TO FISHING PIER
		ALL SEASON SERVICES, INC Total			3,000.00		
- Check Payment	108461	AMEM	0220	6335	250.00	9/9/2026	EMERGENCY MANAGER CONFERENCE
		AMEM Total			250.00		
- Check Payment	123009	AMERICAN ENVIRONMENTAL LLC	0311	6488	32,187.75	9/9/2026	TELEVISIONING UTILITY PIPES
		AMERICAN ENVIRONMENTAL LLC Total			32,187.75		
- Check Payment	121664	ANDERSON FAMILY TOOLS LLC	0311	6281	43.86	9/9/2026	HAND TOOLS
		ANDERSON FAMILY TOOLS LLC Total			43.86		
- Check Payment	100063	ASPEN MILLS	0211	6231	947.41	9/9/2026	LBV VEST/ACCESS-HINNENKAMP
- Check Payment	100063	ASPEN MILLS	0211	6231	84.99	9/9/2026	DUTY PANTS - BARKER
- Check Payment	100063	ASPEN MILLS	0211	6231	225.80	9/9/2026	BIKE PANTS/SHIRT - EHLERS
- Check Payment	100063	ASPEN MILLS	0220	6231	98.85	9/9/2026	CLEMENTS PANTS
- Check Payment	100063	ASPEN MILLS	0211	6231	615.00	9/9/2026	PATCHES - SGT CHEVRONS
- Check Payment	100063	ASPEN MILLS	0220	6231	12.85	9/9/2026	MUELLER-COLLAR BRASS
		ASPEN MILLS Total			1,984.90		
- Check Payment	123010	BNSF RAILWAY COMPANY	9400	6315	260,865.62	9/9/2026	BNSF SIGNAL MAINT ALPINE DR
		BNSF RAILWAY COMPANY Total			260,865.62		
- Check Payment	120325	CERTIFIED RECYCLING	9604	6249	1,400.00	9/9/2026	TRIP CHARGE FOR CURBSIDE EVENT
		CERTIFIED RECYCLING Total			1,400.00		
- Check Payment	123014	COMPASS PEER GROUPS LLC	0220	6335	540.00	9/9/2026	OUTSIDE TRAINING
		COMPASS PEER GROUPS LLC Total			540.00		
- Check Payment	100167	CORNERSTONE FORD	0311	6257	-81.84	9/9/2026	EARLY PAY DISCOUNT
- Check Payment	100167	CORNERSTONE FORD	0311	6257	818.44	9/9/2026	POLICE #342
		CORNERSTONE FORD Total			736.60		
- Check Payment	106624	EHLERS	9201	6315	514.75	9/9/2026	2025 TIF REPORTING
- Check Payment	106624	EHLERS	9202	6315	514.75	9/9/2026	2025 TIF REPORTING
- Check Payment	106624	EHLERS	9214	6315	514.75	9/9/2026	2025 TIF REPORTING
- Check Payment	106624	EHLERS	9217	6315	514.75	9/9/2026	2025 TIF REPORTING
- Check Payment	106624	EHLERS	9218	6315	514.75	9/9/2026	2025 TIF REPORTING
- Check Payment	106624	EHLERS	9214	6315	650.00	9/9/2026	AUG PAY GO NOTES CALC
- Check Payment	106624	EHLERS	9217	6315	325.00	9/9/2026	AUG PAY GO NOTE CALC
- Check Payment	106624	EHLERS	9218	6315	325.00	9/9/2026	AUG PAY GO NOTE CALC
- Check Payment	106624	EHLERS	9804	6315	686.25	9/9/2026	TIF 20 - TRIDENT TIF ANALYSIS
		EHLERS Total			4,560.00		
- Check Payment	122671	ERICKSON ELECTRIC COMPANY INC	0311	6381	525.91	9/9/2026	BUILDING ELECTRICAL
- Check Payment	122671	ERICKSON ELECTRIC COMPANY INC	0452	6381	525.82	9/9/2026	BUILDING ELECTRICAL
- Check Payment	122671	ERICKSON ELECTRIC COMPANY INC	9601	6381	270.94	9/9/2026	BUILDING ELECTRICAL
- Check Payment	122671	ERICKSON ELECTRIC COMPANY INC	9602	6381	270.93	9/9/2026	BUILDING ELECTRICAL
		ERICKSON ELECTRIC COMPANY INC Total			1,593.60		
- Check Payment	110388	FRATTALLONE'S HARDWARE AND GARDEN	0452	6381	12.03	9/9/2026	HARDWARE DOORS CREST
		FRATTALLONE'S HARDWARE AND GARDEN Total			12.03		
- Check Payment	117451	INKY ELF LLC	9230	6246	221.10	9/9/2026	BANNER/GOLF SPONSOR SIGNS
		INKY ELF LLC Total			221.10		
- Check Payment	101247	INTERSTATE ALL BATTERY CENTER	9601	6257	18.69	9/9/2026	UTILITIES #670
		INTERSTATE ALL BATTERY CENTER Total			18.69		
- Check Payment	116186	KILLMER ELECTRIC CO INC	0311	6489	7,880.66	9/9/2026	STREETLIGHT RIVERDALE/HWY10
		KILLMER ELECTRIC CO INC Total			7,880.66		

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- Check Payment	100256	LANO EQUIPMENT INC	0311	6257	196.23	9/9/2026	PARKS CHAIN SAW
		LANO EQUIPMENT INC Total			196.23		
- Check Payment	100265	LINKS AT NORTHFORK	9230	6249	7,519.68	9/9/2026	GOLF EVENT - MEAL
- Check Payment	100265	LINKS AT NORTHFORK	9230	6249	10,080.00	9/9/2026	GOLF EVENT - CARTS
		LINKS AT NORTHFORK Total			17,599.68		
- Check Payment	100270	MACQUEEN	0211	6281	317.68	9/9/2026	WHELAN LIGHTHEAD - SQUAD 363
- Check Payment	100270	MACQUEEN	0211	6281	201.12	9/9/2026	WHELAN ANTENNA KIT - 363
- Check Payment	100270	MACQUEEN	0211	6257	216.68	9/9/2026	WHELAN DIRECTIONAL LIGHT - 347
- Check Payment	100270	MACQUEEN	0211	6281	333.22	9/9/2026	OVERHEAD RADIO SIREN - 368
- Check Payment	100270	MACQUEEN	0311	6257	718.17	9/9/2026	TRACKLESS STOCK
- Check Payment	100270	MACQUEEN	0311	6257	1,242.37	9/9/2026	VAC TRL. #639
		MACQUEEN Total			3,029.24		
- Check Payment	120041	MARTIN MARIETTA	0311	6265	155.84	9/9/2026	ASPHALT
- Check Payment	120041	MARTIN MARIETTA	0311	6265	148.00	9/9/2026	ASPHALT
		MARTIN MARIETTA Total			303.84		
- Check Payment	101268	MCAA	0211	6206	100.00	9/9/2026	2026 CODE & ELEMENTS CD
		MCAA Total			100.00		
- Check Payment	117588	MEDART INC	0311	6257	226.56	9/9/2026	EX-MARK BLADE STOCK
- Check Payment	117588	MEDART INC	0452	6269	117.86	9/9/2026	PARKS WEED WHIP
		MEDART INC Total			344.42		
- Check Payment	100293	MIDC ENTERPRISES	0452	6268	1,319.76	9/9/2026	MISC IRRIGATION SUPPLIES CP
		MIDC ENTERPRISES Total			1,319.76		
- Check Payment	118388	MITCHELL 1	0311	6315	80.00	9/9/2026	SEPT SNAP-ON SCAN TOOL WEB
		MITCHELL 1 Total			80.00		
- Check Payment	100328	MN DEPT OF HEALTH	9601	2084	22,408.00	9/9/2026	WATER FEE FROM 2ND QTR U/B
		MN DEPT OF HEALTH Total			22,408.00		
- Check Payment	122934	OFFICE OF MNIT SERVICES	0192	6405	472.01	9/9/2026	JUL 2026 ENDPOINT PROTECTION
		OFFICE OF MNIT SERVICES Total			472.01		
- Check Payment	107698	OMANN BROTHERS INC	0311	6265	276.00	9/9/2026	ASPHALT
		OMANN BROTHERS INC Total			276.00		
- Check Payment	118921	SHRED RIGHT	0211	6315	54.45	9/9/2026	PAPER SHREDDING 08.13.26
- Check Payment	118921	SHRED RIGHT	0211	6315	54.45	9/9/2026	PD PAPER SHREDDING 07.16.26
- Check Payment	118921	SHRED RIGHT	0211	6315	54.45	9/9/2026	PD PAPER SHREDDING 06.18.26
		SHRED RIGHT Total			163.35		
- Check Payment	108628	SITEONE LANDSCAPE SUPPLY LLC	0452	6269	229.60	9/9/2026	PLANTS FOR ELMCREST
		SITEONE LANDSCAPE SUPPLY LLC Total			229.60		
- Check Payment	100533	WESTSIDE WHOLESALE TIRE	0311	6257	1,282.76	9/9/2026	ENGINEERING #418
		WESTSIDE WHOLESALE TIRE Total			1,282.76		
		TOTAL CHECKS			363,099.70		
T - A/P ACH Payment	111610	A DYNAMIC DOOR CO. INC.	9240	6315	176.43	9/9/2026	RAMP GARAGE DOOR REPAIR
T - A/P ACH Payment	111610	A DYNAMIC DOOR CO. INC.	0194	6381	625.23	9/9/2026	BLDG REPAIR PDG ARAGE DOORS
T - A/P ACH Payment	111610	A DYNAMIC DOOR CO. INC.	0194	6381	889.50	9/9/2026	BLDG REPAIR PD EVID RM FIRE DR
		A DYNAMIC DOOR CO. INC. Total			1,691.16		
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6323	19.93	9/9/2026	CELL PHONE BELT CLIP
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6249	118.99	9/9/2026	INK FOR BADGE PRINTER
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6323	19.59	9/9/2026	IPHONE CASE
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6281	56.99	9/9/2026	LAPTOP CASE FOR PW REC
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6281	47.53	9/9/2026	MISC WEBCAM PARTS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0260	6249	670.79	9/9/2026	CROSSWALK SIGNS DOWNTOWN

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T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6257	230.60	9/9/2026	KAWASAKI MULE #663
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6249	73.58	9/9/2026	MISC. SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6281	783.62	9/9/2026	SHOP DIESEL TOOL
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0452	6249	309.47	9/9/2026	MISC. SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6249	40.43	9/9/2026	DISHWAHER PODS/HAND SOAP
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6207	54.95	9/9/2026	TACTICAL FACE MASK PROTECTOR
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0141	6249	127.10	9/9/2026	ELECTION SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6259	304.24	9/9/2026	BUILDING REPAIR SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6221	240.72	9/9/2026	MISC CLEANING SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6249	277.15	9/9/2026	MISC. SUPPLIES/PAPER PRODUCTS
		AMAZON CAPITAL SERVICES INC Total			3,375.68		
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9402	6315	5,350.00	9/9/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315	853.00	9/9/2026	CONSTRUCTION TESTING SERVICE
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9435	6530	1,350.00	9/9/2026	CONSTRUCTION TESTING SERVICE
		AMERICAN ENGINEERING TESTING INC Total			7,553.00		
T - A/P ACH Payment	107587	ANOKA COUNTY TREASURY DEPARTMENT	0192	6321	850.00	9/9/2026	AUG 2026 INTERNET
T - A/P ACH Payment	107587	ANOKA COUNTY TREASURY DEPARTMENT	0111	6335	36.00	9/9/2026	3 LOCAL GOV MEETING MEALS
		ANOKA COUNTY TREASURY DEPARTMENT Total			886.00		
T - A/P ACH Payment	107141	APPLIED CONCEPTS INC	0211	6257	145.00	9/9/2026	REAR ANTENNA MOUNT
		APPLIED CONCEPTS INC Total			145.00		
T - A/P ACH Payment	101084	BATTERIES PLUS	0211	6233	38.45	9/9/2026	3V LITHIUM BATTERIES
T - A/P ACH Payment	101084	BATTERIES PLUS	0211	6233	74.70	9/9/2026	3V LITHIUM BATTERIES
T - A/P ACH Payment	101084	BATTERIES PLUS	0211	6233	281.20	9/9/2026	3V LITHIUM BATTERIES
		BATTERIES PLUS Total			394.35		
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0311	6257	733.60	9/9/2026	UTILITIES #612
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0311	6257	339.68	9/9/2026	STREETS #681
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0311	6257	9.36	9/9/2026	STREETS #681
		BAUER BUILT INCORPORATED Total			1,082.64		
T - A/P ACH Payment	116848	BAYCOM INC	0211	6281	415.00	9/9/2026	PRINTER FOR SQUAD 363
		BAYCOM INC Total			415.00		
T - A/P ACH Payment	108513	BLAINE LOCK AND SAFE INC	0194	6249	115.00	9/9/2026	KEYS
		BLAINE LOCK AND SAFE INC Total			115.00		
T - A/P ACH Payment	100647	BOLTON AND MENK INC	0452	6315	4,075.00	9/9/2026	TH 47 TRAIL ENGINEERING
T - A/P ACH Payment	100647	BOLTON AND MENK INC	0452	6315	1,694.00	9/9/2026	SKYWAY GRANT APP SERVICES
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9230	6315	6,590.00	9/9/2026	COR TRAFFIC COUNTS 2026
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530	515.00	9/9/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530	10,585.75	9/9/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9402	6315	515.00	9/9/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530	717.50	9/9/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530	717.50	9/9/2026	PROFESSIONAL SERVICES
		BOLTON AND MENK INC Total			25,409.75		
T - A/P ACH Payment	116439	CANTEEN REFRESHMENT SERVICES	0194	6249	185.05	9/9/2026	COFFEE
T - A/P ACH Payment	116439	CANTEEN REFRESHMENT SERVICES	0194	6249	212.09	9/9/2026	COFFEE
		CANTEEN REFRESHMENT SERVICES Total			397.14		
T - A/P ACH Payment	112019	CENTRAL HYDRAULICS INC	0311	6257	202.31	9/9/2026	GROUNDS MASTER #617
		CENTRAL HYDRAULICS INC Total			202.31		
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489	64.35	9/9/2026	RUGS
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489	48.60	9/9/2026	RUGS
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	32.31	9/9/2026	UNIFORM CLEANING/RENTAL

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T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	9/9/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	32.31	9/9/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	32.31	9/9/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	8.31	9/9/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	9/9/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	8.31	9/9/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	8.31	9/9/2026	UNIFORM CLEANING/RENTAL
		CINTAS CORPORATION Total			288.33		
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	452.19	9/9/2026	PARKS EX-MARK #641
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	10.00	9/9/2026	EX-MARK PARTS- SPEEDEE CHRG
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	269.00	9/9/2026	PARKS EX-MARK #643
		CRAWFORD'S EQUIPMENT INC Total			731.19		
T - A/P ACH Payment	111818	DEANO'S COLLISION SPECIALISTS INC	0211	6257	294.00	9/9/2026	LABOR FOR ANTENNA REPAIR - 315
T - A/P ACH Payment	111818	DEANO'S COLLISION SPECIALISTS INC	0211	6388	276.24	9/9/2026	PARTS/MATERIAL - 315 REPAIR
		DEANO'S COLLISION SPECIALISTS INC Total			570.24		
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	490.67	9/9/2026	COPIER/PRINTER AGREEMENT
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	467.49	9/9/2026	COPIER AGREEMENT
		DEFINITIVE TECHNOLOGY SOLUTIONS INC Total			958.16		
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,638.60	9/9/2026	GASOLINE
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,590.50	9/9/2026	GASOLINE
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,571.10	9/9/2026	GASOLINE
		DEHN OIL COMPANY Total			10,800.20		
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	9804	6352	115.50	9/9/2026	PUBLIC NOTICING
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	9804	6352	99.00	9/9/2026	PUBLIC NOTICING
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	0130	6353	55.00	9/9/2026	ORD #26-15 PUBLICATION
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	0130	6353	77.00	9/9/2026	ORD #26-13 PUBLICATION
		ECM PUBLISHERS INC Total			346.50		
T - A/P ACH Payment	119694	ELK RIVER PRINTING	0211	6204	142.71	9/9/2026	EBIKE PAMPHLETS - PD
T - A/P ACH Payment	119694	ELK RIVER PRINTING	0280	6471	588.64	9/9/2026	DOOR HANGERS - N2U
		ELK RIVER PRINTING Total			731.35		
T - A/P ACH Payment	117609	EQUIPMENT MANAGEMENT COMPANY	0220	6281	2,455.00	9/9/2026	EQUIPMENT MAINTENANCE
		EQUIPMENT MANAGEMENT COMPANY Total			2,455.00		
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0194	6489	765.84	9/9/2026	ANNUAL LIFT INSPECTION
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0311	6381	171.78	9/9/2026	TZ-50 LIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0452	6381	171.78	9/9/2026	TZ-50 LIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	9601	6381	88.50	9/9/2026	TZ-50 LIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	9602	6381	88.50	9/9/2026	TZ-50 LIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0311	6381	240.53	9/9/2026	RIDE-ON FORKLIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0452	6381	240.53	9/9/2026	RIDE-ON FORKLIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	9601	6381	123.90	9/9/2026	RIDE-ON FORKLIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	9602	6381	123.91	9/9/2026	RIDE-ON FORKLIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0311	6381	171.78	9/9/2026	SCISSOR LIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0452	6381	171.78	9/9/2026	SCISSOR LIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	9601	6381	88.50	9/9/2026	SCISSOR LIFT
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	9602	6381	88.50	9/9/2026	SCISSOR LIFT
		FAIRCHILD EQUIPMENT, INC Total			2,535.83		
T - A/P ACH Payment	100650	GRAINGER INC	0452	6249	129.57	9/9/2026	WATERFRONT SOAP DISP. REPAIR
		GRAINGER INC Total			129.57		
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	20.00	9/9/2026	CHLORINE TANK RENTAL

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T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	3,647.58	9/9/2026	WTP WATER CHEMICALS
		HAWKINS INC Total			3,667.58		
T - A/P ACH Payment	119617	HIRSHFIELD'S	0452	6381	76.65	9/9/2026	PAINT ELMCREST BUILDING DOORS
T - A/P ACH Payment	119617	HIRSHFIELD'S	0452	6381	107.94	9/9/2026	PICNIC TABLE PAINT
		HIRSHFIELD'S Total			184.59		
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	393.87	9/9/2026	GENERAL OFFICE SUPPLIES
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0141	6249	2.68	9/9/2026	ELECTION SUPPLIES
		INNOVATIVE OFFICE SOLUTIONS Total			396.55		
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6405	4,637.00	9/9/2026	JULY HOSTED BACKUPS/SERVERS
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6405	680.00	9/9/2026	NETWORK ASSISTANCE/FIREWALL
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6315	120.00	9/9/2026	NEW WEBSITE DNS CHANGES
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	9601	1720	93.33	9/9/2026	SCADA NETWORK TWEAKS
		LOCAL GOVERNMENT INFORMATION SYSTEMS ASS Total			5,530.33		
T - A/P ACH Payment	117425	MAUER MAIN CHEVROLET	0311	6257	41.54	9/9/2026	POLICE #367
		MAUER MAIN CHEVROLET Total			41.54		
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0311	6257	1.28	9/9/2026	PLOW TRK. # 644
		MENARDS COON RAPIDS Total			1.28		
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0452	6249	81.79	9/9/2026	HOLLOW BATHROOM PLUMBING
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9601	6281	116.53	9/9/2026	WTP
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0452	6249	65.00	9/9/2026	HOLLOW PARK BATHROOM PLUMBING
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9602	6249	118.22	9/9/2026	TOOLS AND EQUIPMENT
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0452	6381	23.98	9/9/2026	CONCRETE FOR BENCH @ EP
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9602	6249	9.15	9/9/2026	PARTS FOR LIFT STATION #9
		MENARDS ELK RIVER Total			414.67		
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6229	207.68	9/9/2026	GRINDING DISC
		METRO PRODUCTS LLC Total			207.68		
T - A/P ACH Payment	122172	MEYER LABORATORY LLC	0311	6249	1,017.60	9/9/2026	DEGREASER
		MEYER LABORATORY LLC Total			1,017.60		
T - A/P ACH Payment	120187	MIDWEST OVERHEAD CRANES CORP	9601	6489	900.00	9/9/2026	CRAIN INSPECTIONS AT THE WTP
		MIDWEST OVERHEAD CRANES CORP Total			900.00		
T - A/P ACH Payment	110797	MOST DEPENDABLE FOUNTAINS INC	0452	6268	553.00	9/9/2026	MISTER SUPPLIES CP
		MOST DEPENDABLE FOUNTAINS INC Total			553.00		
T - A/P ACH Payment	100341	MTI DISTRIBUTING INC	0311	6257	376.22	9/9/2026	GROUNDS MASTER #617
T - A/P ACH Payment	100341	MTI DISTRIBUTING INC	0311	6257	562.12	9/9/2026	GROUNDS MASTER #617
T - A/P ACH Payment	100341	MTI DISTRIBUTING INC	0311	6257	64.54	9/9/2026	GROUNDS MASTER #617
		MTI DISTRIBUTING INC Total			1,002.88		
T - A/P ACH Payment	100345	NAPA AUTO PARTS ELK RIVER	0211	6257	20.32	9/9/2026	STICK ON MIRRORS - PD USE
T - A/P ACH Payment	100345	NAPA AUTO PARTS ELK RIVER	0311	6227	306.84	9/9/2026	STAND-BY GENERATOR #903
T - A/P ACH Payment	100345	NAPA AUTO PARTS ELK RIVER	0311	6257	58.16	9/9/2026	WATER TRK. #658
		NAPA AUTO PARTS ELK RIVER Total			385.32		
T - A/P ACH Payment	114239	NORTH AMERICAN SAFETY	0452	6249	64.95	9/9/2026	NEW CHAINSAW CHAPS
		NORTH AMERICAN SAFETY Total			64.95		
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0194	6249	452.70	9/9/2026	LINERS, WIPERS, HANDSOAP, UTEN
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0194	6249	289.16	9/9/2026	TOWELS, WIPERS, LINERS
		NORTHERN SANITARY SUPPLY CO Total			741.86		
T - A/P ACH Payment	115071	NORTHLAND OCCUPATIONAL HEALTH	0220	6335	200.00	9/9/2026	WELLNESS CHECK
		NORTHLAND OCCUPATIONAL HEALTH Total			200.00		
T - A/P ACH Payment	110547	NORTHWEST LIGHTING SYSTEMS CO.	9240	6315	356.00	9/9/2026	RAMP LIGHTING
T - A/P ACH Payment	110547	NORTHWEST LIGHTING SYSTEMS CO.	0194	6249	68.00	9/9/2026	BULBS

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		NORTHWEST LIGHTING SYSTEMS CO. Total			424.00		
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9601	6489	3,125.32	9/9/2026	JULY U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9602	6489	3,125.32	9/9/2026	JULY U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9603	6489	3,125.32	9/9/2026	JULY U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9604	6489	3,125.32	9/9/2026	JULY U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9605	6489	3,125.32	9/9/2026	JULY U/B SERVICES
		OPUS 21 MANAGEMENT SOLUTIONS Total			15,626.60		
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	9805	6489	8,140.00	9/9/2026	PLANTING PER DNR GRANT
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	0452	6489	2,725.00	9/9/2026	CONTRACT LANDSCAPE MAINT.
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	0452	6489	2,300.00	9/9/2026	CONTRACT LANDSCAPE MAINT.
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	0452	6489	1,150.00	9/9/2026	CONTRACT LANDSCAPE MAINT.
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	9605	6489	2,650.00	9/9/2026	STORM POND VEG. MAINT.
		PRAIRIE RESTORATIONS INC Total			16,965.00		
T - A/P ACH Payment	113444	PRECISE	0311	6315	1,288.00	9/9/2026	JUL 2026 GPS
		PRECISE Total			1,288.00		
T - A/P ACH Payment	100418	RDO EQUIPMENT CO	0311	6257	58.21	9/9/2026	GRADER #603
T - A/P ACH Payment	100418	RDO EQUIPMENT CO	0311	6257	147.07	9/9/2026	GRADER #603
		RDO EQUIPMENT CO Total			205.28		
T - A/P ACH Payment	121670	SAFE FAST	0311	6231	1,043.45	9/9/2026	RAIN GREAR/ FLAGGING PANTS
		SAFE FAST Total			1,043.45		
T - A/P ACH Payment	120063	SKYLINE GRAPHICS	0153	6204	385.00	9/9/2026	#10 WINDOW ENVELOPES
		SKYLINE GRAPHICS Total			385.00		
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315	564.75	9/9/2026	CC MINUTES 7-14-26
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	9230	6315	178.00	9/9/2026	EDA MINUTES 8-13-26
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315	308.25	9/9/2026	CC MINUTES 8-10-26
		TIMESAVER OFF SITE SECRETARIAL INC Total			1,051.00		
T - A/P ACH Payment	120500	UNLIMITED SUPPLIES INC	0311	6229	198.11	9/9/2026	HYDRAULIC FITTINGS
T - A/P ACH Payment	120500	UNLIMITED SUPPLIES INC	0311	6229	19.36	9/9/2026	3/8 PIPE CAP HEX STEEL
		UNLIMITED SUPPLIES INC Total			217.47		
T - A/P ACH Payment	106990	USA BLUE BOOK	9601	6273	180.57	9/9/2026	KIMWIPES
		USA BLUE BOOK Total			180.57		
T - A/P ACH Payment	100529	WENDELL'S INC	9230	6249	8.97	9/9/2026	EDA GOLD NAME TAG C. HILLS
		WENDELL'S INC Total			8.97		
		TOTAL ACH			113,918.57		
		Grand Total			477,018.27		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-210

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF AUGUST 20, 2026 THROUGH SEPTEMBER 2, 2026

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of August 20, 2026 through September 2, 2026 in the amount of \$1,313,289.00 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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

- 1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period August 20, 2026 through September 2, 2026 in the amount of \$1,313,289.00.

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

Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session

Meeting Date: 09/08/2026

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Title:

Adopt Resolution #26-196 Approving Partial Payment No. 6 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. 6 to H+U Construction of Minneapolis, Minnesota, for said project, in the amount of \$400,805.03.

Outcome/Action:

Adopt Resolution #26-196 Approving Partial Payment No. 6 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement.

Attachments

Resolution #26-196
H+U Pay App No. 6

Form Review

Inbox

Brian Hagen

Form Started By: Mariah Albrecht

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 12:57 PM

Started On: 08/17/2026 12:21 PM

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

RESOLUTION #26-196

RESOLUTION APPROVING PARTIAL PAYMENT NO. 6 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 August 25, 2026 \$3,021,373.41 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. 6 to H+U Construction of Minneapolis, Minnesota, for said project, in the amount of \$400,805.03.

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

- 1) The City Council hereby authorizes partial payment No. 6 to H+U Construction of Minneapolis, Minnesota for Improvement Project #25-58, The Waterfront Waterplay Park Improvement in the amount of \$400,805.03.
- 2) The City Council hereby authorizes the Mayor and City Administrator to sign the release form for this payment.
- 3) The total amount of this payment is not included in resolutions approving payments of bills for the date of August 25, 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 Olson, and upon vote being taken thereon, the following voted in favor thereof:

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

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 25th day of August, 2026.

Mayor

ATTEST:

City Clerk

Contractor's Application for Payment

Owner: <u>City of Ramsey</u> Engineer: <u>Damon Farber</u> Contractor: <u>H+U Construction</u> Project: <u>Waterfront Park</u> Contract: <u>Construction Manager at Risk</u>	Owner's Project No.: <u>25-58</u> Engineer's Project No.: <u>25-121</u> Contractor's Project No.: <u>J25027</u>																								
Application No.: <u>6</u> Application Date: <u>8/7/2026</u>																									
Application Period: From <u>7/1/2026</u> to <u>7/31/2026</u>																									
<table style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 3,624,184.00</td></tr><tr><td>2. Net change by Change Orders</td><td style="text-align: right;">\$ 64,974.24</td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 3,689,158.24</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 3,602,293.09</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>5%</u> X <u>\$ 3,602,293.09</u> Work Completed</td><td style="text-align: right;">\$ 180,114.65</td></tr><tr><td> b. <u>5%</u> X <u>\$ -</u> Stored Materials</td><td style="text-align: right;">\$ -</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 180,114.65</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 3,422,178.44</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td style="text-align: right;">\$ 3,021,373.41</td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 400,805.03</td></tr><tr><td>9. Balance to finish, including retainage (Line 3 - Line 4)</td><td style="text-align: right;">\$ 86,865.15</td></tr></table>		1. Original Contract Price	\$ 3,624,184.00	2. Net change by Change Orders	\$ 64,974.24	3. Current Contract Price (Line 1 + Line 2)	\$ 3,689,158.24	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 3,602,293.09	5. Retainage		a. <u>5%</u> X <u>\$ 3,602,293.09</u> Work Completed	\$ 180,114.65	b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 180,114.65	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 3,422,178.44	7. Less previous payments (Line 6 from prior application)	\$ 3,021,373.41	8. Amount due this application	\$ 400,805.03	9. Balance to finish, including retainage (Line 3 - Line 4)	\$ 86,865.15
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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: <u>Luke Nelson</u>																									
Signature: <u><i>Luke D Nelson</i></u> Date: <u>8/7/2026</u>																									
Recommended by Engineer By: _____ Title: <u><i>Charles O. Evens</i></u> Date: <u>2026.08.07 11:55:12-05'00'</u>	Approved by Owner By: <u><i>[Signature]</i></u> Title: <u>Parks Dir.</u> Date: <u>14 August 2026</u>																								
Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																								

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.: 6		Application Date: 08/07/26						
Application Period:		07/01/26 to 07/31/26						
A	B	C	D	E	F	G	H	I
			Work Completed					
			(D + E) From Previous Application	This Period				
Item No.	Description	Scheduled Value (\$)	(\$)	(\$)	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	453,639.00	389,986.87	60,486.58		450,473.45	99%	3,165.55
1315	Splash Pad Piping, Equipment, and Electrical	629,700.00	620,875.00	8,825.00		629,700.00	100%	-
2200/2300	Plumbing and HVAC	90,559.00	82,559.00	8,000.00		90,559.00	100%	-
2600	Electrical	273,641.54	227,200.00	35,559.54		262,759.54	96%	10,882.00
3100	Earthwork and Stone Placement	291,172.77	291,172.77	-		291,172.77	100%	-
3210	Concrete Paving	578,759.38	384,032.50	194,726.88		578,759.38	100%	-
3290	Landscaping and Irrigation	415,692.50	381,304.00	24,388.50		405,692.50	98%	10,000.00
3290	Landscaping and Irrigation - Alternate 2	30,739.00	11,880.00	18,859.00		30,739.00	100%	-
00	ALLOWANCES	231,000.00	295,183.73	(64,183.73)		231,000.00	100%	-
00	General Conditions	178,204.00	126,717.03	23,979.97		150,697.00	85%	27,507.00
00	Project Reimbursables	338,100.00	280,938.50	38,011.50		318,950.00	94%	19,150.00
00	Bonds	28,250.00	26,183.00	-		26,183.00	93%	2,067.00
00	Construction Contingency	13,663.81	-			-	0%	13,663.81
00	CM Fees	71,063.00	62,360.66	8,272.55		70,633.21	99%	429.79
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
						-	-	-
Original Contract Totals		\$ 3,624,184.00	\$ 3,180,393.06	\$ 356,925.79	\$ -	\$ 3,537,318.85	98%	\$ 86,865.15



INVOICE : 260292
PROJECT: J25027
JULY 31, 2026
PAGE 1 OF 2

TO: City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

ATTN: Mark Riverblood

RE: Waterfront Park

Invoice for Construction Management services performed during the month of July, 2026

Project Reimbursables

Project Executive	27.00 hrs. @	185.00	\$4,995.00
Project Manager	92.00 hrs. @	145.00	\$13,340.00
Assistant Project Manager	19.00 hrs. @	110.00	\$2,090.00
Project Administrator	10.50 hrs. @	92.00	\$966.00
Project Accountant	9.00 hrs. @	92.00	\$828.00
General Superintendent	14.00 hrs. @	170.00	\$2,380.00
Project Superintendent	85.00 hrs. @	145.00	\$12,325.00
Health & Safety Director	1.25 hrs. @	150.00	\$187.50
Field Office Equipment & Technology			\$150.00
Superintendent Truck & Travel			\$600.00
In-House Printing			\$50.00
Office Staff Mileage			\$100.00

Subtotal **\$38,011.50**

General Conditions

Construction Signage	\$1,154.25
Construction Fencing	\$6,480.00
Temp Power Rental	\$5,020.89
Temp Toilets	\$293.78
Equipment Rental	\$2,406.52
Fuel for Equipment	\$399.92
Trash Removal	\$2,420.99
Expendable Tools/Supplies	\$256.83
Cleaning	\$1,817.05
Temp Gas Charges	\$70.28
Temp Fire Protection	\$50.00



INVOICE : 260292
PROJECT: J25027
JULY 31, 2026
PAGE 2 OF 2

TO: City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

ATTN: Mark Riverblood

RE: Waterfront Park

General Conditions

Utility Trailer (1 week)	\$109.59
(1) Power Tool Pack (2 weeks)	\$92.26
(1) 12' Step Ladder (2 weeks)	\$151.00
(1) 18' Ladder (2 weeks)	\$40.68
(1) Pallet Jack (2 weeks)	\$75.70
General & Professional Liability Fee (0.75%)	\$3,140.23

Subtotal **\$23,979.97**

Allowances

Public Art	\$207.51
Special Testing & Inspections	\$583.00

Subtotal **\$790.51**

Sub-Contractor Pay Applications

General Construction - H+U Construction	\$60,486.58
Splash Pad Piping, Equipment, and Electrical - Global Specialty Contractors	\$8,825.00
Plumbing and HVAC - B&D Mechanical	\$8,000.00
Electrical - Erickson Electric Company, Inc.	\$35,559.54
Concrete Paving - Curbmasters	\$194,726.88
Landscape and Irrigation - Great Northern Landscaping	\$24,388.50
Landscape and Irrigation (ALTERNATE 2) - Great Northern Landscaping	\$18,859.00

Subtotal **\$350,845.50**

CM Fees: **\$8,272.55**

Total Before Retainage **\$421,900.03**

Retainage

Current Retainage	21,095.00
Prior Retainage	159,019.65
Retainage-To-Date	180,114.65

Total Amount Due **\$400,805.03**



Safety Signs LLC
 19784 Kenrick Ave.
 Lakeville, MN 55044
 952-469-6700
 Fax 952-469-6689

INVOICE

Invoice Date	Invoice No.
6/30/2026	26002110

Terms: Net 30 Days

H & U Construction
 5555 W 78th street, Suite A
 Minneapolis, MN 55439

Job ID: 045107
 Ramsey Water Park
 14529 Willemite St NW
 Ramsey, MN

Customer	Customer Job No.	Customer P.O. No.	Period Covered			Foreman Name / Phone#		
H & U Construction	Ramsey Water Park		6/1/2026 - 6/30/2026					
Date	For Traffic Control Services		From - To	Qty	Days	Units	Price	Total
06/01/26	Drum		06/01 06/03	12	3	36	\$1.05	\$37.80
06/04/26	Drum		06/04 06/30	7	27	189	\$1.05	\$198.45
06/01/26	Men at Work (48 or 36")		06/01 06/30	2	30	60	\$2.80	\$168.00
06/03/26	Barrier Demobilization			1		1	\$750.00	\$750.00

INVOICE SUBTOTAL \$1,154.25
SALES TAX (incl. if applicable) \$0.00
TOTAL CHARGES \$1,154.25
PLEASE PAY THIS AMOUNT \$1,154.25
 *** *Job Not Complete* ***

Action Fence, Inc

1851 Radisson Rd NE
Blaine, MN 55449
USA

INVOICE

Invoice Number: 26280
Invoice Date: Jun 30, 2026
Page: 1

Voice: (952)432-9737
Fax:

Bill To:

Hoffmann + Uhlhorn Construction
5555 W 78th St, Suite A
Minneapolis, MN 55439

Ship to:

Ramsey Water Park *
Ramsey 55439

Customer ID	Customer PO	Payment Terms	
H08		Net 45 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		8/14/26

Quantity	Item	Description	Unit Price	Amount
480.00		Extra Work Authorization - 6/5/26: Install 6' high free-standing panelized construction fence *Pricing includes any applicable sales tax	13.50	6,480.00
Subtotal				6,480.00
Sales Tax				
Total Invoice Amount				6,480.00
Payment/Credit Applied				
TOTAL				6,480.00

Check/Credit Memo No:



Date: 6-5-26 Job Name: RAMSEY WATER PARK Job Code: R133

Work Description: INSTALL 480' OF 6' PANEES

Removed in ground and replaced with portable
temp so we can prepare for sod.

Equipment Needed: _____

Chew & Hittours Worked: _____

Contractor:

Name: Joshua Munkoby

Signature: [Signature]

Action Fence:

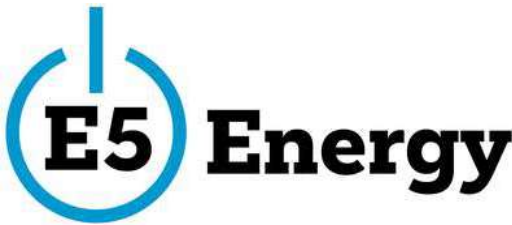
Name: Scott Smith

Signature: [Signature]

INVOICE

E5 Energy
PO Box 346
Savage, MN 553780346

accounting@e5energy.com
+1 (612) 564-6909



Bill to
H+U Construction
5555 West 78th St Suite A
Minneapolis, MN 55439

Ship to
Waterfront Park
East Ramsey Pkwy & East Town Center Dr
Ramsey, MN 55303

Shipping info
Ship date: 02/25/2026

Invoice details
Invoice no.: 2026-2977
Terms: Net 30
Invoice date: 07/07/2026
Due date: 08/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Generator 25 kva	25 kva Generator Monthly rate 5/25 - 6/24 Returned	1	\$3,400.00	\$3,400.00
2.	50 amp Cord	50 amp cord 50' Monthly rate Returned	2	\$111.00	\$222.00
3.	50 amp Cord 100'	50 amp cord 100' Monthly rate Returned	1	\$222.00	\$222.00
4.	Turtle	100 AMP 6-Circuit Turtles Monthly rate Returned	1	\$222.00	\$222.00
5.	HD Edison cords	Heavy Duty extension cords One time charge Returned	2	\$110.00	\$220.00
6.	Diesel Fuel	Diesel fuel billed as used	48	\$7.45	\$357.60

Ways to pay

BANK

Subtotal \$4,643.60
Sales tax \$377.29

Total \$5,020.89

View and pay

ELITE SANITATION

P.O. Box 526
Elk River, MN 55330
763-241-2197

INVOICE

DATE	Invoice #
6/29/2026	32660

Bill To

H & U Construction
5555 W 78th St.
Suite A
Minneapolis, MN. 55439

		P.O. NO.	TERMS	DUE DATE
		J25027	Net 30	7/29/2026
Date of Service	DESCRIPTION	QUANTITY	RATE	AMOUNT
6/14 - 7/11/2026	Portable toilet rental	2	30.00	60.00T
	Portable Toilet Service	8	25.15	201.20T
	Fuel Surcharge:	3	3.50	10.50T
	This is a temporary charge due to extreme increases in fuel costs, this charge will be eliminated when fuel costs return to normal. Thank you for your cooperation.			
	Sales Tax, Anoka County + .25% + 1.00% Metro		8.125%	22.08
Thank you for your business.		Total		\$293.78

TITAN MACHINERY-ROGERS
 14375 JAMES RD
 ROGERS MN 55374-9406

TITAN RENTALS

Questions?
Phone : 763-428-5099
Phone : 855-848-2666
Email : AR.Rogers@titanmachinery.com

Customer Number: BP0367076

H+U CONSTRUCTION
 5555 W 78TH ST STE A
 MINNEAPOLIS MN 55439-2702

Ship To

H+U CONSTRUCTION
 7562 146TH AVE NW
 RAMSEY MN 55303-4387

Invoice RS0016408-5	Invoice Date 07/02/2026	Contract RS0016408	Terms Cash On Delivery
Start Date/Time 03/05/2026-08:00 AM	Est. Return Date/Time 07/01/2026-07:59 AM	Est. Duration 118 days	Customer PO
Job Site: H+U CONSTRUCTION 7562 146TH AVE NW RAMSEY MN 55303-4387		Ordered By : H+U CONSTRUCTION Sales Representative : CONTRERAS, JERRY	

JOSH @ 612-978-6917

Equipment	Meter	Charge Type	Qty	Rate	Amount	Total
SKY TRAK, 8042 , TELEHANDLER Unit#: E00422839 Serial#: 0160130126 Billing Period: 06/25/2026 Thru: 07/01/2026	Start: 287.30 End: 394.90 Usage: 107.60	MONTHLY	1	\$2,217.00	\$739.00	
Unit#: E00422839 Serial#: 0160130126		ENVIRONMENTAL CHARGE		\$10.00	\$10.00	
Unit#: E00422839 Serial#: 0160130126		DIESEL		\$7.50	\$172.50	
HAUGEN, MFE636 , FORKS Unit#: E00422622 Serial#: 2673184 Billing Period: 06/25/2026 Thru: 07/01/2026	Start: 287.30 End: 394.90 Usage: 107.60	MONTHLY	1	\$189.00	\$63.00	
Unit#: E00422622 Serial#: 2673184		ENVIRONMENTAL CHARGE		\$10.00	\$10.00	
Subtotal						\$994.50

Payment Information		Overage Limits:	Subtotal	\$994.50
Paid By : CNH - 7094 H+U CONSTRUCTION			Sales Tax	\$79.18
Trans ID: 01Z6NVDK2700P812UM6P209RUTMRHUM4			Invoice Total	\$1,073.68
			Payment Received	\$1,073.68
			Balance Amount	\$0.00
			CUSTOMER ACCEPTANCE Phone : Cell :	
Remit to: CNH Industrial Capital, PO BOX 2902, Milwaukee, WI 53201-2902				

TITAN MACHINERY-ROGERS
14375 JAMES RD
ROGERS MN 55374-9406

TITAN ***RENTALS***

Questions?

Phone : 763-428-5099

Phone : 855-848-2666

Email : AR.Rogers@titanmachinery.com

Invoice RS0016408-5	Invoice Date 07/02/2026	Contract RS0016408	Terms Cash On Delivery
Start Date/Time 03/05/2026 - 08:00 AM	Est. Return Date/Time 07/01/2026 - 07:59 AM	Est. Duration 118 days	Customer PO
Job Site: H+U CONSTRUCTION 7562 146TH AVE NW RAMSEY MN 55303-4387		Ordered By : H+U CONSTRUCTION Sales Representative : CONTRERAS, JERRY	

JOSH @ 612-978-6917

Equipment	Meter	Charge Type	Qty	Rate	Amount	Total
By signing I certify that I am authorized to use this Account, to sign this receipt, and that I agree that the total amount of this invoice is repayable in accordance with the Account Agreement applicable to this Account.						

By making this purchase, you acknowledge and agree to CNH Industrial's privacy practices as described in our Privacy Notice available here
<https://www.mycnhstore.com/us/en/default/privacynotice>

TITAN MACHINERY-ROGERS
 14375 JAMES RD
 ROGERS MN 55374-9406

TITAN RENTALS

Questions?

Phone : 763-428-5099

Phone : 855-848-2666

Email : AR.Rogers@titanmachinery.com

Customer Number: BP0367076

H+U CONSTRUCTION
 5555 W 78TH ST STE A
 MINNEAPOLIS MN 55439-2702

Ship To

H+U CONSTRUCTION
 7562 146TH AVE NW
 RAMSEY MN 55303-4387

Invoice RS0016426-5	Invoice Date 07/02/2026	Contract RS0016426	Terms Cash On Delivery
Start Date/Time 03/05/2026 -08:00 AM	Est. Return Date/Time 07/01/2026 -07:59 AM	Est. Duration 118 days	Customer PO
Job Site: H+U CONSTRUCTION 7562 146TH AVE NW RAMSEY MN 55303-4387		Ordered By : H+U CONSTRUCTION Sales Representative : CONTRERAS, JERRY	

JOSH @ 612-978-6917

Equipment	Meter	Charge Type	Qty	Rate	Amount	Total
CASE, TR310B , SKIDSTEER-TRACK Unit#: E00422892 Serial#: JAFTR310ERM456534 Billing Period: 06/25/2026 Thru: 07/01/2026	Start: 360.50 End: 387.30 Usage: 26.80	MONTHLY	1	\$2,385.00	\$795.00	
Unit#: E00422892 Serial#: JAFTR310ERM456534		ENVIRONMENTAL CHARGE		\$10.00	\$10.00	
Unit#: E00422892 Serial#: JAFTR310ERM456534		DIESEL		\$7.50	\$82.50	
VIRNIG MFG, 84 , BROOM Unit#: E00422540 Serial#: 131065 Billing Period: 06/25/2026 Thru: 07/01/2026	Start: 360.50 End: 387.30 Usage: 26.80	MONTHLY	1	\$1,010.00	\$336.67	
Unit#: E00422540 Serial#: 131065		ENVIRONMENTAL CHARGE		\$10.00	\$10.00	
Subtotal						\$1,234.17

Payment Information		Overage Limits:	Subtotal	\$1,234.17
Paid By : CNH - 7094 H+U CONSTRUCTION			Sales Tax	\$98.67
Trans ID: 01Z6NV DLM200P812UML4R9B77M5GU7LB			Invoice Total	\$1,332.84
			Payment Received	\$1,332.84
			Balance Amount	\$0.00
			CUSTOMER ACCEPTANCE Phone : Cell :	
Remit to: CNH Industrial Capital, PO BOX 2902, Milwaukee, WI 53201-2902				

TITAN MACHINERY-ROGERS
14375 JAMES RD
ROGERS MN 55374-9406

TITAN RENTALS

Questions?

Phone : 763-428-5099

Phone : 855-848-2666

Email : AR.Rogers@titanmachinery.com

Invoice RS0016426-5	Invoice Date 07/02/2026	Contract RS0016426	Terms Cash On Delivery
Start Date/Time 03/05/2026 - 08:00 AM	Est. Return Date/Time 07/01/2026 - 07:59 AM	Est. Duration 118 days	Customer PO
Job Site: H+U CONSTRUCTION 7562 146TH AVE NW RAMSEY MN 55303-4387		Ordered By : H+U CONSTRUCTION Sales Representative : CONTRERAS, JERRY	

JOSH @ 612-978-6917

Equipment	Meter	Charge Type	Qty	Rate	Amount	Total
By signing I certify that I am authorized to use this Account, to sign this receipt, and that I agree that the total amount of this invoice is repayable in accordance with the Account Agreement applicable to this Account.						

By making this purchase, you acknowledge and agree to CNH Industrial's privacy practices as described in our Privacy Notice available here
<https://www.mycnhstore.com/us/en/default/privacynotice>



PAGE 8

Transaction and Fee legend can be found on the last page of this report.

MotoMart

3301 Hiawatha
Minneapolis MN
55406
(612) 722-9665

6/30/2026 05:36:21 ST:3305 Minn
REG: 100 CSH:ICR TRAN: 1719465

(DUPLICATE RECEIPT)

Term: 301
Appr : 500363

Super Unl	No.10	
1.993 G @ \$4.339/ L		\$8.65
Phone Fee		
F/B Tax		
Lo Tax		\$0.00
Hi Tax		\$0.00
Sub Total		\$8.65
Total		\$8.65
Discount Total		\$0.00
Visa:		\$8.65
Change		\$0.00

SALE
Visa
Card Num : (C)
XXXXXXXXXXXX5484
Chip Read

USD\$ 8.65

VISA CREDIT
AID: A0000000031010
TVR: 8000008000
IAD: XXXXXXXXXXXXXXX
TSI: 6800
ARC: 00
ARQC:
3DBC74E910BD1245

Ramsay
Pressure washer gas

06/30/2026 05:36:08

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

THANKS, COME AGAIN

Veit Disposal Systems - Metro
14000 Veit Place
Rogers, MN 55374
Phone: (763) 428-9564
Fax: (763) 428-1334

INVOICE

Customer Service Survey



INVOICE NO.	VM 0000726107
PAGE	1
DATE	Jun-30-26
CUSTOMER NO.	11602
SITE NO.	0
REFERENCE NO.	

HOFFMANN & UHLHORN CONSTRUCTION INC
5555 W 78th St Ste A
Minneapolis, MN 55439

Share your experience
with us!

TOTAL INVOICE	\$1,544.00
---------------	------------

SERVICE DATE	CODE	DESCRIPTION	REFERENCE	QTY.	RATE	AMOUNT
		(0007) HOFFMANN & UHLHORN CONSTRUCTION INC~ 7601 Ramsey Pkwy NW , RAMSEY MN				
		Serv #001 Roll Off Service 30.00				
22 - Jun	R1 30.00	Exchange W/O #:888390		1.00	\$364.00	\$364.00
22 - Jun	CN	Const Debris Tons/Yds Bill of Lading: 163813 Carrier: YCF7175,30		30.00	\$0.00	\$0.00
22 - Jun	FS	Fuel Surcharge				\$4.00
22 - Jun	01	MN Sld Waste Fee-\$.60/Yd at \$0.60/YD on 30.00YD				\$18.00
24 - Jun	R1 30.00	Dump & Return W/O #:888890		1.00	\$364.00	\$364.00
24 - Jun	CN	Const Debris Tons/Yds		30.00	\$0.00	\$0.00
24 - Jun	FS	Fuel Surcharge				\$4.00
24 - Jun	01	MN Sld Waste Fee-\$.60/Yd at \$0.60/YD on 30.00YD				\$18.00
30 - Jun	R1 30.00	Exchange W/O #:889378		1.00	\$364.00	\$364.00
30 - Jun	CN	Const Debris Tons/Yds Bill of Lading: 11602-7 HOFFMANN & UHLHORN CONSTRUCTIO		30.00	\$0.00	\$0.00
30 - Jun	FS	Fuel Surcharge				\$4.00
30 - Jun	R1 30.00	Exchange W/O #:889479		1.00	\$364.00	\$364.00
30 - Jun	CN	Const Debris Tons/Yds		30.00	\$0.00	\$0.00
30 - Jun	FS	Fuel Surcharge				\$4.00
30 - Jun	01	MN Sld Waste Fee-\$.60/Yd at \$0.60/YD on 60.00YD				\$36.00
		Site Total				\$1,544.00

For Questions call Accounting at 763-428-9564 or email VDSbilling@veitusa.com

Late fee of 1.5% p/month (18% APR) on all balances over 60 days

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$3,428.74	\$0.00	\$0.00	\$0.00

TOTAL INVOICE	\$1,544.00
---------------	------------

Veit Disposal Systems - Metro
 14000 Veit Place
 Rogers, MN 55374
 Phone: (763) 428-9564
 Fax: (763) 428-1334

INVOICE

Customer Service Survey



INVOICE NO.	VM 0000726680
PAGE	1
DATE	Jul-12-26
CUSTOMER NO.	11602
SITE NO.	0
REFERENCE NO.	

HOFFMANN & UHLHORN CONSTRUCTION INC
 5555 W 78th St Ste A
 Minneapolis, MN 55439

Share your experience
with us!

TOTAL INVOICE	\$382.00
---------------	----------

SERVICE DATE	CODE	DESCRIPTION	REFERENCE	QTY.	RATE	AMOUNT
		(0007) HOFFMANN & UHLHORN CONSTRUCTION INC~ 7601 Ramsey Pkwy NW , RAMSEY MN				
		Serv #001 Roll Off Service 30.00				
01 - Jul	R1 30.00	Pick Up		1.00	\$364.00	\$364.00
		W/O #:889618				
01 - Jul	CN	Const Debris Tons/Yds		30.00	\$0.00	\$0.00
01 - Jul	01	MN Sld Waste Fee-\$.60/Yd at \$0.60/YD on 30.00YD				\$18.00
		Serv #002 Roll Off Service 10.00				
01 - Jul	R1 10.00	Delivery		1.00	\$0.00	\$0.00
		W/O #:889616				
		Site Total				\$382.00

For Questions call Accounting at 763-428-9564 or email VDSbilling@veitusa.com

Late fee of 1.5% p/month (18% APR) on all balances over 60 days

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$5,623.64	\$0.00	\$0.00	\$0.00

TOTAL INVOICE	\$382.00
---------------	----------

Veit Disposal Systems - Metro
 14000 Veit Place
 Rogers, MN 55374
 Phone: (763) 428-9564
 Fax: (763) 428-1334

INVOICE

Customer Service Survey



INVOICE NO.	VM 0000727570
PAGE	1
DATE	Jul-26-26
CUSTOMER NO.	11602
SITE NO.	0
REFERENCE NO.	

HOFFMANN & UHLHORN CONSTRUCTION INC
 5555 W 78th St Ste A
 Minneapolis, MN 55439

Share your experience
 with us!

TOTAL INVOICE	\$494.99
---------------	----------

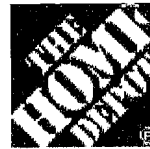
SERVICE DATE	CODE	DESCRIPTION	REFERENCE	QTY.	RATE	AMOUNT
		(0007) HOFFMANN & UHLHORN CONSTRUCTION INC~ 7601 Ramsey Pkwy NW , RAMSEY MN				
		Serv #002 Roll Off Service 10.00				
21 - Jul	R1 10.00	Pick Up (MSW Comm) W/O #:891485		1.00	\$423.07	\$423.07
21 - Jul	M1	MSW Commercial		0.40	\$0.00	\$0.00
26 - Jul	05	MSW Tax Commercial at 17.000% on \$423.07				\$71.92
		Site Total				\$494.99

For Questions call Accounting at 763-428-9564 or email VDSbilling@veitusa.com

Late fee of 1.5% p/month (18% APR) on all balances over 60 days

CURRENT	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$3,327.89	\$0.00	\$0.00	\$0.00

TOTAL INVOICE	\$494.99
---------------	----------



Ramsey

How does
get more done™

3550 124TH AVE. N.W.
COON RAPIDS, MN 55433 (763)422-1200

2803 00052 65095 06/25/26 03:30 PM
SALE SELF CHECKOUT

840254200616 32G TRASHCAN <A>	24.97	66's
HDX 32 GALLON TRASH CAN		
082269520581 STEP DUSTPAN <A>	6.98	
15IN. SOLID STEP ON DUSTPAN		
073257132428 TRASH BAGS <A>	24.97	
HUSKY 42G CONTRACTOR BAGS 32CT		
082269532249 24" PUSHBROOM <A>	19.97	
24 IN. INDOOR-OUTDOOR PUSH BROOM		
1001-839-077 GL RECYC\$ <A,U>		
MN PAINTCARE FEE 1GL-2GL		
200.99	1.98	
1001-839-077 GL RECYC\$ <A,U>	0.99	
MN PAINTCARE FEE 1GL-2GL		
-----Instant Vol Savings-----		
678885093440 MQ EXT PAINT <A>	69.98	Artist Paint
BEHR MQE 9450 SATIN UPW 128OZ		
MAX REFUND VALUE \$62.98		
678885093471 MQ EXT PAINT <A>		
BEHR MQE 9453 SATIN DEEP 116OZ		
2069.98	139.96	
MAX REFUND VALUE \$125.97/2		
Instant Vol Savings	-20.99	

SUBTOTAL	268.81
SALES TAX	21.84
TOTAL	\$290.65

XXXXXXXXXXXX5619 VISA USD\$ 290.65
AUTH CODE 515213/0522629 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000031010 VISA CREDIT

<U> - NON-DISCOUNTABLE ITEM 66's = 87.11

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0075 SUMMARY Artist = 207.51
THIS RECEIPT PO/JOB NAME: RAMSEY Pole Activity

Order placed June 25, 2026 Order # 111-9725890-4249815

Ship to	Payment method	Order Summary
Nikki Rugh	Visa ending in 5619	Item(s) Subtotal: \$68.80
5555 W 78TH ST STE A	View related transactions	Shipping & Handling: \$2.99
MINNEAPOLIS, MN 55439-2702		Free Shipping: -\$2.99
United States		Total before tax: \$68.80
		Estimated tax to be collected: \$6.20
		Grand Total: \$75.00

Your package was left near the front door or porch.



Hardware Set, 1 in. Door 1-1/4 in. Pilaster

Sold by: [Harris Hardware USA](#)

Return window closed on July 26, 2026

2 \$34.40

[Back to top](#)



How doers
get more done.™

3550 124TH AVE. N.W.
COON RAPIDS, MN 55433 (763)422-1200

2803 00051 31354 07/01/26 11:10 AM
SALE CASHIER MARK

092097114944 TAPCON+/RED <A> 16.57
TAPCON+/RED HEAD 3/8X8SDS DRILL BIT
058060006869 972NG <A>
COBRA TORX 3/8X 3" CONCRETE ANCHOR 2
10@7.47 74.70

SUBTOTAL 91.27
SALES TAX 7.42
TOTAL \$98.69

XXXXXXXXXXXX1003 AMEX

USD\$ 98.69
TA

AUTH CODE 861812/4514306
AUTH MODE - ISSUER
Chip Read

AID A000000025010801 AMERICAN EXPRESS

2803 07/01/26 11:10 AM



2803 51 31354 07/01/2026 1319

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
1 90 09/29/2026



Marsden Central, LLC
1717 University Avenue W.
St. Paul, MN 55104
612.488.3673 / 651.523.6614

INVOICE NO.	740660
DATE	07/13/26

CUSTOMER

H+U Construction
5555 W. 78th St., Ste. A
Minneapolis, MN 55439

SERVICE LOCATION

City of Ramsey - Waterfront
7550 Sunwood Dr NW
Anoka, MN 55303-5137

TERMS: Net 30 Days	CUSTOMER NO. 1731401		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
--- 07/02/2026 Ticket 398160 --- Flood clean up / Marsden will take direction from the Superintendent on site and complete a final cleaning of the restroombuilding/storage building to include wiping down the building interior, skylight, fixtures, floors and alsopressure wash the entire parking lot side of the sidewalk (closest to restroom building) from sign to cornerof street.	24.18	Hour	69.50	1,680.51
A monthly late fee of 1.5% of the total invoice amount will be applied to overdue invoices, with a minimum charge of \$100.00.			Sub-Total	1,680.51
			Sales Tax	136.54 *
			TOTAL	\$1,817.05

Tax Detail:	Jurisdiction	Rate	Amount Taxed	Tax Total
a	Minnesota	6.8750%	1,680.51	115.54
b	ANOKA CO TR	0.2500%	1,680.51	4.20
c	METRO AREA T	0.2500%	1,680.51	4.20
d	METRO AREA T	0.7500%	1,680.51	12.60
				\$136.54 *

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

H+U Construction
5555 W. 78th St., Ste. A
Minneapolis, MN 55439

PLEASE SEND REMITTANCE TO

Marsden Central, LLC
MI 87
PO Box 1150
Minneapolis, MN 55480-1150

Customer No.	1731401
Job No.	2944806
Invoice No.	740660
Invoice Date	07/13/26
Amount Due	\$1,817.05
Amount Remitted	



CenterPointEnergy.com

CUSTOMER
H+U CONSTRUCTION

SERVICE ADDRESS
7601 E Ramsey Pkwy Nw, Anoka, MN 55303-0000

ACCOUNT NUMBER
14060089-1
BILLING DATE
Jul 10, 2026

Page 1 of 4
DATE DUE Aug 07, 2026
AMOUNT DUE \$ 70.28

Gas leak or emergency
Leave immediately, then call
800-296-9815, 24 hours a day

Customer service
612-321-4939 or 800-245-2377
Monday - Friday, 7 am - 7 pm

Call before you dig
Call 811
24 hours a day

Comments
PO Box 1144
Minneapolis, MN 55440-1144

Pay your next bill without lifting a finger. To enroll in AutoPay, just sign and date the back of your bill stub and return to us with a check for your payment amount. It's that easy!

ACCOUNT SUMMARY

Previous gas amount due	\$ 0.00
Payment	No payment received. - 0.00
Current gas charges (Details on page 2)	+ 70.28
Total amount due	\$ 70.28

*7/21/26
Cari - Effective 7/21 switched to
Ramsey. Had pay this & final
invoice that Centerpoint
send us. Change to
general conditions.*

How to pay your bill

Online
Visit: CenterPointEnergy.com/paybill
Pay immediately, schedule a payment or
set up automatic monthly payments.

Phone
Call 612-321-4939 and make a payment
using your checking or savings account,
or by debit or credit card.

In person
To find a payment location, visit:
CenterPointEnergy.com/paybill or call
612-321-4939.

Mail
Return the payment stub below, with your
check or money order, using the return
envelope.

Please keep this portion for your records

Please return this portion with your payment. Please do not include letters or notes.



ACCOUNT NUMBER 14060089-1

Enroll in AutoPay
today. See form on the
back of this stub.

DATE DUE Aug 07, 2026
AMOUNT DUE \$ 70.28

Write account number on check and make payable to CenterPoint Energy.

\$ _____

Please enter amount of your payment

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic funds transfer from your bank account or to process the payment as a check transaction.

H+U CONSTRUCTION
5555 W 78TH ST STE A
MINNEAPOLIS, MN 55439-2702



CENTERPOINT ENERGY
PO BOX 4671
HOUSTON TX 77210-4671

0230240754617

007200001406008917000000070280000000702810

CUSTOMER
H+U CONSTRUCTION

ACCOUNT NUMBER
14060089-1

Page 2 of 4
DATE DUE **Aug 07, 2026**

BILLING DATE
Jul 10, 2026

AMOUNT DUE **\$ 70.28**

SERVICE ADDRESS
7601 E Ramsey Pkwy Nw, Anoka, MN 55303-0000

DEFINITIONS

Basic Charge is a flat amount each month, regardless of the amount of gas used, to cover a portion of costs incurred even if the customer does not use gas during the billing period.

Cost of Gas is the cost CenterPoint Energy pays for the gas it delivers to its customers.

Delivery Charge is based on the amount of gas delivered, to cover the costs of delivering gas not covered by the Basic Charge.

City Franchise Fee is a fee charged by a city to utility companies that provide natural gas, electricity or cable service. Utilities will collect the fee from individual customers and pay it to the city. Utilities receive no revenue from this fee.

Gas Affordability Program (GAP) covers costs to offer a low-income customer co-pay program to reduce natural gas service disconnections. This charge is billed to all non-interruptible customers.

Purchased Gas Adjustment reflects the difference between the base cost of gas established at the time of our most recent rate case and the price paid to purchase and transport the gas you used during this billing period.

Therm is the heating value of gas. Your meter measures CCF (hundreds of cubic feet) which we multiply by the therm factor to determine the heating capacity of the gas you used.

For a more detailed description of each of the terms used on your bill, please visit CenterPointEnergy.com/definitions or call Customer Support at 612-321-4939.

Current gas charges

Meter Number	Day Billing Period	Current read date	Next scheduled read date	Rate: Com/Ind Firm Rate	Next billing date
M20262101777	27	Jul 8, 2026	Aug 8, 2026		Aug 10, 2026

Billing Period	Current Reading	Previous Reading	Total	x Therm factor	= Adjusted Usage
06/12/26 - 06/12/26	0	0	0	1.19111	0 Therms
06/12/26 - 07/08/26	0	0	0	1.19111	0 Therms
Total usage for 27 days = 0 CCF					\$65.00
Basic charge					0.65
Special tax					0.16
County sales tax					4.47
State sales tax					

Total current charges

*includes a purchased gas adjustment of \$0.19285 CR

\$ 70.28

Your account, managed your way

Sign up at CenterPointEnergy.com/myaccount

- **24/7 online account access.** View and/or pay your bill, view usage history, sign up for account services and much more.
- **Go paperless.** Receive an email when your bill is ready to view and pay. Get convenience, get rid of clutter.

- **Pay automatically.** Set up AutoPay by signing and returning the form below with your check payment. It's that easy!
- **Even out the highs and lows of your monthly bills.** Enroll in Average Monthly Billing and spread your natural gas costs throughout the year.
- **Get bill reminders.** Choose text or email, up to five days before your bill is due.

- **Other services.** Report a payment made at a payment location, set up a payment extension and much more. View options from your online account or visit CenterPointEnergy.com/selfservice if you'd prefer not to register.
- **Moving?** Please call us at 612-321-4939 at least two weeks before you move, or complete the forms at CenterPointEnergy.com/selfservice

Register any inquiry or complaint at CenterPoint Energy, 505 Nicollet Mall, PO Box 59038, Minneapolis, MN 55459-0038

Mail payments to CenterPoint Energy, PO Box 4671, Houston, TX 77210-4671

Late payment details/due date. Please pay your bill on time to reach our office by the due date shown at the top of your bill. Unpaid gas amounts over \$10 are charged a late payment fee of 1.5% (18% annual percentage rate) or \$1 minimum on the next billing date shown on your bill.

Returned check charge. There will be a \$10 charge for any check or AutoPay payment your bank returns to us.

Notice of customer information availability. Customer information is available upon request. Call 800-245-2377.

Personal checks sent for payment may be processed electronically. This means your check will not be returned by your financial institution. Any funds may be debited from your account as soon as the same day payment is received. If you have questions concerning this process, please contact customer service at 800-245-2377. For further information, visit <http://federalreserve.gov/pubs/checkcon/>

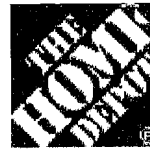
Enroll in AutoPay and your monthly payment will be automatically deducted from your bank account.

To enroll, sign and date this form and return with your check payment. Money orders do not qualify for enrollment. Your next bill will be automatically deducted from the account listed on your check. For more information and to enroll electronically, go to CenterPointEnergy.com/autopay.

I authorize CenterPoint Energy to automatically deduct from the checking account shown on my enclosed check all future payments for my CenterPoint Energy bills. I will notify CenterPoint Energy if I decide to cancel my use of AutoPay. CenterPoint Energy also has the right to discontinue my AutoPay enrollment. Once enrolled, I understand that any past due balances will be drafted from my account three days after my application is processed.

Account holder's signature

Date



Ramsey

How does
get more done™

3550 124TH AVE. N.W.
COON RAPIDS, MN 55433 (763)422-1200

2803 00052 65095 06/25/26 03:30 PM
SALE SELF CHECKOUT

840254200616 32G TRASHCAN <A>	24.97	66's
HDX 32 GALLON TRASH CAN		
082269520581 STEP DUSTPAN <A>	6.98	
15IN. SOLID STEP ON DUSTPAN		
073257132428 TRASH BAGS <A>	24.97	
HUSKY 42G CONTRACTOR BAGS 32CT		
082269532249 24" PUSHBROOM <A>	19.97	
24 IN. INDOOR-OUTDOOR PUSH BROOM		
1001-839-077 GL RECYC\$ <A,U>		
MN PAINTCARE FEE 1GL-2GL		
200.99	1.98	
1001-839-077 GL RECYC\$ <A,U>	0.99	
MN PAINTCARE FEE 1GL-2GL		
-----Instant Vol Savings-----		
678885093440 MQ EXT PAINT <A>	69.98	Artist Paint
BEHR MQE 9450 SATIN UPW 128OZ		
MAX REFUND VALUE \$62.98		
678885093471 MQ EXT PAINT <A>		
BEHR MQE 9453 SATIN DEEP 116OZ		
2069.98	139.96	
MAX REFUND VALUE \$125.97/2		
Instant Vol Savings	-20.99	

SUBTOTAL	268.81
SALES TAX	21.84
TOTAL	\$290.65

XXXXXXXXXXXX5619 VISA USD\$ 290.65
AUTH CODE 515213/0522629 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000031010 VISA CREDIT

<U> - NON-DISCOUNTABLE ITEM 66's = 87.11

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0075 SUMMARY Artist = 207.51
THIS RECEIPT PO/JOB NAME: RAMSEY Pole Activity



INVOICE

Invoice # PJI-091805
Invoice Date: 7/30/2026
Due Date: 8/29/2026

Working Together to Build a More Certain World

Bill To:

H+U Construction
5555 West 78th Street
Suite A
Minneapolis, MN 55439
US

Customer Contact: Joe Ulhorn
Customer Project No.: NA
Customer P.O.: NA

Project Manager	Project Number/Name	AET Contract ID	Account Number
Brett Allen	P-0051414 - Ramsey Waterfront Waterplay Improvements	PCI-0041904	CUS-033526

Comments: Project Testing Services -- See attached itemization

INVOICE SUMMARY		TOTAL
	SUBTOTAL	\$583.00
	TAX	\$0.00
	TOTAL DUE (USD)	\$583.00

Questions or to make a payment for this invoice, Contact Us: 651.603.6610 or billinggroup@teamaet.com

Overnight Payment Address

American Engineering Testing, Inc
Attn: Accounts Receivable
550 Cleveland Avenue North
St. Paul, MN 55114

Remittance Address

American Engineering Testing, Inc.
Lockbox #170023
PO Box 1691
Minneapolis, MN 55480-1691

American Engineering Testing, Inc.
Telephone: 651.659.9001 | www.teamaet.com | Tax ID: 41-0977521
To Make ACH Payments | Routing Number: 091310521 | Account No. 6521432929

PROJECT TESTING SERVICES FEE SCHEDULE
RAMSEY WATERFRONT WATERPLAY IMPROVEMENTS
14676 URANIMITE STREET NW
RAMSEY, MINNESOTA
AET PROJECT No. P-0051414



SERVICE DESCRIPTION	PROJECT BUDGET				TOTAL AMOUNTS INVOICED THROUGH 7/24/2026		Invoice Amount 6/6/2026 to 7/24/2026	
	ESTIMATED UNITS		UNIT RATE	BUDGET AMOUNT	# Units	Amount	# Units	Amount
Excavation Observations & Compaction Testing								
Excavation Observations - Engineer, Level I	3	Hours	\$180.00	\$540.00	0.00	\$0.00	0.00	\$0.00
Soil Density Testing - Technician, Level II	8	Hours	\$126.00	\$1,008.00	13.50	\$1,701.00	1.75	\$220.50
Billable Mileage	225	Miles	\$1.50	\$337.50	190.00	\$285.00	0.00	\$0.00
Nuclear Density Test	6	Tests	\$45.00	\$270.00	4.00	\$180.00	0.00	\$0.00
MnDOT 3877 Topsoil Borrow Test	2	Test	\$375.00	\$750.00	2.00	\$750.00	0.00	\$0.00
ASTM D698 Standard Proctor	1	Test	\$205.00	\$205.00	0.00	\$0.00	0.00	\$0.00
Section Subtotal:				\$3,110.50	\$2,916.00		\$220.50	
Reinforcing Steel Observations & Concrete Testing								
Reinforcing Steel Observations & Concrete Testing - Technician, Level II	6	Hours	\$126.00	\$756.00	8.50	\$1,071.00	0.00	\$0.00
Billable Mileage	70	Miles	\$1.50	\$105.00	93.00	\$139.50	0.00	\$0.00
Sample Pickup	2	Each	\$115.00	\$230.00	1.00	\$115.00	0.00	\$0.00
ASTM C39 Concrete Compressive Strength 4x8 Cylinder	10	Tests	\$45.00	\$450.00	10.00	\$450.00	0.00	\$0.00
Section Subtotal:				\$1,541.00	\$1,775.50		\$0.00	
Masonry Observations & Testing								
Masonry and Grout Testing - Technician, Level II	15	Hours	\$126.00	\$1,890.00	26.25	\$3,307.50	0.00	\$0.00
Billable Mileage	175	Miles	\$1.50	\$262.50	340.00	\$510.00	0.00	\$0.00
ASTM C1019 Sampling and Testing Grout - Each	24	Tests	\$65.00	\$1,560.00	8.00	\$520.00	0.00	\$0.00
Sample Pickup	3	Each	\$115.00	\$345.00	0.00	\$0.00	0.00	\$0.00
Section Subtotal:				\$4,057.50	\$4,337.50		\$0.00	
Laboratory Work								
ASTM D698 Standard Proctor (Cohesive)	1	Test	\$235.00	\$235.00	0.00	\$0.00	0.00	\$0.00
Flexible Wall Permeability Testing	1	Test	\$525.00	\$525.00	0.00	\$0.00	0.00	\$0.00
Sample Pickup	1	Each	\$115.00	\$115.00	0.00	\$0.00	0.00	\$0.00
Section Subtotal:				\$875.00	\$0.00		\$0.00	
Project Management & Coordination								
Project Management - Engineer, Level II/Project Manager	7	Hours	\$210.00	\$1,470.00	6.25	\$1,312.50	1.50	\$315.00
Project Administrator	2	Hours	\$95.00	\$190.00	3.25	\$308.75	0.50	\$47.50
Special Consultation - Engineer, Senior	1	Hour	\$240.00	\$240.00	0.00	\$0.00	0.00	\$0.00
Section Subtotal:				\$1,900.00	\$1,621.25		\$362.50	
	ESTIMATED BUDGET			\$11,484.00	TOTAL INVOICED THROUGH 7/24/2026	\$10,650.25	MONTHLY INVOICE TOTAL	\$583.00

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
HOFFMANN + UHLHORN CONSTRUCTION, INC.
5555 W 78TH ST, SUITE A
MINNEAPOLIS, MN 55439

PROJECT: Waterfront Park
Subcontract #0610

FROM (SUBCONTRACTOR):
HOFFMANN + UHLHORN CONSTRUCTION, INC.
5555 W 78TH ST, SUITE A
MINNEAPOLIS, MN 55439

APPLICATION NO: 5
PERIOD TO: 7/31/2026

Distribution to:
☒ OWNER
☒ ARCHITECT
☒ CONST. MANAGER
☒ FILE

APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders Approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		\$8,407.00	\$0.00
Approved this Month		\$0.00	\$0.00
Number	Date Approved		
TOTALS		\$8,407.00	\$0.00
Net change by Change Orders		\$8,407.00	

The undersigned Construction Manager certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, and that current payments shown herein are now due.

SUBCONTRACTOR:

HOFFMANN + UHLHORN CONSTRUCTION, INC.

State of: MINNESOTA
County of: Anoka County
Subscribed and sworn to before me this 7/30/2026
Notary Public: 
My Commission expires: 31-Jan-28

By: 
Charles O. Evans
Date: 2026.08.07
11:56:11-0500'

Date: 7/30/2026

AMOUNT CERTIFIED
\$

ARCHITECT'S CERTIFICATE FOR PAYMENT
In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractors are entitled to payment of the Amounts Certified.

Application is made for Payment, as shown below,
Continuation Sheet, AIA Document G703, is attached.

1. COMMITTED COST	\$445,232.00
2. Net Change by Change Orders	\$8,407.00
3. SUM TO DATE (Line 1+2)	\$453,639.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$450,473.45
5. RETAINAGE:	
a. <u>5</u> % of Completed Work (Column D+E on G703)	\$22,523.67
b. <u> </u> % of Stored Material (Column F on G703)	\$0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703)	
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$22,523.67
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$427,949.78
8. CURRENT PAYMENT DUE	
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$370,487.53
	\$57,462.25
	\$25,689.22



AIA Document G723,APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

ITEM NO.	DESCRIPTION OF WORK	A	B	C	D	E	F	% (F/C)	G	H
		SCHEDULED VALUE	CHANGE ORDERS	REVISED SCHEDULE VALUE (A+B)	WORK COMPLETED FROM PREV. APPL.	THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E)		BALANCE TO FINISH (C-F)	RETAINAGE
#1	Romtec Concrete & Masonry	195,732.00	8,407.00	204,139.00	204,139.00	0.00	204,139.00	100%	0.00	10,206.95
#2	Letters on Polygon Shelter	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	100%	0.00	125.00
#3	Steel Wall / Metal Railing / Fire Bollards	60,000.00	0.00	60,000.00	28,000.00	32,000.00	60,000.00	100%	0.00	3,000.00
#4	Sleekfence Fencing	40,000.00	0.00	40,000.00	29,000.00	11,000.00	40,000.00	100%	0.00	2,000.00
#5	Carpentry Romtec	55,000.00	0.00	55,000.00	50,000.00	5,000.00	55,000.00	100%	0.00	2,750.00
#6	Roofing Romtec	15,000.00	0.00	15,000.00	15,000.00	0.00	15,000.00	100%	0.00	750.00
#7	Painting / Staining Romtec	15,000.00	0.00	15,000.00	15,000.00	0.00	15,000.00	100%	0.00	750.00
#8	Site Amenities	47,000.00	0.00	47,000.00	40,000.00	7,000.00	47,000.00	100%	0.00	2,350.00
#9	Allowance	15,000.00	0.00	15,000.00	6,347.87	5,486.58	11,834.45	79%	3,165.55	591.72
TOTAL CONTRACT AMOUNTS		445,232.00	8,407.00	453,639.00	389,986.87	60,486.58	450,473.45	99%	3,165.55	22,523.67

APPLICATION AND CERTIFICATE FOR PAYMENT

Follows the AIA DOCUMENT G702/Cma

PAGE ONE OF TWO PAGES

PROJECT:

The Waterfront- Ramsey, MN

APPLICATION NO

4

Distribution to:

TO (Const. Mgr.): H+U Construction
5555 W 78th St. Suite A.
Minneapolis, MN 55439

PERIOD TO: 31-Jul-26

OWNER
ARCHITECT

FROM(CONT): Global Specialty Contractors, Inc
3220 Terminal Dr
Eagan, MN 55121-0387

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACTOR
X_CONSTRUCTION
MANAGER

CONTRACT DATE: 11-Feb-26

Application is made for Payment, as shown below, in connection with the contract.
Continuation Sheet, AIA Document G703, is attached.

1 ORIGINAL CONTRACT SUM..... \$ 624,375.00
2 Net change by Change Orders..... -
3 CONTRACT SUM TO DA' (Line 1-2) \$ 624,375.00
4 TOTAL COMPLETED & STORED TO DATE..... \$ 624,375.00
(Column G on G703)

5 RETAINAGE:

a. 5% Of Completed Work \$ 31,218.75
(Column D + E on G703)

b. 5% Of Stored Material \$ -
(Column F on G703)

Total Retainage (Line 5a + 5b or

Total in Column G of G703)..... \$ 31,218.75

6 TOTAL EARNED LESS RETAINAGE..... \$ 593,156.25
(Line 4 less Line 5 Total)

7 LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate)..... \$ 589,831.25

8 CURRENT PAYMENT DUE..... \$ 3,325.00

9 BALANCE TO FINISH, PLUS RETAINAGE..... \$ 31,218.75
(Line 3 less Line 6)

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data

comprising this application, the Construction Manager and Architect certify to the Owner that to

the best of their knowledge, information and belief the Work has progressed as indicated, the

quality of the Work is in accordance with the Contract Documents, and Contractor is entitled to

payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 3,325.00

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the

Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: *Sam D. Nelson*

ARCHITECT:

By: *Charles O. Evens*

11:56:29-05'00'

Digitally signed by
Charles O. Evens
Date: 2026.08.07

Date: 7/23/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment

and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PROJECT: The Waterfront- Ramsey, MN
CONTINUATION SHEET

AIA DOCUMENT G703

PAGE

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 4
APPLICATION DATE: July 15, 2026
PERIOD TO: July 31, 2026
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	H BALANCE TO FINISH (C - G)	I	
			FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED						RETAINAGE	5%
	Mobilization	\$ 40,640.00	40,640.00	-	-	-	40,640.00	100.00%	-	2,032.00	
	Manifold and Drainage Piping	\$ 30,480.00	30,480.00	-	-	-	30,480.00	100.00%	-	1,524.00	
	Assemble, Set, and Plumb Features	\$ 474,605.00	474,605.00	-	-	-	474,605.00	100.00%	-	23,730.25	
	Excavate, Pour Pad, and Set Manifold Pits	\$ 18,000.00	18,000.00	-	-	-	18,000.00	100.00%	-	900.00	
	Splash Pad Electrical	\$ 57,150.00	57,150.00	-	-	-	57,150.00	100.00%	-	2,857.50	
	Start Up and Owner Training	\$ 3,500.00	-	3,500.00	-	-	3,500.00	100.00%	-	175.00	
	TOTALS	\$ 624,375.00	\$ 620,875.00	\$ 3,500.00	\$ 3,500.00	\$ -	\$ 624,375.00	100%	\$ -	\$ 31,218.75	

APPLICATION AND CERTIFICATE FOR PAYMENT

Follows the AIA DOCUMENT G702/Cma

PAGE ONE OF TWO PAGES

TO (Const. Mgr.): H+U Construction
5555 W 78th St. Suite A.
Minneapolis, MN 55439

PROJECT:

The Waterfront- Ramsey, MN

APPLICATION NO

5

Distribution to:

5555 W 78th St. Suite A.
Minneapolis, MN 55439

PERIOD TO:

31-Jul-26

OWNER
ARCHITECT

FROM(CONT):

Global Specialty Contractors, Inc
3220 Terminal Dr
Eagan, MN 55121-0387

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO:

CONTRACTOR
X_CONSTRUCTION
MANAGER

CONTRACT DATE: 11-Feb-26

Application is made for Payment, as shown below, in connection with the contract.
Continuation Sheet, AIA Document G703, is attached.

1 ORIGINAL CONTRACT SUM..... \$ 624,375.00
2 Net change by Change Orders..... 5,325.00
3 CONTRACT SUM TO DA' (Line 1-2) \$ 629,700.00
4 TOTAL COMPLETED & STORED TO DATE..... \$ 629,700.00
(Column G on G703)

5 RETAINAGE:

a. 5% Of Completed Work \$ 31,485.00
(Column D + E on G703)
b. 5% Of Stored Material \$ -
(Column F on G703)

Total Retainage (Line 5a + 5b or

Total in Column G of G703)..... \$ 31,485.00
6 TOTAL EARNED LESS RETAINAGE..... \$ 598,215.00
(Line 4 less Line 5 Total)

7 LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate)..... \$ 593,156.25

8 CURRENT PAYMENT DUE..... \$ 5,058.75

9 BALANCE TO FINISH, PLUS RETAINAGE..... \$ 31,485.00
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous by Owner	-	0
Total approved this month	5325	0
TOTALS	5,325.00	0
NET CHANGES by Changes Order		5,325.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: 

Date: 8/5/26

State of: MN

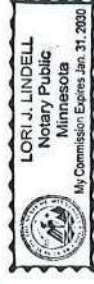
County of: Scott

Subscribed and sworn to before

me this 5th day of Aug 2024

Notary Public: 

My Commission expires: 12/31/2030



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$5,058.75

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: 

Date: 7/31/2026

ARCHITECT:

Digitally signed by
Charles O. Evens
Date: 2026.08.07
11:36:48-05'00'

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PROJECT: The Waterfront- Ramsey, MN
CONTINUATION SHEET

AIA DOCUMENT G703

PAGE

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER:

5

Contractor's signed Certification is attached.

APPLICATION DATE:

August 5, 2026

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO:

July 31, 2026

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I	
			FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED					RETAINAGE	
										5%
	Mobilization	\$ 40,640.00	40,640.00	-	-	-	40,640.00	-	2,032.00	
	Manifold and Drainage Piping	\$ 30,480.00	30,480.00	-	-	-	30,480.00	-	1,524.00	
	Assemble, Set, and Plumb Features	\$ 474,605.00	474,605.00	-	-	-	474,605.00	-	23,730.25	
	Excavate, Pour Pad, and Set Manifold Pits	\$ 18,000.00	18,000.00	-	-	-	18,000.00	-	900.00	
	Splash Pad Electrical	\$ 57,150.00	57,150.00	-	-	-	57,150.00	-	2,857.50	
	Start Up and Owner Training	\$ 3,500.00	3,500.00	-	-	-	3,500.00	-	175.00	
	CO 1 - Change Feature Lines to 1.5" per drawi	\$ 5,325.00	-	5,325.00	-	-	5,325.00	-	266.25	
	TOTALS	\$ 629,700.00	\$ 624,375.00	\$ 5,325.00	\$ -	\$ -	\$ 629,700.00	\$ -	\$ 31,485.00	

TO OWNER: Hoffmann + Uhlhorn Construction

FROM CONTRACTOR: B&D Plumbing / Heating & A.C.

CONTRACT FOR: Plumbing/HVAC

PROJECT: Ramsey Waterfront Park

VIA ARCHITECT: Ramsey/Romtec

APPLICATION NO.: 5

PERIOD TO: 7/22/2026

PROJECT NOS: 7/31/26

CONTRACT DATE:

☐ OWNER

☐ ARCHITECT

☒ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$ 89,745.00
2. Net change by Change Orders	\$ 814.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 90,559.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 90,559.00
5. RETAINAGE:	
a. 5% % of Completed Work (Columns D + E on G703)	\$ 4,527.95
b. 5% % of Stored Material (Column F on G703)	\$ -
Total Retainage (Line 5a + 5b or Total in Column 1 of G703)	\$ 4,527.95
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 86,031.05
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 78,431.05
8. Current Payment Due	\$ 7,600.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less line 6)	\$ 4,527.95

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$ -	
NET CHANGES by Change Order	\$	\$ 814.00

CONTRACTOR: B&D Plumbing / Heating & A.C.

By: Joe Barbeln/Matt Laho Date: 7/22/2026

State of: Minnesota

County of: Wright

Subscribed and sworn to before me this: Twenty Second day of 26-Jul

Notary Public: *Drive*

My commission expires: 1/31/30



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 7,600.00

(Attest explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

ARCHITECT: *Charles O. Evens*

By: *Charles O. Evens* Date: 2026.08.07

Date: 11/37/06-05007

Lucas S. Nelson

This Certificate is not negotiable. THE AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PAGE OF PAGES

Application NO:	5	Access
Application Date:	7/22/2025	
Period To:	7/31/2025	Application
Architect's Project NO:		

A	B	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUED	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD (E-E)				
1	Plumbing		\$	\$	-	\$	#DIV/0!	\$
2	Groundwork Labor	\$	10,000.00	\$	-	\$	100%	\$
3	Groundwork Material	\$	3,500.00	\$	-	\$	100%	\$
4	Rough-in Labor	\$	13,000.00	\$	8,000.00	\$	100%	\$
5	Rough-in Material	\$	27,627.00	\$	-	\$	100%	\$
6	Fixture Labor	\$	3,500.00	\$	-	\$	100%	\$
7	Fixture Material	\$	1,500.00	\$	-	\$	100%	\$
8	Permits, Subcontractors Etc.	\$	7,388.00	\$	-	\$	100%	\$
9	Bid Bonds	\$	995.00	\$	-	\$	100%	\$
10	Housekeeping	\$	1,378.00	\$	-	\$	100%	\$
HVAC								
11	Equipment/Duct Material	\$	1,000.00	\$	-	\$	100%	\$
12	Equipment/Duct Labor	\$	6,500.00	\$	-	\$	100%	\$
13	Gas Pipe Material	\$	3,500.00	\$	-	\$	100%	\$
14	Gas Pipe Labor	\$	6,300.00	\$	-	\$	100%	\$
15	Permit/Engineering/Misc	\$	2,557.00	\$	-	\$	100%	\$
16	Bid Bond	\$	500.00	\$	-	\$	100%	\$
17	Housekeeping	\$	500.00	\$	-	\$	100%	\$
BASE TOTAL		\$	89,745.00	\$	8,000.00	\$	#DIV/0!	\$
Change Orders								
1	RFCO 02 Added Floor Drain	\$	814.00	\$	-	\$	100%	\$
		\$	-	\$	-	\$	#DIV/0!	\$
		\$	-	\$	-	\$	#DIV/0!	\$
		\$	-	\$	-	\$	#DIV/0!	\$
		\$	-	\$	-	\$	#DIV/0!	\$
		\$	-	\$	-	\$	#DIV/0!	\$
		\$	-	\$	-	\$	#DIV/0!	\$
		\$	-	\$	-	\$	#DIV/0!	\$
		\$	-	\$	-	\$	#DIV/0!	\$
C.O. TOTAL		\$	814.00	\$	-	\$	#DIV/0!	\$
Overall Total:		\$	90,559.00	\$	8,000.00	\$		\$

Application and Certification for Payment

TO (OWNER): CITY OF RAMSEY
7550 SUNWOOD DRIVE NW
RAMSEY, MN 55303

PROJECT: NEW PARK BLDG, PWR, & LIGHTING
7676 RAMSEY PARKWAY
RAMSEY, MN 55303

APPLICATION NO: 5
PERIOD TO: 7/31/2026

DISTRIBUTION
TO:

- OWNER
- CONSTRUCTION
- MANAGER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Erickson Electric Company, Inc
3308 Southway Drive
Saint Cloud, MN 56301-9513

ARCHITECT'S
PROJECT NO:

VIA CONSTRUCTION MANAGER: H+U CONSTRUCTION

CONTRACT FOR: Ramsey Waterfront Waterplay Park Impr

VIA ARCHITECT: Damon Farber Landscape Arc

CONTRACT DATE: 2/11/2026

CONTRACTOR'S APPLICATION FOR PAYMENT

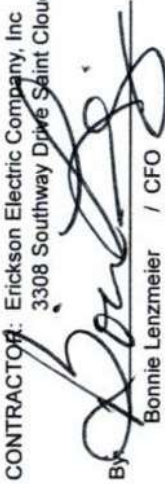
Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$	254,900.00
2. Net Change by Change Orders	\$	18,741.54
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	273,641.54
4. TOTAL COMPLETED AND STORED TO DATE	\$	262,759.54
5. RETAINAGE:		
a. 5.00 % of Completed Work	\$	13,557.08 13,137.98
b. 0.00 % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b)	\$	13,137.98
6. TOTAL EARNED LESS RETAINAGE	\$	249,621.56 249,621.56
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	215,840.00
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	41,744.46 33,781.56
9. BALANCE TO FINISH, INCLUDING RETAINAGE	\$	16,057.08 24,019.98
(Line 3 less Line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	9,352.00	0.00
Total approved this Month	9,389.54	0.00
TOTALS	18,741.54	0.00
NET CHANGES by Change Order	18,741.54	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Erickson Electric Company, Inc
3308 Southway Drive Saint Cloud, MN 56301-9513

By:  Bonnie Lenzmeier / CFO

Date: 7/17/26

State of: MN

County of: Stearns

Subscribed and Sworn to before me this 17th Day of July 20 26

Notary Public: Kacie Lynn Satek

My Commission Expires: 1/31/2031



KACIE LYNN SATEK
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2031

CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager and Architect certifies to owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$33,781.56

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONSTRUCTION MANAGER:  Susan D. Nelson Date: 7/23/2026

By:  Charles O. Evens

Architect:  Charles O. Evens Date: 2026.08.07 11:57:22-0500

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document

Application and Certification for Payment

TO (OWNER): CITY OF RAMSEY 7550 SUNWOOD DRIVE NW RAMSEY, MN 55303			PROJECT: NEW PARK BLDG, PWR, & LIGHTING 7676 RAMSEY PARKWAY RAMSEY, MN 55303			APPLICATION NO: 5 PERIOD TO: 7/31/2026		DISTRIBUTION TO: - OWNER - CONSTRUCTION MANAGER - ARCHITECT - CONTRACTOR	
FROM (CONTRACTOR): Erickson Electric Company, Inc 3308 Southway Drive Saint Cloud, MN 56301-9513			VIA CONSTRUCTION MANAGER: H+U CONSTRUCTION VIA ARCHITECT: Damon Farber Landscape Arc			ARCHITECT'S PROJECT NO:		CONTRACT DATE: 2/11/2026	
CONTRACT FOR: Ramsey Waterfront Waterplay Park Impr									
ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	MOBILIZATION	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00	0.00	100.00
2	BOND	3,900.00	3,900.00	0.00	0.00	3,900.00	100.00	0.00	195.00
3	HOUSEKEEPING	5,100.00	600.00	4,500.00	0.00	5,100.00	100.00	0.00	255.00
4	SHOP DRAWINGS / O&M MANUALS	1,912.00	0.00	1,912.00	0.00	1,912.00	100.00	0.00	95.60
5	26 05 19 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS & CABLES	28,250.00	26,000.00	2,250.00	0.00	28,250.00	100.00	0.00	1,412.50
6	26 05 26 GROUNDING & BONDING FOR ELECTRICAL SYSTEMS	2,500.00	0.00	2,500.00	0.00	2,500.00	100.00	0.00	125.00
7	26 05 33 RACEWAYS & BOXES	76,000.00	74,800.00	1,200.00	0.00	76,000.00	100.00	0.00	3,800.00
8	26 21 00 LOW-VOLTAGE ELECTRICAL SERVICE ENTRANCE	10,000.00	5,000.00	5,000.00	0.00	10,000.00	100.00	0.00	500.00
9	26 24 16 PANELBOARDS	4,000.00	2,000.00	2,000.00	0.00	4,000.00	100.00	0.00	200.00
10	26 27 26 WIRING DEVICES	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00
11	26 51 00 LIGHTING	118,738.00	112,900.00	5,838.00	0.00	118,738.00	100.00	0.00	5,936.90
12	CHANGE ORDER 1	8,382.00	0.00	8,382.00	0.00	8,382.00	100.00	0.00	419.10
13	CHANGE ORDER 2	970.00	0.00	970.00	0.00	970.00	100.00	0.00	48.50
14	CHANGE ORDER 3	9,389.54	0.00	9,389.54	0.00	9,389.54	100.00	0.00	469.48
REPORT TOTALS			\$273,641.54	\$227,200.00	\$43,941.54	\$0.00	99.09 96.02	\$2,500.00 10,882.00	\$43,557.98 13,137.98

AIA® Document G732™ - 2009

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER:	City of Ramsey 7550 Sunwood Drive NW Ramsey, MN 55303	PROJECT:	Waterfront Waterplay Park Improvement 7676 Ramsey Parkway Ramsey, MN 55303	APPLICATION NO:	3	DISTRIBUTION TO:	OWNER
FROM CONTRACTOR:	Curb Masters, Inc 496 Farwell Avenue south Paul, MN 55075	VIA CONSTRUCTION MANAGER:	H+U Construction Damon Farber Landscape Architects	PERIOD TO:	July 16, 2026	CONSTRUCTION MANAGER	
		VIA ARCHITECT:		CONTRACT DATE:	February 11, 2026	ARCHITECT	
				PROJECT NOS:	/	CONTRACTOR	
						FIELD	
						OTHER	

CONTRACT FOR: Site Concrete

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract AIA Document G703™, Continuation Sheet, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM.....	\$523,000.00
2. NET CHANGES IN THE WORK.....	\$55,759.38
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$578,759.38
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$578,759.38
5. RETAINAGE:	
a. 5 % of Completed Work	
(Column D + E on G703: \$578,759.38) =	\$28,937.97
b. 0 % of Stored Material	
(Column F on G703: \$0.00) =	\$0.00
Total Retainage (Lines 5a + 5b, or Total in Column I on G703)	\$28,937.97
6. TOTAL EARNED LESS RETAINAGE.....	\$549,821.41
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$364,830.88
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$184,990.53
9. BALANCE TO FINISH, INCLUDING RETAINAGE	

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$184,990.53

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:	By: <u>June D Nelson</u>	Date: <u>7/27/2026</u>
ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, signed by Charles, D. Farber)	By: <u>Charles D. Farber</u>	Date: <u>2026.08.07</u>
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.		

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$27,960.00	\$0.00
Total approved this month including Construction Change Directives	\$27,799.38	\$0.00
TOTALS	\$55,759.38	\$0.00
NET CHANGES IN THE WORK		\$55,759.38

Continuation Sheet

AIA Document, G702™-1992, Application and Certification for Payment, or G736™-2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

3

07/16/2026

07/16/2026

[illegible]

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User Notes:

(3B9ADA3C)

APPLICATION FOR PAYMENT

TO OWNER:

City of Ramsey
7550 Sunwood Drive W
Ramsey, MN 55330

PROJECT:

Ramsey Waterfront Park
The COR
Ramsey, MN 55330

APPLICATION NO:

4

Distribution to:

OWNER
ARCHITECT
GENERAL CONTRACTOR
OWNERS REPRESENTATIVE

FROM CONTRACTOR:

Great Northern Landscapes, Inc.
19720 Iguauna Street NW
Elk River, MN 55330

VIA ARCHITECT:

Damon Farber
H+U Construction
5555 W 78th Street - A
Minneapolis, MN 55439

GENERAL
CONTRACTOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet G703 is attached.

1. ORIGINAL CONTRACT SUM	\$ 430,819.00
2. Net change by Change Orders	\$ 15,612.50
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 446,431.50
4. TOTAL COMPLETED & STORED TO DATE (Column G)	\$ 446,431.50 436,431.50

5. RETAINAGE:

a. 5% of Completed Work
(Column D + E)

21,821.58
~~22,321.58~~

b. % of Stored Material
(Column F)

Total Retainage (Lines 5a + 5b or

21,821.58
414,609.92

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE

9. BALANCE TO FINISH, INCLUDING
RETAINAGE (Line 3 less 6)

373,524.80
~~50,585.12~~
~~22,321.58~~

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Contractor	\$15,612.50	
Total approved this Month	\$0.00	
TOTALS	\$15,612.50	
NET CHANGES by Change Order	\$15,612.50	

State of: MN

County of: Anoka

Subscribed and Sworn to before me this 20 day July 2026

Notary: Brienne Vandervel

Commission Expires: 0131 2030

Signature

7/20/2026

Date



ARCHITECT'S CERTIFICATE FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet G703 is attached.

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, The Architect certifies to the Owner that to the best of the Architects knowledge, information and belief the Work has progressed as indicated the Quality of the work is in accordance with the Contract documents and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED.....\$41,085.12

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are charged to conform with the amount certified)

Digitally signed by

Charles O. Evens

Date: 2026.08.07

11:58:03-05'00'

ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any of the rights of the Owner or Contractor under this contract.

"EXHIBIT C"

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.

Title:

Adopt Resolution #26-201 Awarding Construction Staking Contract for 2026 MSA Overlay Improvements, Improvement Project #26-02

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #26-201 awarding a construction staking contract for 2026 MSA Overlay Improvements, Improvement Project #26-02 to Hakanson Anderson Associates for the not-to-exceed amount of \$8,300.00

Background:

On August 25, 2026, City Council adopted Resolution #26-195, awarding a construction contract to North Valley, Inc. for 2026 MSA Overlay Improvements, Improvement Project #26-02.

Construction staking is essential to the construction of said improvements, and city staff does not have the capacity to perform construction staking in-house.

Hakanson Anderson Associates submitted a proposal for construction staking of the proposed improvements for a total amount of \$8,300.00.

City staff proposes to administer and inspect construction. Plans and specifications were prepared in-house as part of staff's normal duties.

Notification:

Notifications are not required as part of this case.

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

Motion to adopt Resolution #26-201 awarding a construction staking contract for 2026 MSA Overlay Improvements, Improvement Project #26-02 to Hakanson Anderson Associates for the not-to-exceed amount of \$8,300.00

Funding Source:

On August 25, 2026, City Council adopted Resolution #26-195 awarding a construction contract to North Valley, Inc. for said overlay improvements in the total bid amount of \$1,129,093.12. Adding indirect costs in the amount of 14-percent, the total project costs are estimated to be \$1,287,166.16. Hakanson Anderson Associates has provided a construction staking proposal for a not-to-exceed amount of \$8,300.00. Construction staking is included in the 14-percent indirect project costs. These costs are proposed to be funded using a combination of Municipal State Aid and Storm Water Utility Funds.

Recommendation:

Staff recommends adopting Resolution #26-201 awarding a construction staking contract for 2026 MSA Overlay Improvements, Improvement Project #26-02 to Hakanson Anderson Associates for the not-to-exceed amount of \$8,300.00.

Outcome/Action:

Motion to adopt Resolution #26-201 awarding a construction staking contract for 2026 MSA Overlay Improvements, Improvement Project #26-02 to Hakanson Anderson Associates for the not-to-exceed amount of \$8,300.00.

Attachments

Res 26-201
HAA Staking Proposal

Form Review

Inbox

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 12:57 PM

Started On: 08/26/2026 07:47 AM

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

RESOLUTION #26-201

RESOLUTION AWARDING A CONSTRUCTION STAKING CONTRACT FOR 2026 MSA PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #26-02

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous Municipal State Aid (MSA) 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 Hakanson Anderson for topographic survey and wetland boundary determination of the project area in the total amount of \$5,560.00; 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 \$5,430.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-136, adopted June 24, 2025, the City Council order the City Engineer to prepare plans and specifications for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-160, adopted July 14, 2026, City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-195, adopted August 25, 2026, a contract was awarded to North Valley, Inc. of Nowthen, Minnesota, in the amount of \$1,129,093.12 for said improvements; and

WHEREAS, proposals were received for Construction Staking in the total not-to-be-exceeded amount of \$8,300.00 from Hakanson Anderson Associates for improvements.

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

- 1) The City Administrator is hereby authorized and directed to accept Hakanson Anderson Associates 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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

August 21, 2026

SENT VIA EMAIL: jferiancek@ci.ramsey.mn.us

Joe Feriancek
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Construction Staking Services – City of Ramsey Projects 26-02 2026 MSA Overlay

Dear Mr. Feriancek:

Thank you for the opportunity to submit a proposal for our services on the above projects. I understand that the scope of our services is to provide construction-staking services as needed and directed.

SCOPE OF WORK

- Office setup and coordination
- Stake silt fence and sediment control logs
- Stake Construction limits upon request
- Stake Curb and Gutter
- Stake culvert along with end caps, sheet piling and safety aprons
- Blue top 1,500 feet of centerline every 50 feet for both top of subgrade and top of gravel
- Provide As-Built Survey

Hourly Not to Exceed \$8,300.00

The above-mentioned hourly amount is based on survey control points being found in place, electronic files of necessary construction documents being available for our use and a one-time staking per item. Significant re-staking and services provided in addition to those proposed will be billed hourly per the attached standard fee schedule.

To better serve you, we request that final plans and specifications for new projects arrive in our office a minimum of three working days before staking is needed on site. After staking has started on site, a two to three-day notice for return visits is requested. It is the contractor's responsibility to provide shop drawings or updated plans when applicable.

If this proposal meets with your approval, please sign the acceptance below and return a copy to our office. If you have any questions or need any further information, feel free to call at your convenience. 763-852-0486

Sincerely,
Hakanson Anderson Associates



Brian Person PLS
Vice President

ACCEPTANCE OF PROPOSAL: The above fees and conditions are satisfactory and hereby accepted. Hakanson Anderson Associates is authorized to do the work as specified. Invoices for the above work will be issued on a monthly basis and at the completion of the project. Payment for invoices will be due within thirty (30) days of the date of billing.

Accepted by: _____ Date: _____
Name/Title

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #26-202 Approving Local Affordable Housing Aid Loan (LAHA) to Elevate Hope House

Purpose/Background:

The purpose of this case is to consider approval of Resolution #26-202 Approving Local Affordable Housing Aid (LAHA) to Elevate Hope House. On June 11, the EDA met and recommended to the City Council the sale of Outlot B, COR STONE BROOK ACADEMY and the provision of \$250,000 in City LAHA Funds to Elevate Hope House. The proposed mixed-use project consists of a first floor coffee shop/café/gathering space with 3 affordable apartments on the second floor. On July 14, the City Council reviewed the EDA recommendation, approved the sale of the parcel to Elevate Hope House and directed staff to draft a LAHA Loan Agreement compliant with LAHA statutory affordable housing requirements. The City currently has \$612,611.66 in its LAHA Fund and will receive an additional \$176,934.13 in December of 2026. The City attorney and Staff have drafted a Forgivable Loan Agreement for consideration of approval by the City Council.

Notification:

No public notice or hearing is required for the City Council action.

Time Frame/Observations/Alternatives:

Elevate Hope House is a growing organization that is supporting single women through the provision of affordable housing and life skills training. The proposed mixed-use project in Ramsey will satisfy the mission of that organization and will also fit nicely into the COR Development. The property is zoned correctly, and Elevate is doing well in their fundraising efforts. The Purchase Agreement calls for a Notice to Proceed to be provided by Elevate on or before January 15, 2027. Elevate is in the process of a site plan submittal and should have the necessary approvals well before the Notice to Proceed date.

The \$250,000 in LAHA funds will be allocated for \$55,000 for site acquisition and \$195,000 for costs associated with the construction of the 3 affordable apartment units. The City Attorney has drafted the attached Forgivable Loan Agreement that is compliant with LAHA requirements. The forgivable loan essentially serves as grant as long as the Elevate completes the project and operates it for five years. Based on this loan/grant structure, the forgivable loan/grant is interest free. Per the LAHA statute, the maximum income requirements for the renters must be no higher than 80% AMI for all renters. Elevate also needs to provide the City receipts showing the qualified expenses relating to the affordable housing component of the project. In the event of a default of the Loan Agreement, Elevate will be required to repay the loan upon request of the City. Elevate has agreed to the terms in the attached Forgivable Loan Agreement. Elevate plans to commence construction in Spring of 2027.

Alternatives:

- 1) Adopt Resolution #26-202 Approving Local Affordable Housing Aid Loan (LAHA) to Elevate Hope House (as presented); subject to City Attorney review
- 2) Adopt Resolution #26-202 Approving Local Affordable Housing Aid Loan (LAHA) to Elevate Hope House (with changes); subject to City Attorney review
- 3) Something else

Funding Source:

\$250,000 of City LAHA Funds. The City currently has \$612,611.66 in its LAHA Fund and will receive an additional \$176,934.13 in December of 2026.

Recommendation:

Staff recommends Adoption Resolution #26-202 Approving Local Affordable Housing Aid Loan (LAHA) to Elevate Hope House (as presented); subject to City Attorney review

Outcome/Action:

Motion to Adopt Resolution #26-202 Approving Local Affordable Housing Aid Loan (LAHA) to Elevate Hope House (as presented); subject to City Attorney review

Attachments

Site Location Map

ACTION - Resolution #26-202

ACTION - LAHA Forgivable Loan Agreement

Reference - Resolution #26-158

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 09/03/2026

Reviewed By

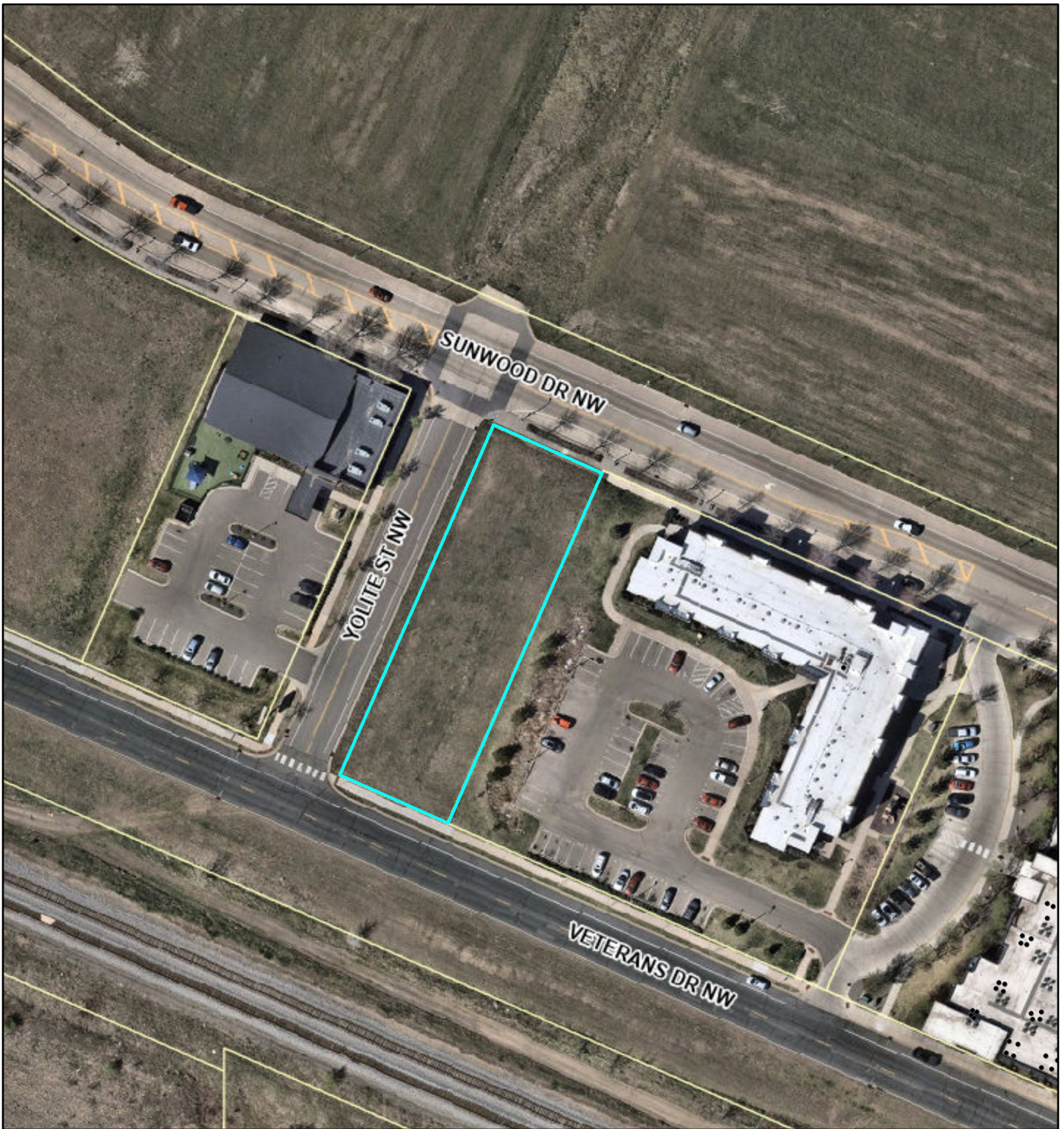
Brian Hagen

Date

09/03/2026 12:57 PM

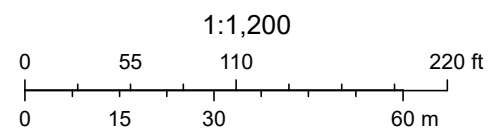
Started On: 08/28/2026 04:02 PM

Site Location Map - Elevate Hope House



6/4/2026, 12:59:54 PM

- Multi-units



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

RESOLUTION #26-202

RESOLUTION APPROVING LOCAL AFFORDABLE HOUSING AID (LAHA) LOAN TO ELEVATE HOPE HOUSE

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 Elevate Hope House, a Minnesota Non-Profit Corporation (the “Buyer”) and approved the sale of the Property on July 14, 2026 with adoption of Resolution #26-158; and

WHEREAS, Resolution #26-158 also approved the provision of \$250,000 in LAHA funds to subsidize the purchase price and construction of three affordable housing units and directed the City Attorney and Staff to draft a Loan Agreement for City Council consideration; and

WHEREAS, the City Attorney has drafted a \$250,000 Forgivable Loan Agreement with Elevate Hope House compliant with the requirements of the Local Affordable Housing Aid program and consistent with EDA and Council direction; and

WHEREAS, the Ramsey EDA met on June 11, 2026 and recommended the sale and development of the Property to Elevate Hope House a Minnesota Non-profit Corporation which included the provision of \$250,000 in LAHA funds to subsidize the purchase price and construction of three affordable housing units; and

WHEREAS, Elevate Hope House, a Minnesota Non-profit Corporation is in Good Standing with the Secretary of State of Minnesota as of September 2, 2026.

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

- 1) That the City approves the provision of \$250,000 in LAHA funds to Elevate Hope House for the purchase of the Property and the construction of three affordable apartments compliant with requirements of LAHA funds usage and approves the Forgivable Loan Agreement.
- 2) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to execute the Forgivable Loan Agreement and 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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT A

PROPERTY

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota

PID Number: 28-32-25-31-0023

To be platted as T.B.D.

(the “Property”)

FORGIVABLE LOAN AGREEMENT

THIS FORGIVABLE LOAN AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2026, by and between the City of Ramsey, a Minnesota municipal corporation (the “Lender” or “City”) and Elevate Hope House, a Minnesota nonprofit corporation (the “Borrower”).

RECITALS

WHEREAS, Borrower and Lender have signed a purchase agreement dated July 15, 2026 (the “Purchase Agreement”) for the purchase of approximately .52 acres of vacant land, as legally described in Exhibit A (the “Property”); and

WHEREAS, the City has authority under Minn. Stat. § 477A.35, subd. 2(e)(iv) to use Local Affordable Housing Aid (“LAHA”) funds to acquire and construct affordable housing units; and

WHEREAS, the Borrower is proposing a qualifying project under Minn. Stat. § 477A.35, subd. 4(a)(3); and

WHEREAS, the Purchase Agreement is contingent upon the execution of an agreement between Borrower and Lender for use of LAHA funds for the construction of affordable housing units; and

WHEREAS, the Lender has agreed to provide the funds requested via a forgivable loan from the City’s Local Affordable Housing Aid Fund pursuant to the terms and conditions contained in this Agreement.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

ARTICLE 1 Definitions

Section 1.1. Definitions. In this Agreement, unless a different meaning clearly appears from the context:

“**Borrower**” means Elevate Hope House, a Minnesota nonprofit corporation.

“**City**” means the City of Ramsey, a Minnesota municipal corporation.

“**Consideration of Payment**” means loan amount of up to \$250,000.

“**Forgivable Loan**” means the funds loaned by the Lender to the Borrower pursuant to this Agreement.

“**Lender**” means the City of Ramsey, a Minnesota municipal corporation.

“**Loan Proceeds**” means the funds disbursed to the Borrower pursuant to this Agreement.

“**Property**” means the real property described in Exhibit A attached hereto.

ARTICLE 2

Financing

Section 2.1. Local Affordable Housing Aid Funds. Money from the City’s Local Affordable Housing Aid Funds will be used by the Lender to make a Forgivable Loan to the Borrower of not more than \$250,000 to provide cost assistance for project costs related to the purchase of the Property and the construction of up to three (3) units of affordable housing.

ARTICLE 3

Forgivable Loan Terms and Conditions

Section 3.1. Basic Forgivable Loan Terms. The principal amount of the Forgivable Loan shall not exceed \$250,000, comprised of (a) \$55,000 contribution to the Property price and (b) \$195,000 to be applied to the construction of the housing units. The term of the Forgivable Loan is set forth in Section 8.1 of this Agreement.

Section 3.2. Conditions Subsequent to Forgivable Loan.

- (a) All housing units constructed by the Borrower on the Property shall meet the Local Affordable Housing Aid requirements for a minimum of five years, including but not limited to 80% AMI income maximum for all renters.
- (b) Borrower shall provide City with itemized receipts for the construction of the apartments, acquisition of Property, and related site work totaling \$250,000 or more upon completion.

Section 3.3. Assignment. If the Borrower sells, conveys, transfers, further mortgages or encumbers, or disposes of the Property, or any part thereof or interest therein, or enters into an agreement to do any of the foregoing, the Lender must approve in writing if the Borrower is not the beneficiary of the action.

Section 3.4. Termination. This Agreement shall automatically terminate without any notice to Borrower if Borrower fails to satisfy the conditions subsequent pursuant to Section 3.2.

ARTICLE 4

Default and Collateral

Section 4.1. Default. The Borrower shall be in default under this Agreement upon the happening of any one or more of the following events.

- (a) The Borrower is in breach in any material respect, of any obligation or agreement under this Agreement (other than nonpayment of any amount payable on the Forgivable Loan) and remains in breach in any material respect for thirty (30) business days after written notice thereof to the Borrower by the Lender; provided, however, that if such breach shall reasonably be incapable of being cured within such thirty (30) business days after notice,

and if the Borrower commences and diligently prosecutes the appropriate steps to cure such breach, no default shall exist so long as the Borrower is proceeding to cure such breach;

- (b) If any material covenant, warranty, or representation of the Borrower shall prove to be untrue in any material respect, provided such covenant, warranty, or representation of the Borrower remains untrue in any material respect for thirty (30) business days after written notice thereof to the Borrower by the Lender;
- (c) a final judgment is entered against the Borrower that the Lender reasonably deems will have a material, adverse impact on the Borrower's ability to comply with the Borrower's obligations under this Agreement;
- (d) the Borrower sells, conveys, transfers, encumbers, or otherwise disposes of all or any part of the Property without the prior written approval of the Lender; or
- (e) the Borrower merges or consolidates with any other entity without the prior written approval of the Lender.

Section 4.2. Remedies Upon Default.

- (a) In the event of a default, the Lender shall have the right as its option and without demand or notice, to declare all or any part of the Forgivable Loan immediately due and payable, and in addition to the rights and remedies granted hereby, the Lender shall have all of the rights and remedies available under the Uniform Commercial Code and any other applicable law.
- (b) The Borrower agrees to pay the costs and expenses incurred by the Lender in enforcing its rights under this Agreement, including but not limited to the Lender's attorneys' fees. If any notice of sale, disposition or other intended action by the Lender is required by law to be given to the Borrower, such notice shall be deemed reasonably and properly given if mailed to the Borrower at the Property or at such other address of the Borrower as may be shown herein, at least fifteen (15) days before such sale, disposition or other intended action.

ARTICLE 5

Loan Disbursement Provisions

Section 5.1. Payment Disbursement. The Loan Proceeds shall be disbursed at the closing of the purchase of the Property in the following division: (a) \$55,000 shall be paid directly to the City of Ramsey as part of the purchase price of the Property; and (b) \$195,000 shall be paid to the Borrower.

ARTICLE 6

Nondiscrimination

Section 6.1. Nondiscrimination. The provisions of Minnesota Statutes, Section 181.59 and any successor statutes, which relate to civil rights and discrimination, shall be considered a part of this

Agreement as though wholly set forth herein and the Borrower shall comply with each such provision through the term of this Agreement.

ARTICLE 7

Borrower's Acknowledgments

Section 7.1. Acknowledgements. The Borrower acknowledges that the Lender, in order to obtain funds for the Loan Proceeds, is using funds provided by the State under the Local Affordable Housing Aid Program. The Borrower acknowledges that nothing contained in this Agreement shall be deemed or construed to create between the State and the Borrower (or, except as Borrower and Lender, between the Lender and the Borrower) any relationship, including but not limited to that of third-party beneficiary, principal and agent, limited or general partnership, or joint venture.

ARTICLE 8

Other Special Conditions

Section 8.1. Forgivable Loan Closeout. The Borrower shall, upon request from Lender, provide the Lender with all documentation necessary to demonstrate that the Loan Proceeds have been used for the items and purposes set forth in this Agreement. Upon submission by Borrower to Lender of reasonable evidence that the proceeds of the Forgivable Loan have been used pursuant to the requirements of Section 3.1 (subject to the Lender's written approval not to be unreasonably withheld, conditioned or delayed) all obligations under this Agreement, and all other documents, covenants, promises and agreements relating to the Forgivable Loan between Borrower and Lender, including Borrower's requirement to repay the Forgivable Loan shall terminate and the Forgivable Loan will be forgiven.

Section 8.2. Release and Indemnification Covenants. Except for any breach of the representations and warranties of the Lender or the gross negligence or other wrongful act or omission of the following named parties, the Borrower agrees to protect and defend the Lender and the governing body members, officers, agents, servants, and employees thereof, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action, or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the Borrower's activities on the Property.

Section 8.3. Modifications. This Agreement may be modified solely through written amendments hereto executed by the Borrower and the Lender.

Section 8.4. Notices and Demands. Any notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered only if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally:

- (a) As to the Lender: City of Ramsey
 Attn: Brian Hagen, City Administrator

7550 Sunwood Dr NW
Ramsey, MN 55303

(b) As to the Borrower: Elevate Hope House
Attn: Melinda McDermott
2168 7th Avenue, #845
Anoka, MN 55303

or at such other address with respect to any party as that party may, from time to time, designate in writing and forward to the others as provided in this Section.

Section 8.5. Binding Effect. The covenants and agreements in this Agreement shall bind and benefit the heirs, executors, administrators, successors, and assigns of the parties to this Agreement.

Section 8.6. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted only for convenience of reference and shall be disregarded in construing or interpreting any of its provisions.

Section 8.7. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 8.8. Choice of Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota without regard to its conflict of law provisions. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

Section 8.9. Entire Agreement. This Agreement, with the exhibits hereto, constitutes the entire agreement between the parties pertaining to its subject matter and it supersedes all prior contemporaneous agreements, representations, and understandings of the parties pertaining to the subject matter of this Agreement.

Section 8.10. Severability. Wherever possible, each provision of this Agreement and each related document shall be interpreted so that it is valid under applicable law. If any provision of this Agreement is to any extent found invalid by a court or other governmental entity of competent jurisdiction, that provision shall be ineffective only to the extent of such invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

Section 8.11. Immunity. Nothing in this Agreement shall be construed as a waiver by the Lender of any immunities, defenses, or other limitations on liability to which the Lender is entitled by law, including but not limited to the maximum monetary limits on liability established by Minnesota Statutes, Chapter 466.

(remainder of page left blank intentionally; signature pages to follow)

IN WITNESS WHEREOF, the Lender has caused this Agreement to be duly executed in its name and behalf and the Borrower has caused this Agreement to be duly executed in its name and behalf as of the date first above written.

LENDER:

CITY OF RAMSEY

By _____

Ryan Heineman

Its Mayor

By _____

Brian Hagen

Its City Administrator

BORROWER:

ELEVATE HOPE HOUSE

a Minnesota nonprofit corporation

By: _____

Melinda McDermott

Its: President

EXHIBIT A
Legal Description of Property

PID: 28-32-25-31-0023

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota

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

RESOLUTION #26-158

RESOLUTION APPROVING PURCHASE AGREEMENT, RIGHT OF RE-ENTRY AGREEMENT, LAHA AND SALE OF OUTLOT B, COR STONE BROOK ACADEMY TO ELEVATE HOPE HOUSE

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 Elevate Hope House, a Minnesota Non-Profit Corporation (the “Buyer”); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of \$85,000 (\$3.75 per square foot) on +/- 0.52 acres (22,651 square feet) for the Property referenced in the Purchase Agreement; and

WHEREAS, the City hereby 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 15-05; 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 approximately 8,500 square foot two story Café/Coffee Shop and three apartments; and

WHEREAS, the Ramsey EDA met on June 11, 2026 and recommended the sale and development of the Property to Elevate Hope House a Minnesota Non-profit Corporation which includes \$250,000 in LAHA funds to subsidize the purchase price and construction of three affordable housing units; and

WHEREAS, Provision of LAHA funds will require an additional development agreement binding the Buyer to construct three housing units and to report annual compliance meeting the 40%-60% AMI criteria; and

WHEREAS, Elevate Hope House, a Minnesota Non-profit Corporation is in Good Standing with the Secretary of State of Minnesota as of July 8, 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 Elevate Hope House, a Minnesota Non-profit Corporation for \$85,000 (\$3.75 per square foot) on +/- 0.52 acres (22,651 square feet) for the construction of a mixed-use development of an approximately 8,500 square foot two story Café/Coffee Shop and three affordable apartments.
- 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 Approves the provision of \$250,000 in LAHA funds to Elevate Hope House for the purchase of the Property and the construction of three affordable apartments compliant with requirements of LAHA funds usage and directs staff to draft a Development Agreement for the use of those funds.
- 5) 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 Buscher, and upon vote being taken thereon, the following voted in favor thereof:

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

and the following voted against the same:

None

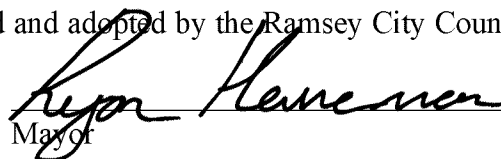
and the following abstained:

None

and the following were absent:

None

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


Mayor

ATTEST:

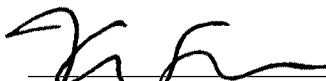

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota

PID Number: 28-32-25-31-0023

To be platted as T.B.D.

(the “Property”)

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #26-204 Approving the Final Plat of North Brook Meadows

Purpose/Background:

U.S. Homes, LLC (Lennar) is proposing to final plat the first phase of the North Brook Meadows single-family residential subdivision into six lots. The preliminary plat for 77 lots was approved in 2021 and received time extensions due to waiting for the extensions of sanitary sewer and water mains. The final plat was also delayed due to satisfying a long list of conditions and corrections from the preliminary plat phase. Most of those issues have been resolved. Two remaining issues, flood mapping at the north end and title issues with a portion of the old 173rd Avenue right-of-way, will be resolved soon and do not hinder the proposed six lots.

The proposed lots front 173rd Avenue NW which was upgraded to City standards earlier this year as a part of the Trott Brook Crossing Third Addition plat. Utility services for these lots were installed with that project. Therefore, a traditional development agreement, which typically accompanies a plat, is not necessary. Instead, the development fees have been calculated and are included in the attached approval resolution.

Grading on the rest of the site is expected this fall. Once the remaining issues have been resolved, a final plat for the remaining 71 lots will be brought forward.

Notification:

None required.

Funding Source:

Costs associated with this project are the responsibility of the developer.

Recommendation:

Staff recommends approval of the final plat.

Outcome/Action:

Motion to adopt Resolution #26-204 approving a final plat for "North Brook Meadows."

Attachments

Final Plat

Resolution #26-204

Form Review**Inbox**

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 12:57 PM

Started On: 08/25/2026 01:38 PM

NORTH BROOK MEADOWS

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 3, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That U.S. Homes, LLC, a Delaware limited liability company, owner of the following described property:

PARCEL 1:

The South 329 feet of the East 400 feet of the Southeast Quarter of the Southwest Quarter of Section 3, Township 32, Range 25, Excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota.

PARCEL 2:

The Southeast Quarter of the Southwest Quarter (SE1/4 OF SW1/4), Section Three (3), Township Thirty-Two (32), Range Twenty-five (25), except the East 400 feet of the South 329 feet, when measured by the East and South Lines, and also Excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Street, Anoka County, Minnesota.

PARCEL 3:

Outlots B and F, TROTT BROOK CROSSING THIRD ADDITION according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as NORTH BROOK MEADOWS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said U.S. Homes, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

DRP MN 1, LLC

signature
_____, as _____
printed Title

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____ as _____ of U.S. Homes, LLC, a Delaware limited liability company, on behalf of the company.

signature

printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do herby 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____.

Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____ by Peter J. Hawkinson.

signature

printed
Notary Public, _____, County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, Minnesota

This plat of NORTH BROOK MEADOWS 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: _____ By: _____
Mayor Clerk

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____.

By: _____
David M. Zieglmeier
Anoka County Surveyor

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

COUNTY RECORDER/REGISTRAR OF TITLES County of Anoka, State of Minnesota

I hereby certify that this plat of NORTHBROOK MEADOWS 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 _____.

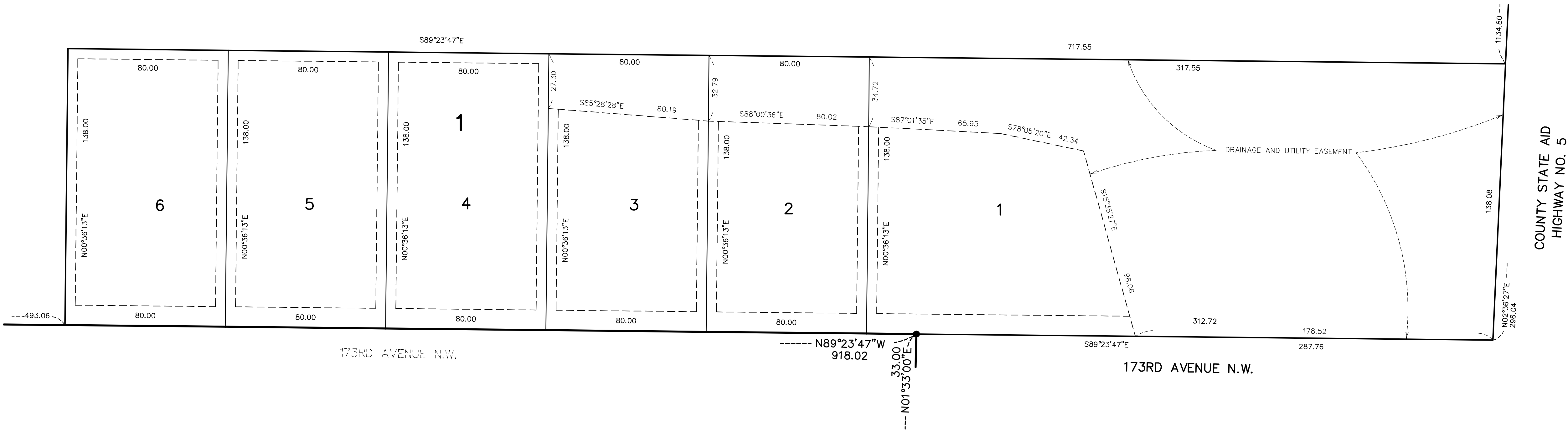
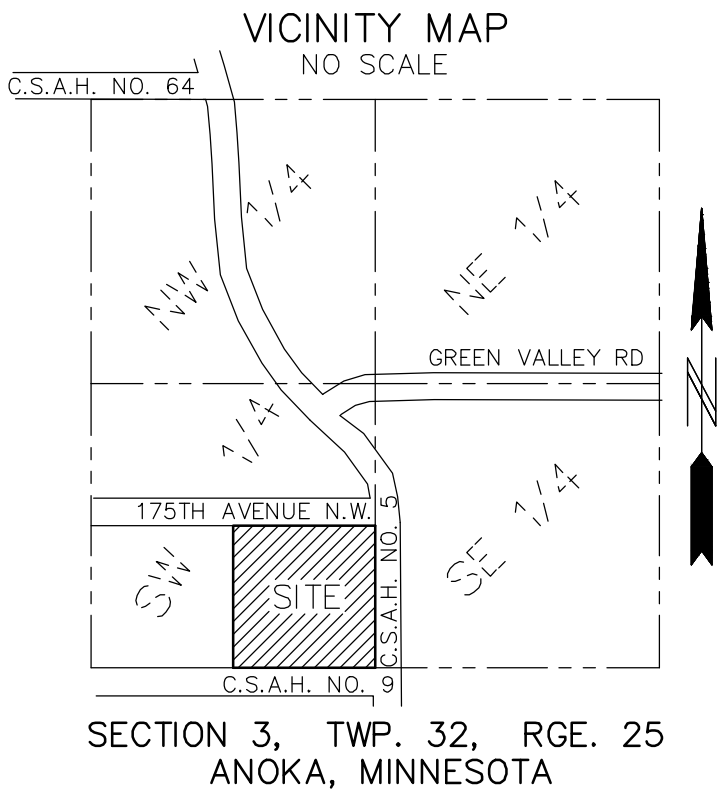
County Recorder/Registrar of Titles
By: _____,Deputy

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 3, T. 32, R. 25

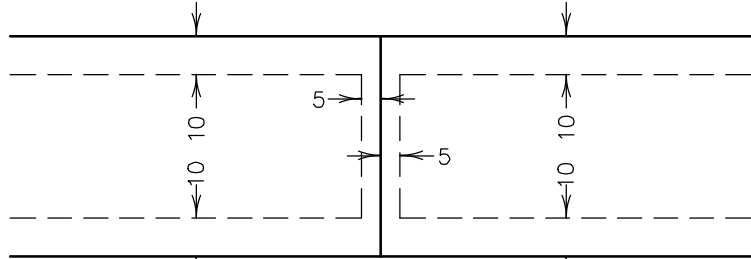


NORTH BROOK MEADOWS
INSET

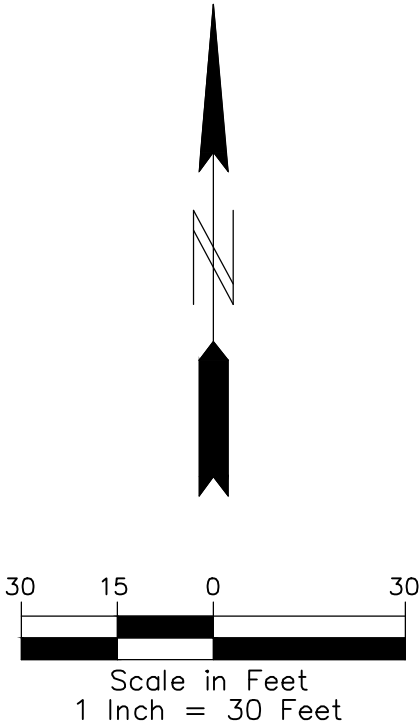
CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 3, T. 32, R. 25



DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining lot lines
unless otherwise indicated, and 10 feet in width
and adjoining right of way and rear lot lines
unless otherwise indicated on the plat.



THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE NORTH LINE OF OUTLOT C, HARMONY FARMS, WHICH IS
ASSUMED TO HAVE A BEARING OF SOUTH 89°50'41" EAST.

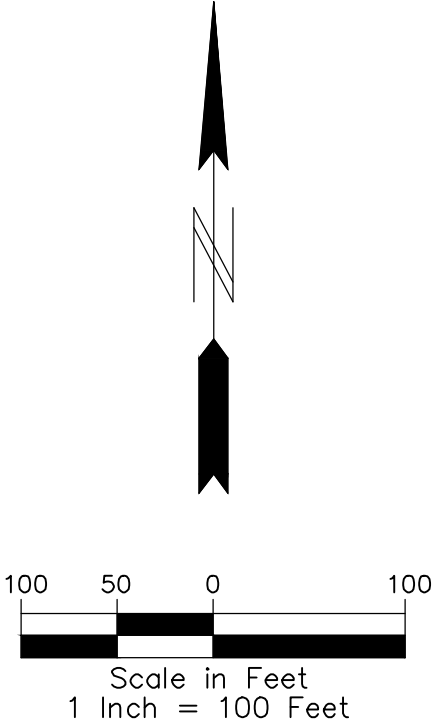
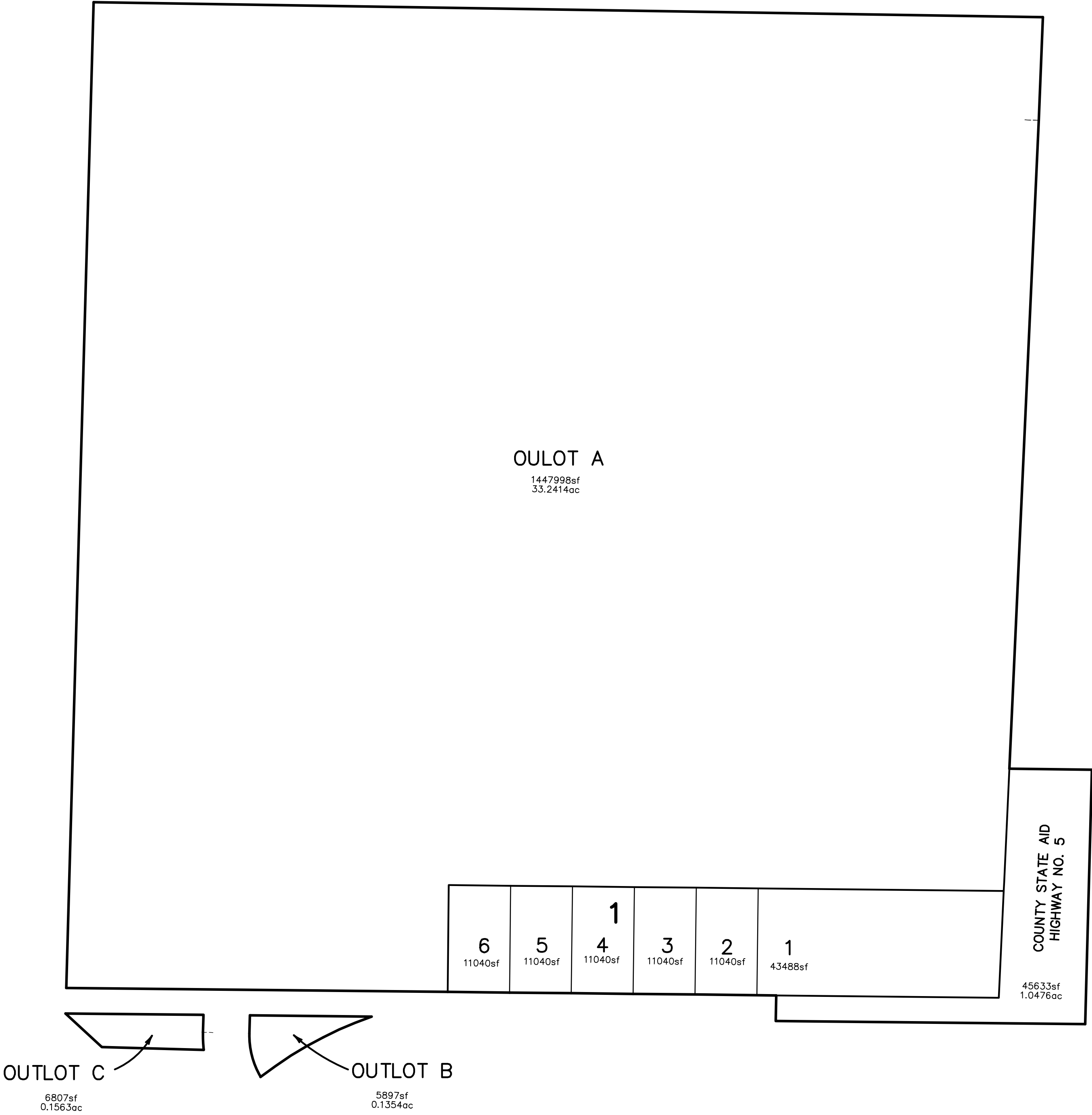
- DENOTES FOUND CAST IRON MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT.

(PLAT) DENOTES DIMENSIONS AS SHOWN ON THE PLAT OF HARMONY FARMS.

—△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY.

NORTH BROOK MEADOWS

AREA SKETCH



AREA SUMMARY			
TOTAL LOT AREA =	98,688 SF.	2.2655 AC.	
TOTAL OUTLOT AREA =	1,460,702 SF.	33.5331 AC.	
TOTAL R/W AREA =	45,633 SF.	1.0476 AC.	
TOTAL AREA =	1,605,023 SF.	36.8462 AC.	

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

RESOLUTION #26-204

**RESOLUTION APPROVING A FINAL PLAT FOR
“NORTH BROOK MEADOWS”**

WHEREAS, U.S. Homes, LLC, and hereafter referred to as “Applicant”, properly applied for Final Plat approval of the following described property located in the City of Ramsey:

The South 329 feet of the East 400 feet of the Southeast quarter of the Southwest quarter of Section 3, Township 32, Range 25, excepting that part lying East of State Aid Highway No. 5, Anoka County, Minnesota

- and -

The Southeast quarter of the Southwest quarter, Section 3, Township 32, Range 25, except the East 400 feet of the South 329 feet, when measured by the East and South Lines, and also excepting those portions taken for County Road No. 5 and No. 63, and also for 173rd Avenue, Anoka County, Minnesota;

- and -

Outlots B and F, Trott Brook Crossing Third Addition, Anoka County, Minnesota

- or, upon platting -

Lots 1-6 (inclusive), Block 1, North Brook Meadows, Anoka County, Minnesota; and Outlots A, B, and C, North Brook Meadows, Anoka County, Minnesota

WHEREAS, the proposed final plat (major plat) subdivides property into a phased subdivision consistent with the preliminary plat granted with the adoption of Resolution #21-248; and

WHEREAS, the preliminary plat received time extensions with Resolutions #22-177 and #25-115; and

WHEREAS, a grading agreement was approved with the adoption of Resolution #26-185; and

WHEREAS, streets and utilities were installed under a private agreement with the development of the Trott Brook Crossing Third Addition plat to the south; and

WHEREAS, the City Council reviewed the Final Plat of North Brook Meadows on September 8, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby approves the Final Plat for North Brook Meadows, contingent upon:

1. Approval by the City Attorney as to legal form.
2. Because this subdivision does not require the subsequent construction of public infrastructure, though the development fees must be paid, no Development Agreement will be required with this plat. The required development fees on the six lots must be paid prior to release of the plat mylars for recording:
 - a. Park/Trail Dedication - \$28,200 (park portion) and \$9,450 (trail portion)
 - b. Water Trunk Connection - \$12,906
 - c. Sanitary Sewer Trunk Connection - \$8,664
 - d. Storm Water Management - \$3,432
 - e. Development fees for future phases on the outlots will be calculated at the rate in effect at the time of their subdivision.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:****Title:**

Adopt Resolution #26-206 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services

Purpose/Background:

Annually, the city certifies to the following year's property tax, any accounts receivable (either utility or invoiced) that are more than sixty days delinquent as of September 1 and not paid by November of that same year.

The number of accounts that will be receiving a delinquent notice with possible certification to property taxes totals 1,309. There were 1,264 notices sent out in 2025.

The proposed amount to be certified for 2026 is \$689,549.17 (\$575,338.31 in 2025). A summary of current and prior years is attached under Master Certification Summary.

Municipal utility bills stay with a property when it is sold and do not follow the homeowner like gas and electric bills do.

Notification:

Utility bills are sent quarterly to all residents and commercial businesses within the city. If an account is more than 30 days past due, a follow-up collection notice stating delinquency is sent. In September, the city follows up with a letter to the respective delinquent properties (more than 60 days past due on September 1) outlining the process to cure the delinquent account and to avoid certification to the following years property tax. This letter was sent on September 3.

Recommendation:

Staff recommends calling for a public hearing on September 22, 2026.

Outcome/Action:

Motion to Adopt Resolution #26-206 Declaring Costs to be Assessed and Calling for a Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, storm water charges and penalties incurred) and Current Services Rendered.

Attachments

Master Certification Summary 9-8-26

Resolution #26-206

Delinquent Listing for 9-8-26 cc meeting

Form Review**Inbox**

Brian Hagen

Form Started By: Diana Lund

Reviewed By

Brian Hagen

Date

09/03/2026 01:02 PM

Started On: 09/01/2026 08:57 AM

2026 CERTIFICATION				
Original Letters Sent				
Number of UB Accts: 1309				
Number of Accounts Increased from 2025: 45				
Percentage of Accounts Increased from 2025: 3.56%				
	Amount Delinquent	Admin Fee (\$40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts	578,758.26	52,360.00	47,925.08	679,043.34
Accounts Receivable	9,037.50	720.00	748.33	10,505.83
Total	587,795.76	53,080.00	48,673.41	689,549.17

Public Hearing Update 9/22/26				
Number of UB Accts: 1309				
Number of UB Accounts Brought Current Since Letters: 100.00%				
Percentage of UB Accounts Brought Current Since Letters: 100.00%				
	Amount Delinquent	Admin Fee (\$40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts	#REF!	-	-	#REF!
Accounts Receivable	#REF!	-	-	#REF!
Total	#REF!	-	-	#REF!

Final Certification - Post 11/15/26				
Number of UB Accts: 1309				
Number of UB Accounts Brought Current Since Letters: 100.00%				
Percentage of UB Accounts Brought Current Since Letters: 100.00%				
	Amount Delinquent	Admin Fee (\$40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts				-
Accounts Receivable				-
Total	-	-	-	-
Increase/(decrease) from prior year	(293,608.40)	(26,640.00)	(24,261.18)	(344,509.58)

2025 CERTIFICATION				
Original Letters Sent 9/4/25				
Number of UB Accts: 1264				
Number of Accounts Increased from 2024: 101				
Percentage of Accounts Increased from 2024: 8.68%				
	Amount Delinquent	Admin Fee (\$40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts	481,442.62	50,560.00	39,781.89	571,784.51
Accounts Receivable	2,950.00	360.00	243.80	3,553.80
Total	484,392.62	50,920.00	40,025.69	575,338.31

Public Hearing Update 9/23/25				
Number of UB Accts: 1026				
Number of UB Accounts Brought Current Since Letters: 238				
Percentage of UB Accounts Brought Current Since Letters: 18.83%				
	Amount Delinquent	Admin Fee (\$40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts	429,613.80	41,040.00	35,499.32	506,153.12
Accounts Receivable	2,875.00	320.00	237.60	3,432.60
Total	432,488.80	41,360.00	35,736.92	509,585.72

Final Certification - Post 11/15/25				
Number of UB Accts: 662				
Number of UB Accounts Brought Current Since Letters: 602				
Percentage of UB Accounts Brought Current Since Letters: 47.63%				
	Amount Delinquent	Admin Fee (\$40/acct)	Interest (6.5%)	Total Subject to Certification
Utility Accounts	290,883.40	26,400.00	24,035.98	341,319.38
Accounts Receivable	2,725.00	240.00	225.20	3,190.20
Total	293,608.40	26,640.00	24,261.18	344,509.58
Increase/(decrease) from prior year	(53,107.01)	3,050.00	(2,127.98)	(52,184.99)

2024 CERTIFICATION				
Original Letters Sent 9/5/24				
Number of UB Accts: 1163				
Number of Accounts Increased from 2023: 60				
Percentage of Accounts Increased from 2023: 5.44%				
	Amount Delinquent	Admin Fee (\$35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	479,625.57	40,705.00	36,505.39	556,835.96
Accounts Receivable	48,545.33	490.00	3,694.77	52,730.10
Total	528,170.90	41,195.00	40,200.16	609,566.06

Public Hearing Update 9/24/24				
Number of UB Accts: 985				
Number of UB Accounts Brought Current Since Letters: 178				
Percentage of UB Accounts Brought Current Since Letters: 15.31%				
	Amount Delinquent	Admin Fee (\$35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	435,248.44	34,475.00	33,127.67	502,851.11
Accounts Receivable	46,845.33	420.00	3,565.38	50,830.71
Total	482,093.77	34,895.00	36,693.05	553,681.82

Final Certification - Post 11/15/24				
Number of UB Accts: 665				
Number of UB Accounts Brought Current Since Letters: 498				
Percentage of UB Accounts Brought Current Since Letters: 42.82%				
	Amount Delinquent	Admin Fee (\$35/acct)	Interest (6.0%)	Total Subject to Certification
Utility Accounts	299,945.08	23,205.00	22,829.49	345,979.57
Accounts Receivable	46,770.33	385.00	3,559.67	50,715.00
Total	346,715.41	23,590.00	26,389.16	396,694.57
Increase/(decrease) from prior year	77,114.60	805.00	5,958.02	83,877.62

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-206

RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING FOR A PUBLIC HEARING ON PROPOSED ASSESSMENT FOR PAST-DUE CHARGES ON MUNICIPAL UTILITY BILLS (WHICH MAY INCLUDE WATER, SEWER, STREET LIGHTING, RECYCLING, STORM WATER CHARGES AND PENALTIES INCURRED) AND CURRENT SERVICES RENDERED

WHEREAS, the City of Ramsey provides varying services that are billed directly to residents through the municipal utility bill and through invoices; and

WHEREAS, the Finance Department has calculated the proper amount to be specially assessed against every assessable lot, without regard to cash valuation, as provided by law, and has on file in the city offices a copy of such proposed assessment for public inspection.

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

- 1) That the amount to be assessed against property owners is declared to be \$689,549.17 (includes administrative charges and interest from September 22, 2026 - December 31, 2027).
- 2) That the principal of the assessments shall be for one (1) year, payable with property taxes payable in 2027 and shall bear an administrative charge of \$40.00 for each delinquent bill and shall bear interest at the rate of 6.50 percent per annum from the date of the adoption of the assessment resolution.
- 3) That a public hearing shall be held on Tuesday, September 22, 2026 at 7:00 p.m. at Ramsey Municipal Center, to pass upon such proposed assessment and at such time and place all persons owing delinquent payments will be given an opportunity to be heard with reference to such assessments.
- 4) That the City Administrator is hereby directed to cause notice of the public hearing on the proposed assessment to be published in the official newspaper at least two weeks prior to the hearing. He shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.
- 5) That the owner of any property so assessed may, from the adoption of the assessment and by November 15, 2026, pay the whole assessment without interest charges accrued. Payments received after November 15, 2026 will be refused and the assessment will be certified to the County Auditor for the specified period of one year.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
729733	Property Owner	City Services	8390 HWY 10 NW	7,364.06	40.00	609.80	8,013.86
730396	Property Owner	City Services	8394 RIVERDALE DR NW	4,762.76	40.00	394.40	5,197.16
731365	Property Owner	City Services	5675 162ND CROSSING NW	4,306.67	40.00	356.63	4,703.30
727177	Property Owner	City Services	6043 HWY 10 NW	4,150.50	40.00	343.70	4,534.20
728593	Property Owner	City Services	14304 WACO ST NW	3,521.24	40.00	291.59	3,852.83
725523	Property Owner	City Services	6991 137TH LN NW	3,485.39	40.00	288.62	3,814.01
731544	Property Owner	City Services	15982 URANIMITE ST NW	2,742.53	40.00	227.10	3,009.63
734123	Property Owner	City Services	14782 ZEOLITE ST NW	2,604.73	40.00	215.69	2,860.42
734624	Property Owner	City Services	8650 145TH LN NW	2,417.55	40.00	200.19	2,657.74
736881	Property Owner	City Services	14690 PEARSON STREET NW	2,247.52	40.00	186.11	2,473.63
726326	Property Owner	City Services	9619 HWY 10 NW	2,183.02	40.00	180.77	2,403.79
729216	Property Owner	City Services	6750 HWY 10 NW	2,174.98	40.00	180.11	2,395.09
729538	Property Owner	City Services	14946 QUINTANA STREET	2,073.78	40.00	171.73	2,285.51
731923	Property Owner	City Services	5716 162ND CROSSING NW	1,940.47	40.00	160.69	2,141.16
735313	Property Owner	City Services	8518 152ND LANE NW	1,937.63	40.00	160.45	2,138.08
736937	Property Owner	City Services	7569 147TH LANE NW	1,903.72	40.00	157.64	2,101.36
732581	Property Owner	City Services	6360 SUNFISH LAKE CT NW UNIT A	1,897.14	40.00	157.10	2,094.24
736377	Property Owner	City Services	14675 TIGER STREET NW	1,874.96	40.00	155.26	2,070.22
727353	Property Owner	City Services	15143 HELIUM ST NW	1,874.83	40.00	155.25	2,070.08
733960	Property Owner	City Services	6031 144TH LN NW	1,853.07	40.00	153.45	2,046.52
728159	Property Owner	City Services	6001 167TH AVE NW	1,851.81	40.00	153.35	2,045.16
736687	Property Owner	City Services	14625 PEARSON STREET NW	1,848.03	40.00	153.03	2,041.06
737014	Property Owner	City Services	14669 TIGER STREET NW	1,821.23	40.00	150.81	2,012.04
726262	Property Owner	City Services	7101 148TH AVE NW	1,814.73	40.00	150.27	2,005.00
721010	Property Owner	City Services	7231 SUNWOOD DR NW	1,799.70	40.00	149.03	1,988.73
731537	Property Owner	City Services	15759 NEON ST NW	1,702.21	40.00	140.96	1,883.17
727415	Property Owner	City Services	14729 KRYPTON ST NW	1,697.21	40.00	140.54	1,877.75
736033	Property Owner	City Services	5613 154TH LN NW	1,685.60	40.00	139.58	1,865.18
733453	Property Owner	City Services	8698 149TH CURVE NW	1,676.08	40.00	138.79	1,854.87
734961	Property Owner	City Services	14393 QUINTANA STREET NW	1,660.29	40.00	137.49	1,837.78
422439531	Property Owner	City Services	7031 147TH LN NW	1,635.81	40.00	135.46	1,811.27
735844	Property Owner	City Services	5522 144TH CT NW	1,569.52	40.00	129.97	1,739.49
735264	Property Owner	City Services	5231 147TH CIR NW	1,556.35	40.00	128.88	1,725.23
736444	Property Owner	City Services	14668 TIGER STREET NW	1,547.54	40.00	128.15	1,715.69
494614209	Property Owner	City Services	6501 MCKINLEY AVE NW	1,546.38	40.00	128.05	1,714.43
733052	Property Owner	City Services	15208 SNOWY OWL STREET NW	1,538.38	40.00	127.39	1,705.77
718795	Property Owner	City Services	16718 LIMONITE ST NW	1,536.41	40.00	127.23	1,703.64
718887	Property Owner	City Services	7263 148TH LN NW	1,536.41	40.00	127.23	1,703.64
722353	Property Owner	City Services	14705 QUICKSILVER ST	1,536.41	40.00	127.23	1,703.64
729649	Property Owner	City Services	6338 154TH CT NW	1,536.41	40.00	127.23	1,703.64
925859	Property Owner	City Services	14771 FLUORINE ST NW	1,536.41	40.00	127.23	1,703.64
727822	Property Owner	City Services	15821 OSMIUM ST NW	1,527.75	40.00	126.51	1,694.26
729282	Property Owner	City Services	14774 ZEOLITE ST NW	1,511.12	40.00	125.13	1,676.25
386213765	Property Owner	City Services	7435 HWY 10 NW	1,507.77	40.00	124.86	1,672.63

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
731477	Property Owner	City Services	9525 156TH AVE NW	1,498.80	40.00	124.11	1,662.91
728185	Property Owner	City Services	15320 WACO CT NW	1,498.29	40.00	124.07	1,662.36
681415286	Property Owner	City Services	15200 UTE ST NW	1,495.97	40.00	123.88	1,659.85
737816	Property Owner	City Services	14000 ST FRANCIS BLVD NW	1,475.95	40.00	122.22	1,638.17
737355	Property Owner	City Services	7561 147TH LANE NW	1,474.47	40.00	122.10	1,636.57
425486525	Property Owner	City Services	7051 137TH AVE NW	1,466.12	40.00	121.41	1,627.53
729294	Property Owner	City Services	15240 GERMANIUM ST NW	1,456.80	40.00	120.64	1,617.44
737163	Property Owner	City Services	14636 PEARSON STREET NW	1,440.90	40.00	119.32	1,600.22
724305	Property Owner	City Services	15490 XKIMO ST	1,434.38	40.00	118.78	1,593.16
729208	Property Owner	City Services	15582 XKIMO CT NW	1,427.24	40.00	118.19	1,585.43
736971	Property Owner	City Services	15171 MARMOSET ST NW	1,413.50	40.00	117.05	1,570.55
734046	Property Owner	City Services	14261 WOLFRAM ST NW	1,405.10	40.00	116.35	1,561.45
736851	Property Owner	City Services	15780 LITHIUM ST NW	1,400.83	40.00	116.00	1,556.83
736274	Property Owner	City Services	14601 ARGON ST NW	1,399.91	40.00	115.92	1,555.83
730991	Property Owner	City Services	7381 168TH CIRCLE NW	1,394.05	40.00	115.44	1,549.49
453404808	Property Owner	City Services	5811 157TH LN NW	1,393.02	40.00	115.35	1,548.37
722418	Property Owner	City Services	6821 147TH AVE NW	1,392.26	40.00	115.29	1,547.55
733832	Property Owner	City Services	8663 152ND AVENUE NW	1,386.84	40.00	114.84	1,541.68
720924	Property Owner	City Services	15310 XKIMO ST NW	1,384.28	40.00	114.63	1,538.91
733703	Property Owner	City Services	7513 161ST AVE NW	1,380.60	40.00	114.33	1,534.93
6081186	Property Owner	City Services	15415 ST FRANCIS BLVD NW	1,377.66	40.00	114.08	1,531.74
735996	Property Owner	City Services	14569 PEARSON STREET NW	1,376.69	40.00	114.00	1,530.69
725265	Property Owner	City Services	15564 IODINE ST NW	1,367.93	40.00	113.28	1,521.21
731654	Property Owner	City Services	15750 LITHIUM ST NW	1,359.34	40.00	112.56	1,511.90
735384	Property Owner	City Services	6957 HWY 10 NW	1,359.09	40.00	112.54	1,511.63
731562	Property Owner	City Services	15789 OSMIUM ST NW	1,352.57	40.00	112.00	1,504.57
722700	Property Owner	City Services	15840 OSMIUM ST NW	1,344.94	40.00	111.37	1,496.31
733548	Property Owner	City Services	5660 146TH CIR NW	1,330.75	40.00	110.20	1,480.95
383470283	Property Owner	City Services	14991 WACO ST NW	1,322.21	40.00	109.49	1,471.70
736781	Property Owner	City Services	8133 150TH LANE NW	1,318.98	40.00	109.22	1,468.20
730624	Property Owner	City Services	7518 160TH AVENUE NW	1,315.38	40.00	108.92	1,464.30
734141	Property Owner	City Services	5710 145TH CT NW	1,311.76	40.00	108.62	1,460.38
719752	Property Owner	City Services	14721 POTASSIUM ST NW	1,311.53	40.00	108.61	1,460.14
675624428	Property Owner	City Services	6855 148TH LN NW	1,303.75	40.00	107.96	1,451.71
732190	Property Owner	City Services	15838 PERIDOT ST NW	1,303.59	40.00	107.95	1,451.54
728648	Property Owner	City Services	16071 SAPPHIRE ST NW	1,302.16	40.00	107.83	1,449.99
728657	Property Owner	City Services	7224 170TH TRL NW	1,295.34	40.00	107.26	1,442.60
735893	Property Owner	City Services	5676 162ND CROSSING NW	1,285.71	40.00	106.47	1,432.18
736494	Property Owner	City Services	14638 TIGER STREET NW	1,284.02	40.00	106.33	1,430.35
731426	Property Owner	City Services	15031 SNOWY OWL STREET NW	1,282.54	40.00	106.20	1,428.74
727910	Property Owner	City Services	14640 POTASSIUM ST NW	1,270.87	40.00	105.24	1,416.11
733143	Property Owner	City Services	5785 162ND LN NW	1,261.80	40.00	104.49	1,406.29
737322	Property Owner	City Services	7340 146TH AVE NW	1,250.73	40.00	103.57	1,394.30
674033735	Property Owner	City Services	6220 152ND AVE NW	1,237.70	40.00	102.49	1,380.19

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
733985	Property Owner	City Services	7058 137TH AVE NW	1,236.33	40.00	102.38	1,378.71
732563	Property Owner	City Services	5695 160TH LN NW	1,235.18	40.00	102.28	1,377.46
1321918	Property Owner	City Services	14880 ZUNI ST NW	1,231.53	40.00	101.98	1,373.51
736330	Property Owner	City Services	15255 TIGER STREET NW	1,229.91	40.00	101.85	1,371.76
734796	Property Owner	City Services	8670 145TH LN NW	1,221.31	40.00	101.13	1,362.44
728633	Property Owner	City Services	14690 HEMATITE ST NW	1,219.03	40.00	100.95	1,359.98
736979	Property Owner	City Services	14684 PEARSON STREET NW	1,217.76	40.00	100.84	1,358.60
732585	Property Owner	City Services	6092 146TH LN NW	1,216.27	40.00	100.72	1,356.99
736727	Property Owner	City Services	6120 145TH LN NW	1,208.21	40.00	100.05	1,348.26
734858	Property Owner	City Services	14979 SNOWY OWL STREET NW	1,207.97	40.00	100.03	1,348.00
732908	Property Owner	City Services	6841 137TH LN NW	1,207.65	40.00	100.00	1,347.65
736962	Property Owner	City Services	14618 PEARSON STREET NW	1,205.97	40.00	99.86	1,345.83
728457	Property Owner	City Services	7096 167TH LN NW	1,202.29	40.00	99.56	1,341.85
723220	Property Owner	City Services	16041 IODINE ST	1,193.93	40.00	98.87	1,332.80
733956	Property Owner	City Services	5075 XKIMO CT NW	1,189.62	40.00	98.51	1,328.13
708036839	Property Owner	City Services	6093 146TH LN NW	1,189.60	40.00	98.51	1,328.11
633699046	Property Owner	City Services	15774 NEON ST NW	1,173.27	40.00	97.16	1,310.43
727680	Property Owner	City Services	5221 147TH CIR NW	1,160.89	40.00	96.13	1,297.02
726031	Property Owner	City Services	15564 WACO ST NW	1,155.03	40.00	95.65	1,290.68
736863	Property Owner	City Services	14606 PEARSON STREET NW	1,146.67	40.00	94.95	1,281.62
718377	Property Owner	City Services	14777 XKIMO ST NW	1,145.93	40.00	94.89	1,280.82
731295	Property Owner	City Services	14967 TIGER ST NW	1,142.70	40.00	94.62	1,277.32
736560	Property Owner	City Services	14300 SUNFISH LAKE BLVD NW STE B	1,141.73	40.00	94.54	1,276.27
732717	Property Owner	City Services	14835 PERIDOT ST NW	1,138.63	40.00	94.29	1,272.92
720416	Property Owner	City Services	5821 SUNWOOD DR NW	1,138.34	40.00	94.26	1,272.60
733508	Property Owner	City Services	15481 YAKIMA CT	1,134.78	40.00	93.97	1,268.75
737297	Property Owner	City Services	14708 PEARSON STREET NW	1,133.03	40.00	93.82	1,266.85
730954	Property Owner	City Services	5561 148TH LN NW	1,128.94	40.00	93.49	1,262.43
732223	Property Owner	City Services	8694 151ST AVE NW	1,121.55	40.00	92.87	1,254.42
733454	Property Owner	City Services	15240 SNOWY OWL STREET NW	1,116.50	40.00	92.46	1,248.96
731246	Property Owner	City Services	7021 RIVERDALE DR	1,116.48	40.00	92.45	1,248.93
728547	Property Owner	City Services	15210 SODIUM ST NW	1,112.42	40.00	92.12	1,244.54
414754675	Property Owner	City Services	5601 146TH AVE NW	1,112.42	40.00	92.12	1,244.54
726878	Property Owner	City Services	7017 168TH AVE NW	1,105.69	40.00	91.56	1,237.25
714596885	Property Owner	City Services	14200 XENON ST UNIT 2	1,102.48	40.00	91.29	1,233.77
731980	Property Owner	City Services	14963 QUINTANA STREET NW	1,093.23	40.00	90.53	1,223.76
731805	Property Owner	City Services	6985 168TH LANE NW	1,087.12	40.00	90.02	1,217.14
734879	Property Owner	City Services	8498 152ND LANE NW	1,086.79	40.00	90.00	1,216.79
719178	Property Owner	City Services	14888 PERIDOT ST NW	1,081.69	40.00	89.57	1,211.26
616598	Property Owner	City Services	14143 ARGON ST NW	1,074.88	40.00	89.01	1,203.89
611256431	Property Owner	City Services	14742 KRYPTON CT NW	1,073.32	40.00	88.88	1,202.20
729946	Property Owner	City Services	5930 143RD LN NW	1,069.94	40.00	88.60	1,198.54
732026	Property Owner	City Services	16714 LIMONITE ST NW	1,069.53	40.00	88.57	1,198.10
733607	Property Owner	City Services	5839 141ST LN NW	1,069.33	40.00	88.55	1,197.88

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
729492	Property Owner	City Services	14571 HELIUM CT NW	1,064.13	40.00	88.12	1,192.25
732053	Property Owner	City Services	6940 169TH LN NW	1,055.70	40.00	87.42	1,183.12
727902	Property Owner	City Services	5713 160TH LN NW	1,050.07	40.00	86.95	1,177.02
728580	Property Owner	City Services	5815 158TH AVE NW	1,045.90	40.00	86.61	1,172.51
725736	Property Owner	City Services	14750 POTASSIUM ST NW	1,044.83	40.00	86.52	1,171.35
732935	Property Owner	City Services	7289 E RAMSEY PKWY	1,043.41	40.00	86.40	1,169.81
718613	Property Owner	City Services	14635 SODIUM CT NW	1,042.16	40.00	86.30	1,168.46
728027	Property Owner	City Services	14624 IODINE CT NW	1,041.37	40.00	86.23	1,167.60
731440	Property Owner	City Services	5545 144TH AVENUE NW	1,038.91	40.00	86.03	1,164.94
731284	Property Owner	City Services	15181 BARIUM ST NW	1,031.42	40.00	85.41	1,156.83
737131	Property Owner	City Services	7353 146TH CROSSING NW	1,029.97	40.00	85.29	1,155.26
733377	Property Owner	City Services	15163 TIGER STREET NW	1,029.74	40.00	85.27	1,155.01
729020	Property Owner	City Services	5540 144TH AVE NW	1,024.88	40.00	84.87	1,149.75
734232	Property Owner	City Services	7279 146TH AVE NW	1,023.44	40.00	84.75	1,148.19
732513	Property Owner	City Services	14940 XKIMO ST NW	1,022.88	40.00	84.70	1,147.58
732221	Property Owner	City Services	15175 QUINTANA COURT NW	1,022.78	40.00	84.69	1,147.47
487939989	Property Owner	City Services	15480 YAKIMA CT NW	1,020.56	40.00	84.51	1,145.07
731133	Property Owner	City Services	16317 LITHIUM ST NW	1,017.07	40.00	84.22	1,141.29
724181	Property Owner	City Services	16771 MARBLE ST NW	1,016.27	40.00	84.16	1,140.43
727071	Property Owner	City Services	14150 MAGNESIUM ST NW	1,014.33	40.00	83.99	1,138.32
736704	Property Owner	City Services	14880 BISON ST NW	1,012.64	40.00	83.85	1,136.49
719881	Property Owner	City Services	14866 OLIVINE ST NW	1,010.54	40.00	83.68	1,134.22
406276984	Property Owner	City Services	7029 HWY 10 NW	1,008.36	40.00	83.50	1,131.86
737219	Property Owner	City Services	5641 146TH AVE NW	1,002.60	40.00	83.02	1,125.62
732654	Property Owner	City Services	5842 158TH AVE NW	1,002.52	40.00	83.02	1,125.54
718401	Property Owner	City Services	7070 148TH AVE NW	999.94	40.00	82.80	1,122.74
725293	Property Owner	City Services	14264 WACO ST NW	997.11	40.00	82.57	1,119.68
719145	Property Owner	City Services	15603 IODONE ST NW	995.65	40.00	82.45	1,118.10
620856544	Property Owner	City Services	5231 148TH AVE NW	992.15	40.00	82.16	1,114.31
733137	Property Owner	City Services	14621 POTASSIUM ST NW	988.16	40.00	81.83	1,109.99
736230	Property Owner	City Services	15257 FLUORINE ST NW	978.30	40.00	81.01	1,099.31
723875	Property Owner	City Services	7221 167TH TER NW	975.46	40.00	80.78	1,096.24
728958	Property Owner	City Services	6097 146TH AVE NW	971.21	40.00	80.42	1,091.63
720602	Property Owner	City Services	5941 143RD LN NW	963.57	40.00	79.79	1,083.36
720353	Property Owner	City Services	5960 144TH CIR NW	963.00	40.00	79.74	1,082.74
728714	Property Owner	City Services	14643 HELIUM ST NW	962.72	40.00	79.72	1,082.44
719427	Property Owner	City Services	5324 142ND LN NW	956.78	40.00	79.23	1,076.01
719797	Property Owner	City Services	6981 137TH LN NW	954.50	40.00	79.04	1,073.54
719238	Property Owner	City Services	7266 149TH AVE NW	953.13	40.00	78.93	1,072.06
718562	Property Owner	City Services	6174 146TH AVE NW	950.86	40.00	78.74	1,069.60
618202839	Property Owner	City Services	5232 148TH AVE NW	946.34	40.00	78.36	1,064.70
727194	Property Owner	City Services	14800 KRYPTON CT NW	946.31	40.00	78.36	1,064.67
730610	Property Owner	City Services	6190 144TH LN NW	939.21	40.00	77.77	1,056.98
733205	Property Owner	City Services	14231 URANIUM ST NW	938.18	40.00	77.69	1,055.87

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
719011	Property Owner	City Services	15121 HELIUM ST NW	937.13	40.00	77.60	1,054.73
724385	Property Owner	City Services	15429 IODINE ST NW	935.08	40.00	77.43	1,052.51
722974	Property Owner	City Services	7850 149TH AVE NW	934.32	40.00	77.37	1,051.69
736460	Property Owner	City Services	7683 147TH TER NW	932.99	40.00	77.26	1,050.25
733580	Property Owner	City Services	15153 WOLVERINE ST NW	932.13	40.00	77.19	1,049.32
733389	Property Owner	City Services	15137 TIGER STREET NW	931.45	40.00	77.13	1,048.58
723870	Property Owner	City Services	15404 GERMANIUM ST NW	930.69	40.00	77.07	1,047.76
733070	Property Owner	City Services	6230 141ST LN NW	930.18	40.00	77.03	1,047.21
730647	Property Owner	City Services	13899 IRONSTONE TRL NW	930.02	40.00	77.01	1,047.03
729311	Property Owner	City Services	16807 OLIVINE ST NW	927.30	40.00	76.79	1,044.09
725300	Property Owner	City Services	14335 TUNGSTEN ST NW	927.06	40.00	76.77	1,043.83
422874913	Property Owner	City Services	15111 TONTO ST NW	926.55	40.00	76.73	1,043.28
397590369	Property Owner	City Services	5671 146TH CIR NW	926.15	40.00	76.69	1,042.84
636283628	Property Owner	City Services	15331 WACO CT NW	925.99	40.00	76.68	1,042.67
735332	Property Owner	City Services	14555 SNOWY OWL STREET NW	924.54	40.00	76.56	1,041.10
733252	Property Owner	City Services	5425 144TH WAY NW UNIT 12	922.67	40.00	76.40	1,039.07
733800	Property Owner	City Services	15250 TIGER STREET NW	921.91	40.00	76.34	1,038.25
735476	Property Owner	City Services	14499 QUINTANA STREET NW	921.91	40.00	76.34	1,038.25
729894	Property Owner	City Services	14233 XKIMO ST NW	917.77	40.00	76.00	1,033.77
728253	Property Owner	City Services	13946 IRONSTONE TER NW	913.64	40.00	75.66	1,029.30
734928	Property Owner	City Services	14362 TUNGSTEN WAY NW	913.64	40.00	75.66	1,029.30
737082	Property Owner	City Services	7063 168TH AVE NW	912.58	40.00	75.57	1,028.15
674477357	Property Owner	City Services	15600 XKIMO CT NW	912.24	40.00	75.54	1,027.78
735039	Property Owner	City Services	8988 151ST LANE NW	909.68	40.00	75.33	1,025.01
733031	Property Owner	City Services	13880 HEMATITE ST NW	903.70	40.00	74.83	1,018.53
721312	Property Owner	City Services	5401 149TH LN NW	902.88	40.00	74.77	1,017.65
731718	Property Owner	City Services	5659 154TH AVE NW	901.92	40.00	74.69	1,016.61
730353	Property Owner	City Services	5662 154TH CT NW	901.23	40.00	74.63	1,015.86
719818	Property Owner	City Services	5770 162ND LN NW	897.60	40.00	74.33	1,011.93
655531873	Property Owner	City Services	14292 TUNGSTEN WAY NW	897.10	40.00	74.29	1,011.39
729338	Property Owner	City Services	7674 147TH LN NW	897.09	40.00	74.29	1,011.38
732703	Property Owner	City Services	15158 SNOWY OWL STREET NW	897.09	40.00	74.29	1,011.38
652181363	Property Owner	City Services	14301 TUNGSTEN WAY NW	897.09	40.00	74.29	1,011.38
732334	Property Owner	City Services	15032 QUINTANA STREET NW	896.57	40.00	74.24	1,010.81
728480	Property Owner	City Services	14230 XENON ST NW UNIT 2	896.11	40.00	74.21	1,010.32
733173	Property Owner	City Services	7270 BUNKER LAKE BLVD NW	896.11	40.00	74.21	1,010.32
734620	Property Owner	City Services	8442 152ND LN NW	892.96	40.00	73.94	1,006.90
15601245	Property Owner	City Services	14330 TUNGSTEN ST NW	892.96	40.00	73.94	1,006.90
668157771	Property Owner	City Services	5178 148TH AVE NW	891.25	40.00	73.80	1,005.05
730550	Property Owner	City Services	5970 142ND AVE NW	889.58	40.00	73.66	1,003.24
712654883	Property Owner	City Services	5410 144TH WAY NW UNIT 18	889.08	40.00	73.62	1,002.70
718590	Property Owner	City Services	5410 144TH WAY NW UNIT 20	888.82	40.00	73.60	1,002.42
729283	Property Owner	City Services	7303 E RAMSEY PKWY	888.82	40.00	73.60	1,002.42
671156957	Property Owner	City Services	14671 ARGON ST NW	888.82	40.00	73.60	1,002.42

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
730558	Property Owner	City Services	5440 144TH WAY NW UNIT 14	884.69	40.00	73.26	997.95
718505	Property Owner	City Services	5041 143RD LN NW	884.68	40.00	73.26	997.94
664650189	Property Owner	City Services	14281 XKIMO ST NW	884.68	40.00	73.26	997.94
734255	Property Owner	City Services	8879 152ND LANE NW	880.80	40.00	72.94	993.74
614755957	Property Owner	City Services	7600 163RD LANE NW	880.80	40.00	72.94	993.74
736848	Property Owner	City Services	8701 146TH LN NW	880.06	40.00	72.88	992.94
736128	Property Owner	City Services	8116 149TH LANE NW	879.00	40.00	72.79	991.79
718944	Property Owner	City Services	13881 IRONSTONE TRL NW	876.41	40.00	72.57	988.98
722492	Property Owner	City Services	15231 HELIUM ST NW	876.41	40.00	72.57	988.98
724786	Property Owner	City Services	14700 FLUORINE ST NW	876.41	40.00	72.57	988.98
725134	Property Owner	City Services	14671 HELIUM ST NW	876.41	40.00	72.57	988.98
727314	Property Owner	City Services	5535 149TH LN NW	876.41	40.00	72.57	988.98
727427	Property Owner	City Services	5441 145TH AVE NW	876.41	40.00	72.57	988.98
728207	Property Owner	City Services	15795 OSMIUM ST NW	876.41	40.00	72.57	988.98
728603	Property Owner	City Services	7320 146TH AVE NW	876.41	40.00	72.57	988.98
728809	Property Owner	City Services	7675 147TH TER NW	876.41	40.00	72.57	988.98
729149	Property Owner	City Services	14523 ARGON ST NW	876.41	40.00	72.57	988.98
729284	Property Owner	City Services	14270 URANIUM ST NW	876.41	40.00	72.57	988.98
729831	Property Owner	City Services	14180 VANADIUM ST NW	876.41	40.00	72.57	988.98
730400	Property Owner	City Services	15486 TUNGSTEN ST NW	876.41	40.00	72.57	988.98
730494	Property Owner	City Services	5425 144TH WAY NW UNIT 18	876.41	40.00	72.57	988.98
730580	Property Owner	City Services	13671 GARNET ST NW	876.41	40.00	72.57	988.98
731180	Property Owner	City Services	14640 HEMATITE ST NW	876.41	40.00	72.57	988.98
731256	Property Owner	City Services	14190 VANADIUM ST NW	876.41	40.00	72.57	988.98
731288	Property Owner	City Services	5871 SUNWOOD DR NW	876.41	40.00	72.57	988.98
731350	Property Owner	City Services	7235 E RAMSEY PKWY	876.41	40.00	72.57	988.98
731795	Property Owner	City Services	13885 IRONSTONE TRL NW	876.41	40.00	72.57	988.98
731905	Property Owner	City Services	14400 QUICKSILVER ST NW	876.41	40.00	72.57	988.98
732007	Property Owner	City Services	14585 OLIVINE TER NW	876.41	40.00	72.57	988.98
732425	Property Owner	City Services	15492 IODINE STREET NW	876.41	40.00	72.57	988.98
732622	Property Owner	City Services	15209 QUINTANA COURT NW	876.41	40.00	72.57	988.98
732691	Property Owner	City Services	15881 PERIDOT STREET NW	876.41	40.00	72.57	988.98
732806	Property Owner	City Services	5501 146TH AVE NW	876.41	40.00	72.57	988.98
732871	Property Owner	City Services	15484 TUNGSTEN ST NW	876.41	40.00	72.57	988.98
732924	Property Owner	City Services	15305 IODINE ST NW	876.41	40.00	72.57	988.98
732972	Property Owner	City Services	7266 BUNKER LAKE BLVD NW	876.41	40.00	72.57	988.98
733171	Property Owner	City Services	14971 RABBIT ST NW	876.41	40.00	72.57	988.98
733313	Property Owner	City Services	7282 BUNKER LAKE BLVD NW	876.41	40.00	72.57	988.98
733404	Property Owner	City Services	14843 PERIDOT ST NW	876.41	40.00	72.57	988.98
733478	Property Owner	City Services	15267 FLUORINE ST NW	876.41	40.00	72.57	988.98
733535	Property Owner	City Services	7297 146TH AVE NW	876.41	40.00	72.57	988.98
733830	Property Owner	City Services	15271 GERMANIUM ST NW	876.41	40.00	72.57	988.98
733853	Property Owner	City Services	8907 152ND LANE NW	876.41	40.00	72.57	988.98
734217	Property Owner	City Services	8788 151ST AVENUE NW	876.41	40.00	72.57	988.98

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
734885	Property Owner	City Services	5633 154TH LN NW	876.41	40.00	72.57	988.98
734930	Property Owner	City Services	15002 TIGER STREET NW	876.41	40.00	72.57	988.98
735012	Property Owner	City Services	5440 145TH AVE NW	876.41	40.00	72.57	988.98
735259	Property Owner	City Services	6280 141ST LN NW	876.41	40.00	72.57	988.98
735501	Property Owner	City Services	7396 159TH AVE NW	876.41	40.00	72.57	988.98
735675	Property Owner	City Services	15235 VICUNA STREET NW	876.41	40.00	72.57	988.98
735814	Property Owner	City Services	14511 QUINTANA STREET NW	876.41	40.00	72.57	988.98
735848	Property Owner	City Services	8647 146TH LANE NW	876.41	40.00	72.57	988.98
735943	Property Owner	City Services	15445 SODIUM ST	876.41	40.00	72.57	988.98
736045	Property Owner	City Services	15210 GERMANIUM ST NW	876.41	40.00	72.57	988.98
736262	Property Owner	City Services	7293 E RAMSEY PKWY	876.41	40.00	72.57	988.98
736551	Property Owner	City Services	7622 148TH TRAIL NW	876.41	40.00	72.57	988.98
736626	Property Owner	City Services	14563 QUINTANA STREET NW	876.41	40.00	72.57	988.98
24691797	Property Owner	City Services	14749 FLUORINE ST NW	876.41	40.00	72.57	988.98
383621341	Property Owner	City Services	6160 144TH LN NW	876.41	40.00	72.57	988.98
483574031	Property Owner	City Services	15360 KRYPTON ST NW	876.41	40.00	72.57	988.98
492588120	Property Owner	City Services	15211 URANIUM ST NW	876.41	40.00	72.57	988.98
640142287	Property Owner	City Services	14217 XKIMO ST NW	876.41	40.00	72.57	988.98
660192154	Property Owner	City Services	5260 149TH LN NW	876.41	40.00	72.57	988.98
668134792	Property Owner	City Services	14412 IODINE ST NW	876.41	40.00	72.57	988.98
668488991	Property Owner	City Services	5443 145TH AVE NW	876.41	40.00	72.57	988.98
673289656	Property Owner	City Services	5911 157TH LN NW	876.41	40.00	72.57	988.98
673670027	Property Owner	City Services	15386 KRYPTON ST NW	876.41	40.00	72.57	988.98
688986875	Property Owner	City Services	15430 RADIUM ST NW	876.41	40.00	72.57	988.98
703426665	Property Owner	City Services	15291 URANIUM ST NW	876.41	40.00	72.57	988.98
714419068	Property Owner	City Services	14221 XENON ST NW UNIT 11	876.41	40.00	72.57	988.98
733856	Property Owner	City Services	14838 WILLEMITE WAY NW	876.11	40.00	72.55	988.66
734867	Property Owner	City Services	7029 167TH LN NW	872.85	40.00	72.28	985.13
734632	Property Owner	City Services	13930 IRONSTONE TER NW	870.85	40.00	72.11	982.96
735170	Property Owner	City Services	14850 WILLEMITE WAY NW	866.11	40.00	71.72	977.83
735902	Property Owner	City Services	14760 ARGON ST NW	862.19	40.00	71.40	973.59
726780	Property Owner	City Services	14024 DYSPROSIUM ST NW	862.05	40.00	71.38	973.43
731205	Property Owner	City Services	14656 ARGON ST NW	857.71	40.00	71.03	968.74
734218	Property Owner	City Services	15359 RADIUM ST NW	855.56	40.00	70.85	966.41
730292	Property Owner	City Services	15025 RABBIT ST NW	854.83	40.00	70.79	965.62
731874	Property Owner	City Services	14873 YAKIMA ST NW	854.60	40.00	70.77	965.37
727063	Property Owner	City Services	14165 BARIUM ST NW	852.52	40.00	70.60	963.12
736942	Property Owner	City Services	15011 QUINTANA STREET NW	851.77	40.00	70.53	962.30
1236977	Property Owner	City Services	5550 149TH LN NW	851.28	40.00	70.49	961.77
722582	Property Owner	City Services	7815 RIVERDALE DR NW	850.76	40.00	70.45	961.21
736087	Property Owner	City Services	15239 MARMOSET ST NW	848.83	40.00	70.29	959.12
727604	Property Owner	City Services	5344 142ND CIR NW	848.38	40.00	70.25	958.63
736554	Property Owner	City Services	14601 QUINTANA STREET NW	847.77	40.00	70.20	957.97
733163	Property Owner	City Services	5430 144TH WAY NW UNIT 16	846.11	40.00	70.06	956.17

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
731914	Property Owner	City Services	14521 JUNKITE ST NW	844.56	40.00	69.94	954.50
726509	Property Owner	City Services	5414 142ND AVE NW	844.24	40.00	69.91	954.15
734764	Property Owner	City Services	14605 SNOWY OWL STREET NW	842.53	40.00	69.77	952.30
612064330	Property Owner	City Services	14271 ARGON ST NW	840.11	40.00	69.57	949.68
720731	Property Owner	City Services	14220 DYSPROSIUM ST NW	835.97	40.00	69.23	945.20
725135	Property Owner	City Services	14101 DYSPROSIUM ST NW	835.97	40.00	69.23	945.20
726673	Property Owner	City Services	14211 XENON ST NW UNIT 15	835.97	40.00	69.23	945.20
727055	Property Owner	City Services	6216 RIVLYN AVE NW	835.97	40.00	69.23	945.20
727461	Property Owner	City Services	5418 142ND AVE NW	835.97	40.00	69.23	945.20
729689	Property Owner	City Services	5304 143RD AVE NW	835.97	40.00	69.23	945.20
730677	Property Owner	City Services	5489 BUNKER LAKE BLVD NW	835.97	40.00	69.23	945.20
732364	Property Owner	City Services	14183 ARGON ST NW	835.97	40.00	69.23	945.20
613511633	Property Owner	City Services	14751 XKIMO ST NW	835.97	40.00	69.23	945.20
624365442	Property Owner	City Services	5342 142ND LN NW	835.97	40.00	69.23	945.20
644258397	Property Owner	City Services	14150 DYSPROSIUM ST NW	835.97	40.00	69.23	945.20
676319625	Property Owner	City Services	14183 BARIUM ST NW	835.97	40.00	69.23	945.20
723526	Property Owner	City Services	6891 170TH AVE NW	832.37	40.00	68.93	941.30
718302	Property Owner	City Services	15396 VANADIUM ST NW	831.28	40.00	68.84	940.12
732395	Property Owner	City Services	6149 RIVLYN AVE NW	811.46	40.00	67.20	918.66
735652	Property Owner	City Services	14596 SNOWY OWL STREET NW	802.55	40.00	66.46	909.01
721957	Property Owner	City Services	5698 152ND WAY NW	796.66	40.00	65.97	902.63
724617	Property Owner	City Services	5570 144TH AVE NW	790.14	40.00	65.43	895.57
731251	Property Owner	City Services	15023 SNOWY OWL STREET NW	789.91	40.00	65.41	895.32
729607	Property Owner	City Services	6178 146TH AVE NW	784.83	40.00	64.99	889.82
722311	Property Owner	City Services	5870 142ND AVE NW	774.28	40.00	64.12	878.40
730781	Property Owner	City Services	14994 SNOWY OWL STREET NW	773.85	40.00	64.08	877.93
733506	Property Owner	City Services	15213 TIGER STREET NW	763.94	40.00	63.26	867.20
736610	Property Owner	City Services	14974 GIBBON WAY NW	763.09	40.00	63.19	866.28
725247	Property Owner	City Services	6981 169TH LN NW	758.72	40.00	62.83	861.55
734481	Property Owner	City Services	5731 162ND CROSSING NW	757.16	40.00	62.70	859.86
730029	Property Owner	City Services	14666 SODIUM ST NW	753.00	40.00	62.35	855.35
732360	Property Owner	City Services	15035 QUINTANA STREET NW	751.69	40.00	62.25	853.94
734892	Property Owner	City Services	14485 SNOWY OWL STREET NW	749.37	40.00	62.05	851.42
724349	Property Owner	City Services	14361 POTASSIUM ST NW	748.65	40.00	61.99	850.64
733304	Property Owner	City Services	15164 QUINTANA COURT NW	740.96	40.00	61.36	842.32
737113	Property Owner	City Services	14607 PERIDOT ST NW	735.37	40.00	60.89	836.26
718685	Property Owner	City Services	16710 LIMONITE ST NW	729.74	40.00	60.43	830.17
62075218	Property Owner	City Services	14700 FERRET ST NW	724.76	40.00	60.02	824.78
730485	Property Owner	City Services	14200 WACO ST NW	723.37	40.00	59.90	823.27
723637	Property Owner	City Services	15245 GERMANIUM CIR NW	719.81	40.00	59.61	819.42
736652	Property Owner	City Services	5407 149TH LN NW	717.77	40.00	59.44	817.21
733507	Property Owner	City Services	15282 QUINTANA COURT NW	716.00	40.00	59.29	815.29
737011	Property Owner	City Services	7325 E RAMSEY PKWY	715.58	40.00	59.26	814.84
736627	Property Owner	City Services	14931 WACO ST NW	712.46	40.00	59.00	811.46

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
718932	Property Owner	City Services	14689 SODIUM ST NW	710.17	40.00	58.81	808.98
737796	Property Owner	City Services	6441 140TH CT NW	703.88	40.00	58.29	802.17
733234	Property Owner	City Services	5655 152ND LANE NW	702.72	40.00	58.19	800.91
731692	Property Owner	City Services	14260 DYSPROSIUM ST NW	698.38	40.00	57.83	796.21
735001	Property Owner	City Services	14980 FLUORINE ST NW	697.38	40.00	57.75	795.13
733300	Property Owner	City Services	14804 WILLEMITE ST NW	696.11	40.00	57.64	793.75
735974	Property Owner	City Services	7027 RIVERDALE DR	695.20	40.00	57.57	792.77
736224	Property Owner	City Services	8092 150TH PLACE NW	692.00	40.00	57.30	789.30
733284	Property Owner	City Services	6010 143RD LN NW	691.46	40.00	57.26	788.72
734721	Property Owner	City Services	5664 154TH CT NW	687.69	40.00	56.95	784.64
726269	Property Owner	City Services	7801 148TH LN NW	682.79	40.00	56.54	779.33
728719	Property Owner	City Services	5590 150TH LN NW	682.79	40.00	56.54	779.33
731342	Property Owner	City Services	5646 154TH CV NW	670.19	40.00	55.50	765.69
733547	Property Owner	City Services	6501 153RD WAY NW	665.75	40.00	55.13	760.88
735715	Property Owner	City Services	15473 RADIUM ST NW	664.53	40.00	55.03	759.56
732400	Property Owner	City Services	15183 QUINTANA COURT NW	663.22	40.00	54.92	758.14
735355	Property Owner	City Services	5473 BUNKER LAKE BLVD NW	662.97	40.00	54.90	757.87
722256	Property Owner	City Services	15534 URANIUM ST NW	661.36	40.00	54.77	756.13
729218	Property Owner	City Services	5560 146TH AVE NW	661.36	40.00	54.77	756.13
730212	Property Owner	City Services	15466 IODINE TERRACE NW	661.36	40.00	54.77	756.13
732923	Property Owner	City Services	15108 QUINTANA STREET NW	661.36	40.00	54.77	756.13
733424	Property Owner	City Services	8719 152ND AVE NW	661.36	40.00	54.77	756.13
733564	Property Owner	City Services	7293 146TH AVE NW	661.36	40.00	54.77	756.13
735835	Property Owner	City Services	14773 WILLEMITE ST NW	661.36	40.00	54.77	756.13
736796	Property Owner	City Services	14583 RHINESTONE ST NW	661.36	40.00	54.77	756.13
640334117	Property Owner	City Services	5531 150TH LN NW	661.36	40.00	54.77	756.13
732244	Property Owner	City Services	15985 SAPPHIRE ST NW	658.42	40.00	54.52	752.94
728838	Property Owner	City Services	7017 RIVERDALE DR	655.75	40.00	54.30	750.05
624617034	Property Owner	City Services	6261 142ND LN NW	652.79	40.00	54.06	746.85
737612	Property Owner	City Services	14549 QUINTANA STREET NW	641.81	40.00	53.15	734.96
735477	Property Owner	City Services	14560 RABBIT ST NW	635.24	40.00	52.60	727.84
727490	Property Owner	City Services	5350 141ST AVE NW	631.03	40.00	52.25	723.28
619942281	Property Owner	City Services	5021 143RD LN NW	630.69	40.00	52.23	722.92
737239	Property Owner	City Services	5410 144TH WAY NW UNIT 26	623.07	40.00	51.60	714.67
726428	Property Owner	City Services	5660 148TH LN NW	621.91	40.00	51.50	713.41
736994	Property Owner	City Services	8784 149TH AVENUE NW	618.15	40.00	51.19	709.34
737852	Property Owner	City Services	14191 BARIUM ST NW	600.17	40.00	49.70	689.87
731542	Property Owner	City Services	7335 146TH CROSSING NW	596.41	40.00	49.39	685.80
730382	Property Owner	City Services	7540 162ND AVE NW	587.85	40.00	48.68	676.53
719231	Property Owner	City Services	5981 144TH LN NW	586.36	40.00	48.56	674.92
662781470	Property Owner	City Services	14137 COBALT CIR NW	585.79	40.00	48.51	674.30
732670	Property Owner	City Services	5787 152ND WAY NW	577.15	40.00	47.79	664.94
704226711	Property Owner	City Services	5991 146TH AVE NW	569.00	40.00	47.12	656.12
732548	Property Owner	City Services	5477 BUNKER LAKE BLVD NW	563.05	40.00	46.63	649.68

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
735110	Property Owner	City Services	15392 RADIUM ST NW	558.52	40.00	46.25	644.77
721923	Property Owner	City Services	14781 POTASSIUM ST NW	556.59	40.00	46.09	642.68
728947	Property Owner	City Services	14183 NEON ST NW	554.50	40.00	45.92	640.42
400257680	Property Owner	City Services	6001 144TH LN NW	550.86	40.00	45.62	636.48
730537	Property Owner	City Services	6941 147TH AVE NW	549.43	40.00	45.50	634.93
728770	Property Owner	City Services	13942 IRONSTONE TER NW	548.61	40.00	45.43	634.04
723112	Property Owner	City Services	5775 152ND WAY NW	546.41	40.00	45.25	631.66
731957	Property Owner	City Services	6995 168TH AVE NW	545.89	40.00	45.20	631.09
732968	Property Owner	City Services	7091 168TH AVE NW	543.36	40.00	44.99	628.35
725699	Property Owner	City Services	16904 FELDSPAR ST NW	542.67	40.00	44.94	627.61
634668003	Property Owner	City Services	15460 YAKIMA ST NW	530.41	40.00	43.92	614.33
729512	Property Owner	City Services	13927 IRONSTONE TER NW	526.05	40.00	43.56	609.61
736443	Property Owner	City Services	14644 TIGER STREET NW	520.89	40.00	43.13	604.02
674018518	Property Owner	City Services	15539 IODINE CT NW	516.19	40.00	42.74	598.93
737291	Property Owner	City Services	14191 XENON ST NW UNIT 3	514.51	40.00	42.61	597.12
71736185	Property Owner	City Services	15128 TONTO ST NW	511.36	40.00	42.34	593.70
730424	Property Owner	City Services	14941 SNOWY OWL STREET NW	502.75	40.00	41.63	584.38
736067	Property Owner	City Services	14576 PEARSON STREET NW	500.05	40.00	41.41	581.46
721662	Property Owner	City Services	14860 OLIVINE ST NW	494.76	40.00	40.97	575.73
733206	Property Owner	City Services	7131 166TH AVE NW	493.32	40.00	40.85	574.17
714055984	Property Owner	City Services	5420 144TH WAY NW UNIT 18	493.07	40.00	40.83	573.90
668342642	Property Owner	City Services	6890 147TH AVE NW	488.18	40.00	40.43	568.61
679938193	Property Owner	City Services	5751 145TH CT NW	481.94	40.00	39.91	561.85
674644633	Property Owner	City Services	5425 152ND AVE NW	480.55	40.00	39.79	560.34
721320	Property Owner	City Services	13934 IRONSTONE TER NW	476.41	40.00	39.45	555.86
725944	Property Owner	City Services	7008 168TH LN NW	467.75	40.00	38.73	546.48
734726	Property Owner	City Services	8013 149TH LANE NW	465.86	40.00	38.58	544.44
718073230	Property Owner	City Services	5400 149TH LN NW	463.36	40.00	38.37	541.73
630126799	Property Owner	City Services	5780 157TH LN NW	455.88	40.00	37.75	533.63
736651	Property Owner	City Services	6917 170TH AVE NW	455.09	40.00	37.69	532.78
727357	Property Owner	City Services	6150 145TH LN NW	450.75	40.00	37.33	528.08
730897	Property Owner	City Services	7036 168TH AVE NW	450.45	40.00	37.30	527.75
734865	Property Owner	City Services	8014 149TH CROSSING NW	448.65	40.00	37.15	525.80
727842	Property Owner	City Services	6130 145TH LN NW	446.31	40.00	36.96	523.27
729694	Property Owner	City Services	15404 RADIUM ST NW	446.31	40.00	36.96	523.27
730516	Property Owner	City Services	5552 154TH LN NW	446.31	40.00	36.96	523.27
730905	Property Owner	City Services	14983 SNOWY OWL STREET NW	446.31	40.00	36.96	523.27
731815	Property Owner	City Services	7503 159TH AVENUE NW	446.31	40.00	36.96	523.27
731978	Property Owner	City Services	14221 VANADIUM ST NW	446.31	40.00	36.96	523.27
733661	Property Owner	City Services	5575 153RD CT NW	446.31	40.00	36.96	523.27
734153	Property Owner	City Services	5682 157TH AVE	446.31	40.00	36.96	523.27
734395	Property Owner	City Services	14664 SNOWY OWL STREET NW	446.31	40.00	36.96	523.27
734609	Property Owner	City Services	15255 MARMOSET ST NW	446.31	40.00	36.96	523.27
735790	Property Owner	City Services	14565 RABBIT ST NW	446.31	40.00	36.96	523.27

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
736123	Property Owner	City Services	8101 149TH LANE NW	446.31	40.00	36.96	523.27
736578	Property Owner	City Services	8109 150TH LANE NW	446.31	40.00	36.96	523.27
737503	Property Owner	City Services	14559 OLIVINE TER UNIT 5	446.31	40.00	36.96	523.27
686995691	Property Owner	City Services	15437 SODIUM ST	446.31	40.00	36.96	523.27
703434209	Property Owner	City Services	14681 HEMATITE ST NW	446.31	40.00	36.96	523.27
704292051	Property Owner	City Services	14617 OLIVINE ST NW	446.31	40.00	36.96	523.27
731225	Property Owner	City Services	7360 159TH AVENUE NW	445.34	40.00	36.88	522.22
495635343	Property Owner	City Services	14168 ARGON ST NW	435.46	40.00	36.06	511.52
680530338	Property Owner	City Services	14981 FLUORINE ST NW	433.86	40.00	35.93	509.79
458263652	Property Owner	City Services	14532 KRYPTON ST NW	429.22	40.00	35.54	504.76
726011	Property Owner	City Services	14240 URANIUM ST NW	428.62	40.00	35.49	504.11
719412	Property Owner	City Services	4990 150TH LN NW	426.09	40.00	35.28	501.37
732541	Property Owner	City Services	14158 ARGON ST NW	426.09	40.00	35.28	501.37
734343	Property Owner	City Services	5359 140TH CT NW	426.09	40.00	35.28	501.37
737627	Property Owner	City Services	5525 149TH LN NW	426.09	40.00	35.28	501.37
736503	Property Owner	City Services	14612 SNOWY OWL STREET NW	424.96	40.00	35.19	500.15
733467	Property Owner	City Services	8744 151ST AVE NW	420.89	40.00	34.85	495.74
736082	Property Owner	City Services	14563 PEARSON STREET NW	420.89	40.00	34.85	495.74
732784	Property Owner	City Services	15192 SNOWY OWL STREET NW	420.71	40.00	34.84	495.55
735769	Property Owner	City Services	5515 149TH LN NW	411.29	40.00	34.06	485.35
737051	Property Owner	City Services	5951 143RD CIR NW	410.85	40.00	34.02	484.87
731050	Property Owner	City Services	14263 ARGON ST NW	405.97	40.00	33.62	479.59
728359	Property Owner	City Services	5419 145TH AVE NW	400.34	40.00	33.15	473.49
732782	Property Owner	City Services	5333 140TH AVE NW	392.27	40.00	32.48	464.75
731681	Property Owner	City Services	14960 XKIMO ST NW	390.11	40.00	32.30	462.41
627275804	Property Owner	City Services	6900 148TH LN NW	385.23	40.00	31.90	457.13
726259	Property Owner	City Services	5346 140TH AVE NW	384.63	40.00	31.85	456.48
732999	Property Owner	City Services	8937 151ST LN NW	384.19	40.00	31.81	456.00
736386	Property Owner	City Services	15156 QUINTANA COURT NW	383.27	40.00	31.74	455.01
732786	Property Owner	City Services	7501 161ST AVE NW	383.17	40.00	31.73	454.90
727614	Property Owner	City Services	7750 SUNWOOD DR NW	380.86	40.00	31.54	452.40
736249	Property Owner	City Services	15005 FERRET ST NW	380.00	40.00	31.47	451.47
727284	Property Owner	City Services	14403 IODINE ST NW UNIT 25	378.21	40.00	31.32	449.53
737602	Property Owner	City Services	7411 EAST RAMSEY PKWY NW	376.89	40.00	31.21	448.10
736316	Property Owner	City Services	15212 MARMOSSET ST NW	374.07	40.00	30.98	445.05
637776010	Property Owner	City Services	6390 MCKINLEY ST NW HOUSE	373.88	40.00	30.96	444.84
735391	Property Owner	City Services	5981 145TH LN NW	368.97	40.00	30.55	439.52
737690	Property Owner	City Services	5060 XKIMO CT NW	368.70	40.00	30.53	439.23
721419	Property Owner	City Services	6992 139TH LN NW	367.92	40.00	30.47	438.39
732901	Property Owner	City Services	5178 147TH LN NW	363.47	40.00	30.10	433.57
724437	Property Owner	City Services	13869 IRONSTONE TRL NW	353.22	40.00	29.25	422.47
718332	Property Owner	City Services	5420 144TH WAY NW UNIT 16	346.11	40.00	28.66	414.77
720794	Property Owner	City Services	14305 TUNGSTEN ST NW	342.42	40.00	28.36	410.78
736973	Property Owner	City Services	14708 ZEOLITE ST NW	339.90	40.00	28.15	408.05

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
718271	Property Owner	City Services	14836 OLIVINE ST NW	338.82	40.00	28.06	406.88
719758	Property Owner	City Services	14077 DYSPROSIUM ST NW	334.16	40.00	27.67	401.83
730921	Property Owner	City Services	5450 144TH WAY NW UNIT 12	333.14	40.00	27.59	400.73
734396	Property Owner	City Services	14678 SNOWY OWL STREET NW	325.52	40.00	26.96	392.48
383361	Property Owner	City Services	14715 HELIUM ST NW	320.89	40.00	26.57	387.46
718276	Property Owner	City Services	4965 155TH LN NW	320.89	40.00	26.57	387.46
734613	Property Owner	City Services	8642 145TH LN NW	320.77	40.00	26.56	387.33
726070	Property Owner	City Services	6903 170TH TRL NW	305.60	40.00	25.31	370.91
676705915	Property Owner	City Services	15247 GERMANIUM CIR NW	302.79	40.00	25.07	367.86
726993	Property Owner	City Services	7086 168TH AVE NW	298.42	40.00	24.71	363.13
730035	Property Owner	City Services	15585 KRYPTON ST NW	294.63	40.00	24.40	359.03
732702	Property Owner	City Services	15198 WOLVERINE ST NW	293.92	40.00	24.34	358.26
644937894	Property Owner	City Services	5961 144TH CIR NW	293.32	40.00	24.29	357.61
730505	Property Owner	City Services	14280 DYSPROSIUM ST NW	280.81	40.00	23.25	344.06
737637	Property Owner	City Services	7626 148TH TRAIL NW	278.87	40.00	23.09	341.96
727702	Property Owner	City Services	5768 155TH LN NW	277.95	40.00	23.02	340.97
727425	Property Owner	City Services	15251 FLUORINE ST NW	277.36	40.00	22.97	340.33
731454	Property Owner	City Services	5980 145TH LN NW	276.41	40.00	22.89	339.30
727220	Property Owner	City Services	13903 IRONSTONE TRL NW	276.36	40.00	22.88	339.24
722781	Property Owner	City Services	16830 OLIVINE ST NW	276.07	40.00	22.86	338.93
727974	Property Owner	City Services	7030 147TH AVE NW	275.53	40.00	22.82	338.35
727189	Property Owner	City Services	15280 URANIUM ST NW	275.43	40.00	22.81	338.24
737582	Property Owner	City Services	14968 GIBBON TERRACE NW	272.28	40.00	22.55	334.83
737870	Property Owner	City Services	8751 147TH AVENUE NW	271.31	40.00	22.47	333.78
733824	Property Owner	City Services	14700 GERMANIUM ST NW	270.02	40.00	22.36	332.38
719939	Property Owner	City Services	5710 158TH CT	269.24	40.00	22.30	331.54
720344	Property Owner	City Services	5695 154TH CT NW	269.24	40.00	22.30	331.54
736598	Property Owner	City Services	14631 PEARSON STREET NW	269.24	40.00	22.30	331.54
665908786	Property Owner	City Services	14400 IODINE ST NW	267.51	40.00	22.15	329.66
728041	Property Owner	City Services	14177 NEON ST NW	266.11	40.00	22.04	328.15
729525	Property Owner	City Services	6200 142ND LN NW	265.75	40.00	22.01	327.76
723066	Property Owner	City Services	16206 SAPPHIRE ST NW	264.85	40.00	21.93	326.78
726541	Property Owner	City Services	16049 IODINE ST NW	264.85	40.00	21.93	326.78
728970	Property Owner	City Services	5990 142ND AVE NW	264.85	40.00	21.93	326.78
734911	Property Owner	City Services	16054 SAPPHIRE ST NW	264.85	40.00	21.93	326.78
696153358	Property Owner	City Services	4990 155TH LN	264.56	40.00	21.91	326.47
723072	Property Owner	City Services	14301 NEON ST NW	263.08	40.00	21.79	324.87
734573	Property Owner	City Services	7283 146TH AVE NW	261.36	40.00	21.64	323.00
622923248	Property Owner	City Services	6671 153RD CT NW	261.36	40.00	21.64	323.00
726576	Property Owner	City Services	15760 LITHIUM ST NW	260.46	40.00	21.57	322.03
735583	Property Owner	City Services	14554 RABBIT ST NW	260.46	40.00	21.57	322.03
726135	Property Owner	City Services	16265 JUNKITE ST	258.59	40.00	21.41	320.00
737770	Property Owner	City Services	8027 149TH CROSSING NW	258.22	40.00	21.38	319.60
725797	Property Owner	City Services	5961 143RD LN NW	256.24	40.00	21.22	317.46

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
725845	Property Owner	City Services	14781 FLUORINE ST NW	256.07	40.00	21.20	317.27
728957	Property Owner	City Services	5518 144TH COURT NW	256.07	40.00	21.20	317.27
730683	Property Owner	City Services	15435 IODINE ST NW	256.07	40.00	21.20	317.27
732194	Property Owner	City Services	15553 SODIUM WAY NW	256.07	40.00	21.20	317.27
734845	Property Owner	City Services	8511 152ND LANE NW	256.07	40.00	21.20	317.27
734926	Property Owner	City Services	15881 POTASSIUM ST NW	256.07	40.00	21.20	317.27
737139	Property Owner	City Services	13892 IRONSTONE TRL NW	256.07	40.00	21.20	317.27
496329287	Property Owner	City Services	15200 GERMANIUM ST NW	252.43	40.00	20.90	313.33
735809	Property Owner	City Services	14597 RHINestone ST NW	251.68	40.00	20.84	312.52
730022	Property Owner	City Services	5401 145TH AVE NW	249.81	40.00	20.69	310.50
725205	Property Owner	City Services	4970 155TH LN NW	249.43	40.00	20.65	310.08
24721801	Property Owner	City Services	14629 KRYPTON ST NW	249.03	40.00	20.62	309.65
718155	Property Owner	City Services	14684 IODINE CT NW	247.30	40.00	20.48	307.78
725615	Property Owner	City Services	6910 147TH AVE NW	247.30	40.00	20.48	307.78
732195	Property Owner	City Services	5763 152ND WAY NW	247.30	40.00	20.48	307.78
736683	Property Owner	City Services	14970 GIBBON WAY NW	247.30	40.00	20.48	307.78
724797	Property Owner	City Services	6136 146TH LN NW	246.31	40.00	20.40	306.71
731682	Property Owner	City Services	14434 IODINE ST NW	245.36	40.00	20.32	305.68
728371	Property Owner	City Services	14430 QUICKSILVER ST NW	242.91	40.00	20.11	303.02
732632	Property Owner	City Services	5800 158TH LN NW	242.91	40.00	20.11	303.02
733204	Property Owner	City Services	14710 ERKIUM ST NW	242.91	40.00	20.11	303.02
735160	Property Owner	City Services	7252 149TH AVE NW	242.56	40.00	20.09	302.65
615416800	Property Owner	City Services	14767 KAMACITE ST NW	239.81	40.00	19.86	299.67
720808	Property Owner	City Services	5617 154TH LN NW	238.52	40.00	19.75	298.27
726695	Property Owner	City Services	5686 154TH CROSSING NW	237.06	40.00	19.63	296.69
727245	Property Owner	City Services	14571 OLIVINE ST	234.13	40.00	19.39	293.52
732948	Property Owner	City Services	14201 XENON ST NW UNIT 19	234.13	40.00	19.39	293.52
733599	Property Owner	City Services	15136 WOLVERINE ST NW	234.13	40.00	19.39	293.52
734732	Property Owner	City Services	16112 URANIMITE ST NW	234.13	40.00	19.39	293.52
120270795	Property Owner	City Services	5830 157TH LN NW	231.12	40.00	19.14	290.26
732416	Property Owner	City Services	14731 COBALT ST NW UNIT 19	230.01	40.00	19.05	289.06
720477	Property Owner	City Services	7804 149TH AVE NW	229.74	40.00	19.02	288.76
720986	Property Owner	City Services	14408 TUNGSTEN WAY NW	229.74	40.00	19.02	288.76
721456	Property Owner	City Services	5681 146TH AVE NW	229.74	40.00	19.02	288.76
723889	Property Owner	City Services	14620 NEON ST NW	229.74	40.00	19.02	288.76
725206	Property Owner	City Services	5990 146TH AVE NW	229.74	40.00	19.02	288.76
726447	Property Owner	City Services	13895 IRONSTONE TRL NW	229.74	40.00	19.02	288.76
726677	Property Owner	City Services	5698 154TH CROSSING NW	229.74	40.00	19.02	288.76
727267	Property Owner	City Services	6821 146TH CIR NW	229.74	40.00	19.02	288.76
727874	Property Owner	City Services	14559 KRYPTON ST NW	229.74	40.00	19.02	288.76
728272	Property Owner	City Services	15492 TUNGSTEN ST NW	229.74	40.00	19.02	288.76
728810	Property Owner	City Services	5709 162ND LN	229.74	40.00	19.02	288.76
728953	Property Owner	City Services	14201 XENON ST NW UNIT 7	229.74	40.00	19.02	288.76
729424	Property Owner	City Services	5825 158TH AVE NW	229.74	40.00	19.02	288.76

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
729839	Property Owner	City Services	15955 URANIMITE ST NW	229.74	40.00	19.02	288.76
730000	Property Owner	City Services	5669 152ND CT NW	229.74	40.00	19.02	288.76
730250	Property Owner	City Services	14604 OLIVINE ST NW	229.74	40.00	19.02	288.76
731502	Property Owner	City Services	5820 158TH LN NW	229.74	40.00	19.02	288.76
732094	Property Owner	City Services	15220 BARIUM ST NW	229.74	40.00	19.02	288.76
732614	Property Owner	City Services	15412 RADIUM ST NW	229.74	40.00	19.02	288.76
733006	Property Owner	City Services	15239 GERMANIUM CIR NW	229.74	40.00	19.02	288.76
733753	Property Owner	City Services	15166 TIGER STREET NW	229.74	40.00	19.02	288.76
734331	Property Owner	City Services	8865 152ND LANE NW	229.74	40.00	19.02	288.76
734542	Property Owner	City Services	15261 FLUORINE ST NW	229.74	40.00	19.02	288.76
734814	Property Owner	City Services	15851 PERIDOT STREET NW	229.74	40.00	19.02	288.76
734838	Property Owner	City Services	8483 152ND LN NW	229.74	40.00	19.02	288.76
734888	Property Owner	City Services	15035 RABBIT ST NW	229.74	40.00	19.02	288.76
735317	Property Owner	City Services	5440 144TH WAY NW UNIT 24	229.74	40.00	19.02	288.76
735428	Property Owner	City Services	5766 152ND LANE NW	229.74	40.00	19.02	288.76
735445	Property Owner	City Services	6881 147TH AVE NW	229.74	40.00	19.02	288.76
735615	Property Owner	City Services	15243 VICUNA STREET NW	229.74	40.00	19.02	288.76
735616	Property Owner	City Services	15251 VICUNA STREET NW	229.74	40.00	19.02	288.76
735642	Property Owner	City Services	14552 QUINTANA STREET NW	229.74	40.00	19.02	288.76
735803	Property Owner	City Services	8071 149TH LANE NW	229.74	40.00	19.02	288.76
736285	Property Owner	City Services	8693 152ND AVENUE NW	229.74	40.00	19.02	288.76
736384	Property Owner	City Services	15428 FLUORINE ST NW	229.74	40.00	19.02	288.76
736746	Property Owner	City Services	14619 PEARSON STREET NW	229.74	40.00	19.02	288.76
736765	Property Owner	City Services	5644 154TH LANE NW	229.74	40.00	19.02	288.76
736906	Property Owner	City Services	14979 GIBBON TERRACE NW	229.74	40.00	19.02	288.76
737227	Property Owner	City Services	14621 QUINTANA STREET NW	229.74	40.00	19.02	288.76
737482	Property Owner	City Services	5440 144TH WAY NW UNIT 22	229.74	40.00	19.02	288.76
737802	Property Owner	City Services	5870 142ND AVE NW	229.74	40.00	19.02	288.76
737830	Property Owner	City Services	14583 OLIVINE TER NW	229.74	40.00	19.02	288.76
992888	Property Owner	City Services	14660 IODINE CT NW	229.74	40.00	19.02	288.76
1776781	Property Owner	City Services	5222 148TH AVE NW	229.74	40.00	19.02	288.76
481352563	Property Owner	City Services	14431 RADIUM ST NW	229.74	40.00	19.02	288.76
681258856	Property Owner	City Services	14771 ERKIUM ST NW	229.74	40.00	19.02	288.76
682682655	Property Owner	City Services	5901 157TH LN NW	229.74	40.00	19.02	288.76
732508	Property Owner	City Services	6071 144TH LN NW	222.09	40.00	18.39	280.48
737477	Property Owner	City Services	14646 RHINESTONE WAY	220.82	40.00	18.29	279.11
733411	Property Owner	City Services	5420 144TH WAY NW UNIT 22	220.40	40.00	18.25	278.65
725448	Property Owner	City Services	4991 150TH LN NW	219.63	40.00	18.19	277.82
725866	Property Owner	City Services	5364 142ND CIR NW	219.63	40.00	18.19	277.82
726750	Property Owner	City Services	14667 WACO ST NW	219.63	40.00	18.19	277.82
731067	Property Owner	City Services	15210 ST FRANCIS BLVD NW	219.63	40.00	18.19	277.82
682035500	Property Owner	City Services	14119 BARIUM ST NW	219.63	40.00	18.19	277.82
732951	Property Owner	City Services	14290 SUNFISH LAKE BLVD NW EAST	216.18	40.00	17.90	274.08
737049	Property Owner	City Services	13892 IRONSTONE TRL NW	215.05	40.00	17.81	272.86

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
737292	Property Owner	City Services	5840 141ST LN NW	215.05	40.00	17.81	272.86
492474	Property Owner	City Services	14120 DYSPROSIUM ST NW	213.59	40.00	17.69	271.28
728209	Property Owner	City Services	15565 XKIMO CT NW	212.57	40.00	17.60	270.17
736101	Property Owner	City Services	8096 150TH PLACE NW	211.36	40.00	17.50	268.86
736894	Property Owner	City Services	6930 137TH LN NW	202.29	40.00	16.75	259.04
719259	Property Owner	City Services	6078 146TH LN NW	202.01	40.00	16.73	258.74
721266	Property Owner	City Services	14412 TUNGSTEN WAY NW	200.00	40.00	16.56	256.56
733898	Property Owner	City Services	14630 FLUORINE ST NW	200.00	40.00	16.56	256.56
734614	Property Owner	City Services	14426 QUINTANA STREET NW	200.00	40.00	16.56	256.56
725867	Property Owner	City Services	14140 DYSPROSIUM ST NW	194.72	40.00	16.12	250.84
737701	Property Owner	City Services	6611 168TH LANE NW	193.65	40.00	16.04	249.69
725673	Property Owner	City Services	5639 157TH AVE NW	190.12	40.00	15.74	245.86
718481	Property Owner	City Services	7450 BUNKER LAKE BLVD	186.94	40.00	15.48	242.42
720058	Property Owner	City Services	7342 BUNKER LAKE BLVD	186.94	40.00	15.48	242.42
720857	Property Owner	City Services	7418 BUNKER LAKE BLVD	186.94	40.00	15.48	242.42
720866	Property Owner	City Services	14791 COBALT ST NW STE 19	186.94	40.00	15.48	242.42
722054	Property Owner	City Services	6962 139TH AVE	186.94	40.00	15.48	242.42
722696	Property Owner	City Services	7410 147TH LN NW	186.94	40.00	15.48	242.42
724419	Property Owner	City Services	6933 139TH LN	186.94	40.00	15.48	242.42
727095	Property Owner	City Services	6952 139TH AVE NW	186.94	40.00	15.48	242.42
727400	Property Owner	City Services	7261 147TH TER NW	186.94	40.00	15.48	242.42
727847	Property Owner	City Services	7085 139TH AVE	186.94	40.00	15.48	242.42
728469	Property Owner	City Services	7296 147TH TER NW	186.94	40.00	15.48	242.42
729096	Property Owner	City Services	7035 139TH AVE NW	186.94	40.00	15.48	242.42
729258	Property Owner	City Services	14765 PERIDOT ST	186.94	40.00	15.48	242.42
730334	Property Owner	City Services	14644 RHINESTONE ST NW	186.94	40.00	15.48	242.42
731022	Property Owner	City Services	6925 139TH LN NW	186.94	40.00	15.48	242.42
732013	Property Owner	City Services	7305 147TH TER NW	186.94	40.00	15.48	242.42
732030	Property Owner	City Services	14569 OLIVINE WAY NW	186.94	40.00	15.48	242.42
732155	Property Owner	City Services	6870 139TH LN NW UNIT 3	186.94	40.00	15.48	242.42
732181	Property Owner	City Services	7321 147TH TER NW	186.94	40.00	15.48	242.42
733010	Property Owner	City Services	6854 139TH LN UNIT 4	186.94	40.00	15.48	242.42
733112	Property Owner	City Services	7204 147TH TER NW	186.94	40.00	15.48	242.42
733126	Property Owner	City Services	14643 RHINESTONE WAY	186.94	40.00	15.48	242.42
733712	Property Owner	City Services	7382 147TH LN NW	186.94	40.00	15.48	242.42
733797	Property Owner	City Services	14735 OLIVINE ST	186.94	40.00	15.48	242.42
734399	Property Owner	City Services	7362 147TH LN NW	186.94	40.00	15.48	242.42
735548	Property Owner	City Services	7268 147TH TER NW	186.94	40.00	15.48	242.42
735586	Property Owner	City Services	14642 QUARTZ TER	186.94	40.00	15.48	242.42
735711	Property Owner	City Services	14658 QUARTZ TER	186.94	40.00	15.48	242.42
735760	Property Owner	City Services	14739 OLIVINE ST	186.94	40.00	15.48	242.42
735845	Property Owner	City Services	7378 147TH LN NW	186.94	40.00	15.48	242.42
736403	Property Owner	City Services	14661 COBALT ST NW UNIT 27	186.94	40.00	15.48	242.42
736801	Property Owner	City Services	14658 PERIDOT TER	186.94	40.00	15.48	242.42

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
680087075	Property Owner	City Services	7069 139TH AVE	186.94	40.00	15.48	242.42
688670261	Property Owner	City Services	7292 147TH TER NW	186.94	40.00	15.48	242.42
721979	Property Owner	City Services	14721 ARGON ST NW	186.41	40.00	15.44	241.85
737824	Property Owner	City Services	14683 SODIUM ST NW	186.31	40.00	15.43	241.74
734033	Property Owner	City Services	8062 154TH AVE NW	185.51	40.00	15.36	240.87
736270	Property Owner	City Services	15141 COBALT ST NW	185.13	40.00	15.33	240.46
734887	Property Owner	City Services	16139 URANIMITE ST	183.88	40.00	15.23	239.11
737625	Property Owner	City Services	5642 157TH AVE NW	182.04	40.00	15.07	237.11
737242	Property Owner	City Services	14811 WILLEMITE ST NW	181.31	40.00	15.01	236.32
737388	Property Owner	City Services	14191 BARIUM ST NW	180.16	40.00	14.92	235.08
736127	Property Owner	City Services	8108 149TH LANE NW	179.74	40.00	14.88	234.62
730821	Property Owner	City Services	7371 159TH AVE NW	176.43	40.00	14.61	231.04
721755	Property Owner	City Services	15153 TONTO ST NW	171.04	40.00	14.16	225.20
727608	Property Owner	City Services	16640 YTTRIUM ST NW	169.59	40.00	14.04	223.63
729353	Property Owner	City Services	6701 153RD CT NW	168.17	40.00	13.93	222.10
713598964	Property Owner	City Services	15326 ZUNI CT	164.85	40.00	13.65	218.50
736688	Property Owner	City Services	16914 TIGER ST NW	163.79	40.00	13.56	217.35
718559	Property Owner	City Services	5971 144TH LN NW	161.36	40.00	13.36	214.72
733645	Property Owner	City Services	15261 QUINTANA COURT NW	150.21	40.00	12.44	202.65
735584	Property Owner	City Services	15257 VICUNA STREET NW	150.00	40.00	12.42	202.42
37822799	Property Owner	City Services	9221 173RD AVE NW	149.76	40.00	12.40	202.16
737717	Property Owner	City Services	15985 SAPPHIRE ST NW	149.38	40.00	12.37	201.75
731218	Property Owner	City Services	14191 XENON ST NW UNIT 3	148.14	40.00	12.27	200.41
718468	Property Owner	City Services	5108 151ST AVE NW	146.50	40.00	12.13	198.63
718616	Property Owner	City Services	8021 177TH AVE NW	146.50	40.00	12.13	198.63
718759	Property Owner	City Services	16331 YTTRIUM ST NW	146.50	40.00	12.13	198.63
718800	Property Owner	City Services	15511 COQUINA ST NW	146.50	40.00	12.13	198.63
719220	Property Owner	City Services	15310 ZIRCONIUM ST NW	146.50	40.00	12.13	198.63
719366	Property Owner	City Services	14021 MAGNESIUM ST NW	146.50	40.00	12.13	198.63
719681	Property Owner	City Services	16650 DOLOMITE ST NW	146.50	40.00	12.13	198.63
719956	Property Owner	City Services	8021 176TH LN NW	146.50	40.00	12.13	198.63
720125	Property Owner	City Services	8421 154TH LN NW	146.50	40.00	12.13	198.63
720249	Property Owner	City Services	8901 178TH AVE NW	146.50	40.00	12.13	198.63
720352	Property Owner	City Services	16101 RAMSEY BLVD NW	146.50	40.00	12.13	198.63
720660	Property Owner	City Services	15211 WACO ST NW	146.50	40.00	12.13	198.63
720726	Property Owner	City Services	6820 158TH LN NW	146.50	40.00	12.13	198.63
720751	Property Owner	City Services	16326 DYSPROSIUM ST NW	146.50	40.00	12.13	198.63
721123	Property Owner	City Services	14121 GERMANIUM ST NW	146.50	40.00	12.13	198.63
721160	Property Owner	City Services	16121 RAMSEY BLVD NW	146.50	40.00	12.13	198.63
721528	Property Owner	City Services	16400 YOLITE ST NW	146.50	40.00	12.13	198.63
721604	Property Owner	City Services	7087 159TH LN NW	146.50	40.00	12.13	198.63
721672	Property Owner	City Services	7111 175TH AVE NW	146.50	40.00	12.13	198.63
721694	Property Owner	City Services	5515 BUNKER LAKE BLVD NW	146.50	40.00	12.13	198.63
721790	Property Owner	City Services	17410 WOLVERINE ST NW	146.50	40.00	12.13	198.63

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
722247	Property Owner	City Services	15040 URANIMITE ST NW	146.50	40.00	12.13	198.63
722318	Property Owner	City Services	15621 BARIUM ST NW	146.50	40.00	12.13	198.63
722322	Property Owner	City Services	15959 EBONY ST NW	146.50	40.00	12.13	198.63
722482	Property Owner	City Services	6720 158TH LN NW	146.50	40.00	12.13	198.63
722495	Property Owner	City Services	8151 154TH LN NW	146.50	40.00	12.13	198.63
722543	Property Owner	City Services	6819 164TH LN NW	146.50	40.00	12.13	198.63
722807	Property Owner	City Services	16010 NOWTHEN BLVD NW	146.50	40.00	12.13	198.63
722900	Property Owner	City Services	5810 164TH LN NW	146.50	40.00	12.13	198.63
723367	Property Owner	City Services	16041 KANGAROO ST NW	146.50	40.00	12.13	198.63
723769	Property Owner	City Services	14255 BOWERS DR NW	146.50	40.00	12.13	198.63
723927	Property Owner	City Services	16231 JARVIS ST NW	146.50	40.00	12.13	198.63
723928	Property Owner	City Services	5821 160TH LN NW	146.50	40.00	12.13	198.63
724045	Property Owner	City Services	6840 164TH LN NW	146.50	40.00	12.13	198.63
724396	Property Owner	City Services	8261 159TH LN NW	146.50	40.00	12.13	198.63
724457	Property Owner	City Services	15160 YAKIMA ST NW	146.50	40.00	12.13	198.63
724490	Property Owner	City Services	8059 154TH AVE NW	146.50	40.00	12.13	198.63
724623	Property Owner	City Services	15959 IRONSTONE ST NW	146.50	40.00	12.13	198.63
724680	Property Owner	City Services	14120 JUNKITE ST NW	146.50	40.00	12.13	198.63
724831	Property Owner	City Services	16771 ANDRIE ST NW	146.50	40.00	12.13	198.63
724887	Property Owner	City Services	17700 EATON ST NW	146.50	40.00	12.13	198.63
724938	Property Owner	City Services	15730 KANGAROO ST NW	146.50	40.00	12.13	198.63
724974	Property Owner	City Services	8055 142ND AVE NW	146.50	40.00	12.13	198.63
725168	Property Owner	City Services	15137 YAKIMA ST NW	146.50	40.00	12.13	198.63
725519	Property Owner	City Services	15140 URANIMITE ST NW	146.50	40.00	12.13	198.63
725566	Property Owner	City Services	15200 WILLEMITE ST NW	146.50	40.00	12.13	198.63
725657	Property Owner	City Services	8120 154TH LN NW	146.50	40.00	12.13	198.63
726086	Property Owner	City Services	17800 YAKIMA ST NW	146.50	40.00	12.13	198.63
726111	Property Owner	City Services	8150 151ST LN NW	146.50	40.00	12.13	198.63
726179	Property Owner	City Services	7650 163RD LN NW	146.50	40.00	12.13	198.63
726383	Property Owner	City Services	16345 ZIRCONIUM ST NW	146.50	40.00	12.13	198.63
726714	Property Owner	City Services	17059 NOWTHEN BLVD NW	146.50	40.00	12.13	198.63
726743	Property Owner	City Services	17362 RABBIT ST NW	146.50	40.00	12.13	198.63
726752	Property Owner	City Services	17705 NOWTHEN BLVD NW	146.50	40.00	12.13	198.63
726938	Property Owner	City Services	9501 ERMINE BLVD NW	146.50	40.00	12.13	198.63
727293	Property Owner	City Services	17820 FLUORINE ST NW	146.50	40.00	12.13	198.63
727328	Property Owner	City Services	17295 VARIOLITE ST NW	146.50	40.00	12.13	198.63
727360	Property Owner	City Services	15421 KANGAROO ST NW	146.50	40.00	12.13	198.63
727418	Property Owner	City Services	5206 150TH LN NW	146.50	40.00	12.13	198.63
727447	Property Owner	City Services	6920 150TH AVE NW	146.50	40.00	12.13	198.63
727451	Property Owner	City Services	9000 181ST AVE NW	146.50	40.00	12.13	198.63
727465	Property Owner	City Services	7651 178TH LN NW	146.50	40.00	12.13	198.63
727489	Property Owner	City Services	6743 159TH AVE NW	146.50	40.00	12.13	198.63
727551	Property Owner	City Services	7100 160TH LN NW	146.50	40.00	12.13	198.63
727592	Property Owner	City Services	7341 154TH LN NW	146.50	40.00	12.13	198.63

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
728095	Property Owner	City Services	7346 149TH AVE NW	146.50	40.00	12.13	198.63
728350	Property Owner	City Services	8541 154TH LN NW	146.50	40.00	12.13	198.63
728384	Property Owner	City Services	18045 WACO ST NW	146.50	40.00	12.13	198.63
728707	Property Owner	City Services	17225 BISON ST NW	146.50	40.00	12.13	198.63
728866	Property Owner	City Services	8643 174TH LN NW	146.50	40.00	12.13	198.63
728903	Property Owner	City Services	6981 180TH AVE NW	146.50	40.00	12.13	198.63
729039	Property Owner	City Services	16600 COQUINA ST NW	146.50	40.00	12.13	198.63
729147	Property Owner	City Services	16324 COQUINA ST NW	146.50	40.00	12.13	198.63
729456	Property Owner	City Services	8130 153RD LN NW	146.50	40.00	12.13	198.63
729610	Property Owner	City Services	16300 RAMSEY BLVD NW	146.50	40.00	12.13	198.63
729727	Property Owner	City Services	8620 174TH LN NW	146.50	40.00	12.13	198.63
729770	Property Owner	City Services	6044 174TH AVE NW	146.50	40.00	12.13	198.63
729939	Property Owner	City Services	8351 160TH AVE NW	146.50	40.00	12.13	198.63
730078	Property Owner	City Services	15621 NUTRIA ST NW	146.50	40.00	12.13	198.63
730556	Property Owner	City Services	7831 151ST LN NW	146.50	40.00	12.13	198.63
730676	Property Owner	City Services	6728 153RD LN NW	146.50	40.00	12.13	198.63
730766	Property Owner	City Services	15241 IGUANA ST NW	146.50	40.00	12.13	198.63
730835	Property Owner	City Services	14401 ARMSTRONG BLVD NW	146.50	40.00	12.13	198.63
730837	Property Owner	City Services	6706 159TH AVE NW	146.50	40.00	12.13	198.63
730957	Property Owner	City Services	16325 OKAPI ST NW	146.50	40.00	12.13	198.63
730964	Property Owner	City Services	7921 163RD LN NW	146.50	40.00	12.13	198.63
730970	Property Owner	City Services	7551 149TH AVE NW	146.50	40.00	12.13	198.63
731019	Property Owner	City Services	15040 WILLEMITE ST NW	146.50	40.00	12.13	198.63
731087	Property Owner	City Services	6640 153RD LN NW	146.50	40.00	12.13	198.63
731130	Property Owner	City Services	7321 152ND LN NW	146.50	40.00	12.13	198.63
731153	Property Owner	City Services	6825 151ST AVE NW	146.50	40.00	12.13	198.63
731192	Property Owner	City Services	15415 ST FRANCIS BLVD NW	146.50	40.00	12.13	198.63
731201	Property Owner	City Services	18055 UTE ST NW	146.50	40.00	12.13	198.63
731208	Property Owner	City Services	16313 OKAPI ST NW	146.50	40.00	12.13	198.63
731536	Property Owner	City Services	8964 HWY 10 NW	146.50	40.00	12.13	198.63
731667	Property Owner	City Services	7321 151ST LN NW	146.50	40.00	12.13	198.63
731676	Property Owner	City Services	6780 GREEN VALLEY RD	146.50	40.00	12.13	198.63
731694	Property Owner	City Services	15030 WILLEMITE ST NW	146.50	40.00	12.13	198.63
731712	Property Owner	City Services	6460 153RD LN NW	146.50	40.00	12.13	198.63
731762	Property Owner	City Services	9041 169TH AVENUE NW	146.50	40.00	12.13	198.63
731768	Property Owner	City Services	15040 YAKIMA ST NW	146.50	40.00	12.13	198.63
732097	Property Owner	City Services	5650 170TH LN NW	146.50	40.00	12.13	198.63
732205	Property Owner	City Services	15313 RHINESTONE ST	146.50	40.00	12.13	198.63
732319	Property Owner	City Services	15385 ARMSTRONG BLVD NW	146.50	40.00	12.13	198.63
732350	Property Owner	City Services	8121 158TH LN NW	146.50	40.00	12.13	198.63
732414	Property Owner	City Services	17450 BAUGH ST NW	146.50	40.00	12.13	198.63
732493	Property Owner	City Services	8230 154TH LN NW	146.50	40.00	12.13	198.63
732531	Property Owner	City Services	5751 177TH AVE NW	146.50	40.00	12.13	198.63
732626	Property Owner	City Services	7020 160TH LN NW	146.50	40.00	12.13	198.63

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
732643	Property Owner	City Services	7261 151ST LN NW	146.50	40.00	12.13	198.63
732759	Property Owner	City Services	15830 HEDGEHOG ST NW	146.50	40.00	12.13	198.63
732852	Property Owner	City Services	15500 MARMOSET ST NW	146.50	40.00	12.13	198.63
732881	Property Owner	City Services	15355 ELAND ST NW	146.50	40.00	12.13	198.63
733196	Property Owner	City Services	16445 HALAS CIR	146.50	40.00	12.13	198.63
733243	Property Owner	City Services	15121 WILLEMITE ST NW	146.50	40.00	12.13	198.63
733311	Property Owner	City Services	15341 OKAPI ST NW	146.50	40.00	12.13	198.63
733534	Property Owner	City Services	15804 RADIUM ST NW	146.50	40.00	12.13	198.63
733625	Property Owner	City Services	15000 CHAMELEON ST NW	146.50	40.00	12.13	198.63
733687	Property Owner	City Services	16220 YTTRIUM ST NW	146.50	40.00	12.13	198.63
733805	Property Owner	City Services	5531 156TH LN NW	146.50	40.00	12.13	198.63
733902	Property Owner	City Services	7350 150TH LN NW	146.50	40.00	12.13	198.63
734256	Property Owner	City Services	16801 SODIUM ST NW	146.50	40.00	12.13	198.63
734524	Property Owner	City Services	6860 158TH LN NW	146.50	40.00	12.13	198.63
734550	Property Owner	City Services	8980 178TH AVE NW	146.50	40.00	12.13	198.63
734657	Property Owner	City Services	15454 BARIUM ST NW	146.50	40.00	12.13	198.63
734701	Property Owner	City Services	6787 GREEN VALLEY RD NW	146.50	40.00	12.13	198.63
734763	Property Owner	City Services	7320 151ST AVE NW	146.50	40.00	12.13	198.63
734944	Property Owner	City Services	16795 GARNET ST NW	146.50	40.00	12.13	198.63
734967	Property Owner	City Services	14905 WILLEMITE ST NW	146.50	40.00	12.13	198.63
735067	Property Owner	City Services	9100 181ST AVE NW	146.50	40.00	12.13	198.63
735671	Property Owner	City Services	15407 ARGON ST NW	146.50	40.00	12.13	198.63
735682	Property Owner	City Services	15031 RAMSEY BLVD NW	146.50	40.00	12.13	198.63
735981	Property Owner	City Services	18032 BARIUM ST NW	146.50	40.00	12.13	198.63
736086	Property Owner	City Services	15315 ARMSTRONG BLVD NW	146.50	40.00	12.13	198.63
736226	Property Owner	City Services	16000 NOWTHEN BLVD NW	146.50	40.00	12.13	198.63
736320	Property Owner	City Services	15451 NOWTHEN BLVD NW	146.50	40.00	12.13	198.63
736464	Property Owner	City Services	5926 168TH AVE NW	146.50	40.00	12.13	198.63
737143	Property Owner	City Services	15035 RAMSEY BLVD NW DUP LOWEF	146.50	40.00	12.13	198.63
737774	Property Owner	City Services	6370 143RD LN NW	146.50	40.00	12.13	198.63
14871175	Property Owner	City Services	6319 143RD LN NW	146.50	40.00	12.13	198.63
33622379	Property Owner	City Services	5434 180TH LN NW	146.50	40.00	12.13	198.63
33882405	Property Owner	City Services	4941 179TH AVE NW	146.50	40.00	12.13	198.63
34003380	Property Owner	City Services	16800 IODINE ST NW	146.50	40.00	12.13	198.63
34042421	Property Owner	City Services	5240 177TH AVE NW	146.50	40.00	12.13	198.63
34222439	Property Owner	City Services	17700 COBALT ST NW	146.50	40.00	12.13	198.63
35912608	Property Owner	City Services	7009 175TH AVE NW	146.50	40.00	12.13	198.63
36132630	Property Owner	City Services	17410 CHAMELEON ST NW	146.50	40.00	12.13	198.63
40693086	Property Owner	City Services	16530 YOLITE ST NW	146.50	40.00	12.13	198.63
41403157	Property Owner	City Services	7956 173RD AVE NW	146.50	40.00	12.13	198.63
42223239	Property Owner	City Services	6700 165TH LN NW	146.50	40.00	12.13	198.63
42363253	Property Owner	City Services	16530 DOLOMITE ST NW	146.50	40.00	12.13	198.63
42443261	Property Owner	City Services	17020 AZURITE ST NW	146.50	40.00	12.13	198.63
42623279	Property Owner	City Services	6101 170TH AVE NW	146.50	40.00	12.13	198.63

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
42713288	Property Owner	City Services	16921 SODIUM ST NW	146.50	40.00	12.13	198.63
43623379	Property Owner	City Services	6221 169TH LN NW	146.50	40.00	12.13	198.63
43793396	Property Owner	City Services	16839 ST FRANCIS BLVD NW	146.50	40.00	12.13	198.63
45623579	Property Owner	City Services	6370 164TH LN NW	146.50	40.00	12.13	198.63
47543771	Property Owner	City Services	6767 158TH LN NW	146.50	40.00	12.13	198.63
48603877	Property Owner	City Services	7619 157TH AVE NW	146.50	40.00	12.13	198.63
48843901	Property Owner	City Services	16156 OLIVINE ST NW	146.50	40.00	12.13	198.63
49994016	Property Owner	City Services	8200 163RD AVE NW	146.50	40.00	12.13	198.63
50164033	Property Owner	City Services	8250 157TH LN NW	146.50	40.00	12.13	198.63
53174334	Property Owner	City Services	15231 KANGAROO ST NW	146.50	40.00	12.13	198.63
53934410	Property Owner	City Services	8121 154TH AVE NW	146.50	40.00	12.13	198.63
55154532	Property Owner	City Services	7381 152ND AVE NW	146.50	40.00	12.13	198.63
55204537	Property Owner	City Services	7440 152ND AVE NW	146.50	40.00	12.13	198.63
56044621	Property Owner	City Services	15061 WILLEMITE ST NW	146.50	40.00	12.13	198.63
56364653	Property Owner	City Services	7220 151ST AVE NW	146.50	40.00	12.13	198.63
57144732	Property Owner	City Services	7140 152ND AVE NW	146.50	40.00	12.13	198.63
58104828	Property Owner	City Services	15540 ZIRCONIUM ST NW	146.50	40.00	12.13	198.63
58134831	Property Owner	City Services	15611 DOLOMITE ST NW	146.50	40.00	12.13	198.63
60075024	Property Owner	City Services	5207 150TH LN NW	146.50	40.00	12.13	198.63
62405251	Property Owner	City Services	14500 BOWERS DR NW	146.50	40.00	12.13	198.63
62505261	Property Owner	City Services	14760 BOWERS DR NW	146.50	40.00	12.13	198.63
63625372	Property Owner	City Services	17958 FLUORINE ST NW	146.50	40.00	12.13	198.63
63745384	Property Owner	City Services	18043 UTE ST NW	146.50	40.00	12.13	198.63
65115522	Property Owner	City Services	8030 152ND LN NW	146.50	40.00	12.13	198.63
66665677	Property Owner	City Services	17229 TUNGSTEN ST NW	146.50	40.00	12.13	198.63
69275939	Property Owner	City Services	15120 KANGAROO ST NW	146.50	40.00	12.13	198.63
117620878	Property Owner	City Services	6310 153RD LN NW	146.50	40.00	12.13	198.63
221774498	Property Owner	City Services	16361 NOWTHEN BLVD NW	146.50	40.00	12.13	198.63
221860690	Property Owner	City Services	5941 160TH LN NW	146.50	40.00	12.13	198.63
389850754	Property Owner	City Services	15861 DOLOMITE ST NW	146.50	40.00	12.13	198.63
399773696	Property Owner	City Services	17600 MARMOSET ST NW	146.50	40.00	12.13	198.63
431112246	Property Owner	City Services	9124 COLLINS DR NW	146.50	40.00	12.13	198.63
440400586	Property Owner	City Services	7731 149TH LN NW	146.50	40.00	12.13	198.63
447096394	Property Owner	City Services	17014 ST FRANCIS BLVD NW	146.50	40.00	12.13	198.63
461530292	Property Owner	City Services	14100 GERMANIUM ST	146.50	40.00	12.13	198.63
465143572	Property Owner	City Services	6541 154TH LN NW	146.50	40.00	12.13	198.63
479313920	Property Owner	City Services	7950 163RD LN NW	146.50	40.00	12.13	198.63
479364743	Property Owner	City Services	17511 UNICORN ST NW	146.50	40.00	12.13	198.63
479839440	Property Owner	City Services	14950 PERIDOT ST NW	146.50	40.00	12.13	198.63
480887974	Property Owner	City Services	7920 159TH LN NW	146.50	40.00	12.13	198.63
482232058	Property Owner	City Services	15122 ZUNI ST NW	146.50	40.00	12.13	198.63
483273736	Property Owner	City Services	8376 156TH LN NW	146.50	40.00	12.13	198.63
486589948	Property Owner	City Services	15231 WACO ST NW	146.50	40.00	12.13	198.63
489829962	Property Owner	City Services	17045 DRISCOLL ST NW	146.50	40.00	12.13	198.63

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
489883731	Property Owner	City Services	6441 153RD LN NW	146.50	40.00	12.13	198.63
494013046	Property Owner	City Services	16823 IODINE ST NW	146.50	40.00	12.13	198.63
495535769	Property Owner	City Services	14900 KAMACITE ST NW	146.50	40.00	12.13	198.63
613786173	Property Owner	City Services	16620 ZIRCONIUM ST NW	146.50	40.00	12.13	198.63
615049714	Property Owner	City Services	16207 AZURITE ST NW	146.50	40.00	12.13	198.63
616359552	Property Owner	City Services	17917 JUNKITE ST NW	146.50	40.00	12.13	198.63
616419298	Property Owner	City Services	5706 140TH LN NW	146.50	40.00	12.13	198.63
628555082	Property Owner	City Services	5455 152ND AVE NW	146.50	40.00	12.13	198.63
629901986	Property Owner	City Services	15427 ARGON ST NW	146.50	40.00	12.13	198.63
631331981	Property Owner	City Services	15333 BARIUM ST NW	146.50	40.00	12.13	198.63
633488521	Property Owner	City Services	5920 159TH LN NW	146.50	40.00	12.13	198.63
634621140	Property Owner	City Services	5460 151ST AVE NW	146.50	40.00	12.13	198.63
638872650	Property Owner	City Services	7320 151ST LN NW	146.50	40.00	12.13	198.63
640373530	Property Owner	City Services	7291 152ND AVE NW	146.50	40.00	12.13	198.63
642923030	Property Owner	City Services	16444 ST FRANCIS BLVD NW DUP UPI	146.50	40.00	12.13	198.63
645477066	Property Owner	City Services	15230 URANIMITE ST NW	146.50	40.00	12.13	198.63
645928746	Property Owner	City Services	6940 152ND AVE NW	146.50	40.00	12.13	198.63
648784012	Property Owner	City Services	15119 ZUNI ST NW	146.50	40.00	12.13	198.63
648832858	Property Owner	City Services	6812 154TH LN NW	146.50	40.00	12.13	198.63
650256659	Property Owner	City Services	7231 150TH LN NW	146.50	40.00	12.13	198.63
650529890	Property Owner	City Services	7646 158TH AVE NW	146.50	40.00	12.13	198.63
654348277	Property Owner	City Services	8330 151ST LN NW	146.50	40.00	12.13	198.63
655014095	Property Owner	City Services	15641 JUNIPER RIDGE DR NW	146.50	40.00	12.13	198.63
659704939	Property Owner	City Services	16411 OLIVINE ST NW	146.50	40.00	12.13	198.63
659732792	Property Owner	City Services	17352 UNICORN ST NW	146.50	40.00	12.13	198.63
661503825	Property Owner	City Services	9410 180TH AVE NW	146.50	40.00	12.13	198.63
669678276	Property Owner	City Services	15599 HEDGEHOG ST NW	146.50	40.00	12.13	198.63
670417910	Property Owner	City Services	5803 ALPINE DR NW	146.50	40.00	12.13	198.63
670521700	Property Owner	City Services	17416 RABBIT ST NW	146.50	40.00	12.13	198.63
673982531	Property Owner	City Services	6221 177TH LN NW	146.50	40.00	12.13	198.63
678110935	Property Owner	City Services	7210 163RD AVE NW	146.50	40.00	12.13	198.63
681251915	Property Owner	City Services	16427 CHAMELEON ST NW	146.50	40.00	12.13	198.63
684533122	Property Owner	City Services	14220 FLUORINE ST NW	146.50	40.00	12.13	198.63
691730597	Property Owner	City Services	15141 ALPACA ST NW	146.50	40.00	12.13	198.63
694738093	Property Owner	City Services	7700 169TH LN NW	146.50	40.00	12.13	198.63
699422168	Property Owner	City Services	6219 144TH LN NW	146.50	40.00	12.13	198.63
702200619	Property Owner	City Services	7711 178TH LN NW	146.50	40.00	12.13	198.63
702404821	Property Owner	City Services	7251 166TH AVE NW	146.50	40.00	12.13	198.63
703333526	Property Owner	City Services	7440 152ND LN NW	146.50	40.00	12.13	198.63
704575831	Property Owner	City Services	16355 NOWTHEN BLVD NW	146.50	40.00	12.13	198.63
705656989	Property Owner	City Services	16822 RABBIT ST NW	146.50	40.00	12.13	198.63
709834362	Property Owner	City Services	18055 WACO ST NW	146.50	40.00	12.13	198.63
713745603	Property Owner	City Services	5800 164TH LN NW	146.50	40.00	12.13	198.63
715474311	Property Owner	City Services	8121 153RD LN NW	146.50	40.00	12.13	198.63

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
731507	Property Owner	City Services	15201 BARIUM ST NW	146.31	40.00	12.12	198.43
731312	Property Owner	City Services	15645 JUNIPER RIDGE DR NW	145.91	40.00	12.08	197.99
731929	Property Owner	City Services	7330 BUNKER LAKE BLVD	145.18	40.00	12.02	197.20
727568	Property Owner	City Services	5860 141ST LN NW	143.82	40.00	11.91	195.73
737848	Property Owner	City Services	8221 159TH LN NW	143.24	40.00	11.86	195.10
734365	Property Owner	City Services	14700 JUNKITE ST NW	142.07	40.00	11.76	193.83
721279	Property Owner	City Services	8350 158TH LN NW	141.37	40.00	11.71	193.08
722400	Property Owner	City Services	7076 139TH AVE	141.00	40.00	11.68	192.68
724024	Property Owner	City Services	14644 PERIDOT ST	141.00	40.00	11.68	192.68
730513	Property Owner	City Services	14661 COBALT ST NW UNIT 31	141.00	40.00	11.68	192.68
732385	Property Owner	City Services	7366 BUNKER LAKE BLVD	141.00	40.00	11.68	192.68
734185	Property Owner	City Services	14763 PERIDOT ST	141.00	40.00	11.68	192.68
447450668	Property Owner	City Services	7261 149TH AVE NW	138.97	40.00	11.51	190.48
737189	Property Owner	City Services	7316 BUNKER LAKE BLVD	137.84	40.00	11.41	189.25
725813	Property Owner	City Services	17479 IGUANA ST	136.83	40.00	11.33	188.16
737646	Property Owner	City Services	7310 BUNKER LAKE BLVD	136.82	40.00	11.33	188.15
734192	Property Owner	City Services	14963 RABBIT ST NW	133.76	40.00	11.08	184.84
737914	Property Owner	City Services	15212 NUTRIA ST NW	133.45	40.00	11.05	184.50
733663	Property Owner	City Services	16025 URANIMITE ST NW	131.98	40.00	10.93	182.91
735102	Property Owner	City Services	5011 179TH LN NW	131.54	40.00	10.89	182.43
718594	Property Owner	City Services	5653 154TH LN NW	130.26	40.00	10.79	181.05
735624	Property Owner	City Services	7031 137TH LN NW	129.14	40.00	10.69	179.83
737091	Property Owner	City Services	14860 ZUNI ST NW	128.65	40.00	10.65	179.30
736995	Property Owner	City Services	16258 LITHIUM CT NW	124.92	40.00	10.34	175.26
734575	Property Owner	City Services	8701 152ND AVENUE NW	122.91	40.00	10.18	173.09
450255347	Property Owner	City Services	5300 152ND LN NW	122.00	40.00	10.10	172.10
737882	Property Owner	City Services	14574 RHINESTONE ST NW	118.34	40.00	9.80	168.14
737891	Property Owner	City Services	16796 DOLOMITE ST NW	118.34	40.00	9.80	168.14
737924	Property Owner	City Services	17041 URANIMITE ST NW	118.34	40.00	9.80	168.14
737686	Property Owner	City Services	15230 UTE ST NW	116.95	40.00	9.68	166.63
461849422	Property Owner	City Services	15765 JUNIPER RIDGE DR NW	115.32	40.00	9.55	164.87
737180	Property Owner	City Services	7190 ALPINE DR NW	114.50	40.00	9.48	163.98
734018	Property Owner	City Services	5421 142ND AVE NW	113.93	40.00	9.43	163.36
58054823	Property Owner	City Services	7030 151ST AVE NW	113.93	40.00	9.43	163.36
58734891	Property Owner	City Services	15133 NOWTHEN BLVD NW	113.93	40.00	9.43	163.36
408799324	Property Owner	City Services	6341 167TH AVE NW UNIT B	113.68	40.00	9.41	163.09
737071	Property Owner	City Services	8901 167TH LN NW	113.53	40.00	9.40	162.93
725452	Property Owner	City Services	14591 OLIVINE TER NW	111.21	40.00	9.21	160.42
720501	Property Owner	City Services	5254 180TH AVE NW	110.67	40.00	9.16	159.83
720875	Property Owner	City Services	9001 159TH LN NW	110.67	40.00	9.16	159.83
721473	Property Owner	City Services	7601 165TH LN NW	110.67	40.00	9.16	159.83
722892	Property Owner	City Services	7380 152ND LN NW	110.67	40.00	9.16	159.83
723211	Property Owner	City Services	6211 167TH AVE NW	110.67	40.00	9.16	159.83
726258	Property Owner	City Services	7720 170TH AVE NW	110.67	40.00	9.16	159.83

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
726890	Property Owner	City Services	17431 ST FRANCIS BLVD NW	110.67	40.00	9.16	159.83
728604	Property Owner	City Services	8055 173RD AVE NW	110.67	40.00	9.16	159.83
729162	Property Owner	City Services	15040 GARNET ST NW	110.67	40.00	9.16	159.83
730165	Property Owner	City Services	6510 155TH AVE NW	110.67	40.00	9.16	159.83
730322	Property Owner	City Services	16321 YTTRIUM ST NW	110.67	40.00	9.16	159.83
731390	Property Owner	City Services	5601 142ND AVE NW	110.67	40.00	9.16	159.83
731432	Property Owner	City Services	15150 JACKEL ST NW	110.67	40.00	9.16	159.83
731434	Property Owner	City Services	14341 BOWERS DR NW	110.67	40.00	9.16	159.83
731633	Property Owner	City Services	15650 JUNIPER RIDGE DR NW	110.67	40.00	9.16	159.83
732058	Property Owner	City Services	17151 WILLEMITE ST NW	110.67	40.00	9.16	159.83
732346	Property Owner	City Services	16431 WOLFRAM ST NW	110.67	40.00	9.16	159.83
732361	Property Owner	City Services	16011 NOWTHEN BLVD NW	110.67	40.00	9.16	159.83
732373	Property Owner	City Services	6501 GREEN VALLEY RD NW	110.67	40.00	9.16	159.83
732381	Property Owner	City Services	7021 158TH AVE NW	110.67	40.00	9.16	159.83
732657	Property Owner	City Services	9460 164TH LN NW	110.67	40.00	9.16	159.83
733037	Property Owner	City Services	7280 181ST AVE NW	110.67	40.00	9.16	159.83
733079	Property Owner	City Services	14059 MAGNESIUM ST NW	110.67	40.00	9.16	159.83
733282	Property Owner	City Services	14580 BOWERS DR NW	110.67	40.00	9.16	159.83
733727	Property Owner	City Services	15340 KANGAROO ST NW	110.67	40.00	9.16	159.83
733818	Property Owner	City Services	15701 JUNIPER RIDGE DR NW	110.67	40.00	9.16	159.83
734400	Property Owner	City Services	14920 CHAMELEON ST NW	110.67	40.00	9.16	159.83
734779	Property Owner	City Services	15020 WACO ST NW	110.67	40.00	9.16	159.83
735086	Property Owner	City Services	17720 FLUORINE ST NW	110.67	40.00	9.16	159.83
735092	Property Owner	City Services	7025 163RD AVE NW	110.67	40.00	9.16	159.83
735094	Property Owner	City Services	17115 DRISCOLL ST NW	110.67	40.00	9.16	159.83
735101	Property Owner	City Services	6430 164TH LN NW	110.67	40.00	9.16	159.83
735316	Property Owner	City Services	7620 171ST AVE NW	110.67	40.00	9.16	159.83
735365	Property Owner	City Services	6410 172ND LN NW	110.67	40.00	9.16	159.83
735466	Property Owner	City Services	15131 XKIMO ST NW	110.67	40.00	9.16	159.83
736194	Property Owner	City Services	6630 155TH AVE NW	110.67	40.00	9.16	159.83
736311	Property Owner	City Services	14459 BOWERS DR NW	110.67	40.00	9.16	159.83
736343	Property Owner	City Services	5360 180TH AVE NW	110.67	40.00	9.16	159.83
736425	Property Owner	City Services	8239 155TH LN NW	110.67	40.00	9.16	159.83
736457	Property Owner	City Services	7750 181ST AVE NW	110.67	40.00	9.16	159.83
736625	Property Owner	City Services	5431 164TH LN NW	110.67	40.00	9.16	159.83
736990	Property Owner	City Services	8610 171ST AVE NW	110.67	40.00	9.16	159.83
737148	Property Owner	City Services	16331 ROYAL RD NW	110.67	40.00	9.16	159.83
737197	Property Owner	City Services	16444 ST FRANCIS BLVD NW DUP LOI	110.67	40.00	9.16	159.83
737405	Property Owner	City Services	7531 152ND LN NW	110.67	40.00	9.16	159.83
737450	Property Owner	City Services	14626 OLIVINE TER NW	110.67	40.00	9.16	159.83
37362753	Property Owner	City Services	8840 176TH AVE NW	110.67	40.00	9.16	159.83
38842901	Property Owner	City Services	17130 DRISCOLL ST NW	110.67	40.00	9.16	159.83
50014018	Property Owner	City Services	15950 IGUANA ST NW	110.67	40.00	9.16	159.83
53094326	Property Owner	City Services	15210 JACKEL ST NW	110.67	40.00	9.16	159.83

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
53634380	Property Owner	City Services	8331 151ST LN NW	110.67	40.00	9.16	159.83
57024719	Property Owner	City Services	7025 151ST AVE NW	110.67	40.00	9.16	159.83
59184936	Property Owner	City Services	15551 WACO ST NW	110.67	40.00	9.16	159.83
74922413	Property Owner	City Services	17855 ERKIUM ST NW	110.67	40.00	9.16	159.83
383670962	Property Owner	City Services	16170 OLIVINE ST NW	110.67	40.00	9.16	159.83
491041898	Property Owner	City Services	5670 150TH LN NW	110.67	40.00	9.16	159.83
634053276	Property Owner	City Services	14553 BOWERS DR NW	110.67	40.00	9.16	159.83
676015703	Property Owner	City Services	15107 RAMSEY BLVD NW	110.67	40.00	9.16	159.83
697183298	Property Owner	City Services	16020 ST. ANDREWS LN	110.67	40.00	9.16	159.83
708075369	Property Owner	City Services	15243 YAKIMA ST NW	110.67	40.00	9.16	159.83
714508103	Property Owner	City Services	7601 171ST AVE NW	110.67	40.00	9.16	159.83
40753092	Property Owner	City Services	7711 172ND LN NW	110.08	40.00	9.12	159.20
737564	Property Owner	City Services	7075 139TH AVE	108.98	40.00	9.02	158.00
730648	Property Owner	City Services	15410 YAKIMA ST NW	107.34	40.00	8.89	156.23
733438	Property Owner	City Services	8996 151ST LANE NW	106.78	40.00	8.84	155.62
736887	Property Owner	City Services	13904 IRONSTONE TER NW	104.97	40.00	8.69	153.66
633391698	Property Owner	City Services	7720 150TH LN NW	103.54	40.00	8.57	152.11
737949	Property Owner	City Services	8661 147TH AVENUE NW	103.23	40.00	8.55	151.78
732958	Property Owner	City Services	14873 OLIVINE ST NW	102.87	40.00	8.52	151.39
737847	Property Owner	City Services	15130 XKIMO ST NW	102.33	40.00	8.47	150.80
735918	Property Owner	City Services	14957 SNOWY OWL STREET NW	101.59	40.00	8.41	150.00
727911	Property Owner	City Services	7480 150TH LN NW	101.44	40.00	8.40	149.84
736898	Property Owner	City Services	14967 GIBBON TERRACE NW	101.36	40.00	8.39	149.75
729944	Property Owner	City Services	15390 RADIUM ST	100.00	40.00	8.28	148.28
727825	Property Owner	City Services	16736 KAMACITE ST NW	99.57	40.00	8.25	147.82
733317	Property Owner	City Services	5352 140TH LN NW	98.42	40.00	8.15	146.57
727956	Property Owner	City Services	9000 168TH AVE NW	97.44	40.00	8.07	145.51
735198	Property Owner	City Services	14731 COBALT ST NW UNIT 39	96.94	40.00	8.03	144.97
708317666	Property Owner	City Services	16259 COQUINA ST NW	96.92	40.00	8.03	144.95
726776	Property Owner	City Services	7010 137TH LN NW	95.76	40.00	7.93	143.69
733926	Property Owner	City Services	16400 WOLFRAM ST NW	95.71	40.00	7.93	143.64
737349	Property Owner	City Services	15341 ZIRCONIUM ST NW	95.26	40.00	7.89	143.15
722860	Property Owner	City Services	7380 147TH LN NW	95.06	40.00	7.87	142.93
729609	Property Owner	City Services	14663 RHINESTONE ST NW	95.06	40.00	7.87	142.93
737263	Property Owner	City Services	6870 139TH LN NW UNIT 4	95.06	40.00	7.87	142.93
715045798	Property Owner	City Services	14660 RHINESTONE ST NW	91.94	40.00	7.61	139.55
722421	Property Owner	City Services	14761 COBALT ST NW UNIT 19	91.88	40.00	7.61	139.49
737823	Property Owner	City Services	13907 GARNET TER NW	90.88	40.00	7.53	138.41
737072	Property Owner	City Services	15464 TUNGSTEN ST NW	89.58	40.00	7.42	137.00
735575	Property Owner	City Services	14659 RHINESTONE ST NW	86.94	40.00	7.20	134.14
724692	Property Owner	City Services	15000 HEMATITE ST NW	86.50	40.00	7.16	133.66
53114328	Property Owner	City Services	15160 HEDGEHOG ST NW	83.12	40.00	6.88	130.00
730107	Property Owner	City Services	15478 TUNGSTEN ST NW	80.91	40.00	6.70	127.61
734108	Property Owner	City Services	5430 144TH WAY NW UNIT 24	80.91	40.00	6.70	127.61

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
718669	Property Owner	City Services	6501 155TH AVE NW	79.71	40.00	6.60	126.31
735740	Property Owner	City Services	16440 QUARTZ ST NW	78.10	40.00	6.47	124.57
637825496	Property Owner	City Services	16000 ST FRANCIS BLVD NW	78.10	40.00	6.47	124.57
670343158	Property Owner	City Services	16110 TURNBERRY CT	78.10	40.00	6.47	124.57
715435598	Property Owner	City Services	17151 BAUGH ST NW	78.10	40.00	6.47	124.57
71046115	Property Owner	City Services	16400 ST FRANCIS BLVD NW	78.02	40.00	6.46	124.48
737842	Property Owner	City Services	6015 RADIUM CIR NW	77.69	40.00	6.43	124.12
731554	Property Owner	City Services	14638 SODIUM ST NW	77.27	40.00	6.40	123.67
32682305	Property Owner	City Services	14160 JUNKITE ST NW	75.98	40.00	6.29	122.27
737706	Property Owner	City Services	16031 DOLOMITE ST NW	75.56	40.00	6.26	121.82
722458	Property Owner	City Services	7710 156TH AVE NW	74.84	40.00	6.20	121.04
723726	Property Owner	City Services	7920 157TH AVE NW	74.84	40.00	6.20	121.04
724899	Property Owner	City Services	15211 JACKEL ST NW	74.84	40.00	6.20	121.04
724910	Property Owner	City Services	17525 NOWTHEN BLVD NW	74.84	40.00	6.20	121.04
725337	Property Owner	City Services	6417 GREEN VALLEY RD NW	74.84	40.00	6.20	121.04
726130	Property Owner	City Services	14765 NOWTHEN BLVD NW	74.84	40.00	6.20	121.04
726853	Property Owner	City Services	16361 URANIUM ST NW	74.84	40.00	6.20	121.04
727661	Property Owner	City Services	6112 178TH LN NW	74.84	40.00	6.20	121.04
727687	Property Owner	City Services	17810 HALAS ST NW	74.84	40.00	6.20	121.04
727996	Property Owner	City Services	16341 JARVIS ST NW	74.84	40.00	6.20	121.04
729436	Property Owner	City Services	15312 ARGON ST NW	74.84	40.00	6.20	121.04
729651	Property Owner	City Services	15540 MARMOSET ST NW	74.84	40.00	6.20	121.04
729903	Property Owner	City Services	6337 143RD LN NW	74.84	40.00	6.20	121.04
730508	Property Owner	City Services	7290 149TH LN NW	74.84	40.00	6.20	121.04
730918	Property Owner	City Services	17200 ZEOLITE ST NW	74.84	40.00	6.20	121.04
731906	Property Owner	City Services	15170 SALISH ST NW	74.84	40.00	6.20	121.04
733429	Property Owner	City Services	16980 RABBIT ST NW	74.84	40.00	6.20	121.04
733611	Property Owner	City Services	5120 ALPINE DR NW	74.84	40.00	6.20	121.04
734457	Property Owner	City Services	6134 158TH LN NW	74.84	40.00	6.20	121.04
734715	Property Owner	City Services	18054 WACO ST NW	74.84	40.00	6.20	121.04
735032	Property Owner	City Services	7650 169TH LN NW	74.84	40.00	6.20	121.04
735249	Property Owner	City Services	6003 178TH LN NW	74.84	40.00	6.20	121.04
736260	Property Owner	City Services	16431 URANIUM ST NW	74.84	40.00	6.20	121.04
736431	Property Owner	City Services	18014 IODINE ST NW	74.84	40.00	6.20	121.04
736474	Property Owner	City Services	8733 167TH LN NW	74.84	40.00	6.20	121.04
736655	Property Owner	City Services	17400 BAUGH ST NW	74.84	40.00	6.20	121.04
737644	Property Owner	City Services	9053 COLLINS DR NW	74.84	40.00	6.20	121.04
737792	Property Owner	City Services	5831 159TH LN NW	74.84	40.00	6.20	121.04
32252269	Property Owner	City Services	5520 140TH LN NW	74.84	40.00	6.20	121.04
34572474	Property Owner	City Services	5143 179TH LN NW	74.84	40.00	6.20	121.04
38472864	Property Owner	City Services	17403 WOLVERINE ST NW	74.84	40.00	6.20	121.04
48193836	Property Owner	City Services	16222 RAMSEY BLVD NW	74.84	40.00	6.20	121.04
54734490	Property Owner	City Services	7930 156TH AVE NW	74.84	40.00	6.20	121.04
55604577	Property Owner	City Services	7921 152ND LN NW	74.84	40.00	6.20	121.04

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
56274644	Property Owner	City Services	7240 150TH LN NW	74.84	40.00	6.20	121.04
67465758	Property Owner	City Services	7441 151ST LN NW	74.84	40.00	6.20	121.04
428729313	Property Owner	City Services	8401 154TH LN NW	74.84	40.00	6.20	121.04
432729585	Property Owner	City Services	15315 SUNFISH LAKE BLVD NW	74.84	40.00	6.20	121.04
433218650	Property Owner	City Services	7240 181ST AVE NW	74.84	40.00	6.20	121.04
618618705	Property Owner	City Services	16320 ZIRCONIUM ST NW	74.84	40.00	6.20	121.04
635251734	Property Owner	City Services	15231 XKIMO ST NW	74.84	40.00	6.20	121.04
650220853	Property Owner	City Services	9047 176TH AVE NW	74.84	40.00	6.20	121.04
660608352	Property Owner	City Services	15421 NUTRIA ST NW	74.84	40.00	6.20	121.04
660951883	Property Owner	City Services	7240 162ND LN NW	74.84	40.00	6.20	121.04
665036069	Property Owner	City Services	7630 169TH LN NW	74.84	40.00	6.20	121.04
677454508	Property Owner	City Services	6250 160TH LN NW	74.84	40.00	6.20	121.04
700951707	Property Owner	City Services	7090 159TH LN NW	74.84	40.00	6.20	121.04
736741	Property Owner	City Services	16521 XENOLITH ST NW	74.82	40.00	6.20	121.02
56114628	Property Owner	City Services	15001 BISON ST NW	74.50	40.00	6.17	120.67
32692306	Property Owner	City Services	14151 JUNKITE ST NW	73.95	40.00	6.12	120.07
52845545	Property Owner	City Services	7213 153RD LN NW	73.70	40.00	6.10	119.80
737452	Property Owner	City Services	6861 137TH LN NW	73.08	40.00	6.05	119.13
731362	Property Owner	City Services	5030 179TH LN NW	72.78	40.00	6.03	118.81
733915	Property Owner	City Services	17200 POTASSIUM ST NW	72.52	40.00	6.01	118.53
74374000	Property Owner	City Services	16200 FERRET ST NW	72.32	40.00	5.99	118.31
65325543	Property Owner	City Services	15310 RAMSEY BLVD NW	72.17	40.00	5.98	118.15
701128448	Property Owner	City Services	15290 URANIUM ST NW	71.90	40.00	5.95	117.85
736318	Property Owner	City Services	16125 NOWTHEN BLVD NW	71.66	40.00	5.93	117.59
32722309	Property Owner	City Services	14100 IODINE ST NW	70.35	40.00	5.83	116.18
719502	Property Owner	City Services	7840 152ND LN NW	68.14	40.00	5.64	113.78
737753	Property Owner	City Services	7022 139TH AVE NW	65.74	40.00	5.44	111.18
729988	Property Owner	City Services	16042 SAPPHIRE ST NW	63.20	40.00	5.23	108.43
2361222	Property Owner	City Services	5930 145TH LN NW	61.28	40.00	5.07	106.35
728112	Property Owner	City Services	7244 147TH TER NW	61.04	40.00	5.05	106.09
721504	Property Owner	City Services	15067 YAKIMA ST NW	60.67	40.00	5.02	105.69
731500	Property Owner	City Services	17630 COBALT ST NW	60.67	40.00	5.02	105.69
737885	Property Owner	City Services	14101 ST FRANCIS BLVD NW	59.35	40.00	4.91	104.26
732323	Property Owner	City Services	14996 QUINTANA STREET NW	58.72	40.00	4.86	103.58
726092	Property Owner	City Services	15000 JUNIPER RIDGE DR NW	58.68	40.00	4.86	103.54
733310	Property Owner	City Services	16820 TIGER ST NW	56.50	40.00	4.68	101.18
737716	Property Owner	City Services	14411 WOLFRAM ST NW	55.11	40.00	4.56	99.67
729036	Property Owner	City Services	7014 139TH AVE NW	53.30	40.00	4.41	97.71
730358	Property Owner	City Services	7005 139TH AVE NW	53.30	40.00	4.41	97.71
737989	Property Owner	City Services	14604 PERIDOT ST NW	50.35	40.00	4.17	94.52
736518	Property Owner	City Services	7310 BUNKER LAKE BLVD	50.12	40.00	4.15	94.27
735483	Property Owner	City Services	15338 IODINE ST NW	49.43	40.00	4.09	93.52
721431	Property Owner	City Services	6902 139TH LN NW APT 2	49.12	40.00	4.07	93.19
725190	Property Owner	City Services	7216 147TH TER NW	49.12	40.00	4.07	93.19

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
726343	Property Owner	City Services	6902 139TH LN NW APT 3	49.12	40.00	4.07	93.19
729599	Property Owner	City Services	13887 HEMATITE ST NW	49.12	40.00	4.07	93.19
729977	Property Owner	City Services	7048 139TH AVE	49.12	40.00	4.07	93.19
732029	Property Owner	City Services	7059 139TH AVE	49.12	40.00	4.07	93.19
733081	Property Owner	City Services	14647 RHINESTONE WAY	49.12	40.00	4.07	93.19
733220	Property Owner	City Services	14661 COBALT ST NW UNIT 51	49.12	40.00	4.07	93.19
735755	Property Owner	City Services	14761 COBALT ST NW UNIT 47	49.12	40.00	4.07	93.19
737731	Property Owner	City Services	7400 147TH LN NW	49.12	40.00	4.07	93.19
737734	Property Owner	City Services	14701 COBALT ST NW UNIT 47	49.12	40.00	4.07	93.19
734427	Property Owner	City Services	5740 142ND AVE NW	46.50	40.00	3.85	90.35
69805991	Property Owner	City Services	17835 ERKIUM ST NW	46.50	40.00	3.85	90.35
734771	Property Owner	City Services	15181 QUICKSILVER ST	46.31	40.00	3.83	90.14
737288	Property Owner	City Services	7505 147TH LANE NW	46.31	40.00	3.83	90.14
737835	Property Owner	City Services	14660 COBALT ST NW UNIT 12	46.30	40.00	3.83	90.13
727099	Property Owner	City Services	14761 COBALT ST NW UNIT 11	46.00	40.00	3.81	89.81
737751	Property Owner	City Services	7384 147TH LN NW	45.21	40.00	3.74	88.95
735854	Property Owner	City Services	17340 WOLVERINE ST NW	43.67	40.00	3.62	87.29
732586	Property Owner	City Services	14613 RHINESTONE ST NW	43.49	40.00	3.60	87.09
716187025	Property Owner	City Services	16855 ST FRANCIS BLVD NW	43.24	40.00	3.58	86.82
721993	Property Owner	City Services	6248 144TH AVE NW	42.27	40.00	3.50	85.77
724800	Property Owner	City Services	15921 EBONY ST NW	42.27	40.00	3.50	85.77
727570	Property Owner	City Services	17938 FLUORINE ST NW	42.27	40.00	3.50	85.77
728204	Property Owner	City Services	16350 KANGAROO ST NW	42.27	40.00	3.50	85.77
730017	Property Owner	City Services	8020 ALPINE DR NW	42.27	40.00	3.50	85.77
732139	Property Owner	City Services	17581 IGUANA ST	42.27	40.00	3.50	85.77
44563473	Property Owner	City Services	15710 ST FRANCIS BLVD NW	42.27	40.00	3.50	85.77
57764794	Property Owner	City Services	6421 153RD LN NW	42.27	40.00	3.50	85.77
484524490	Property Owner	City Services	17960 ST FRANCIS BLVD NW	42.27	40.00	3.50	85.77
649663304	Property Owner	City Services	14140 JUNKITE ST NW	42.27	40.00	3.50	85.77
726346	Property Owner	City Services	8061 152ND LN NW	42.00	40.00	3.48	85.48
735975	Property Owner	City Services	15460 TUNGSTEN WAY	39.84	40.00	3.30	83.14
730279	Property Owner	City Services	5728 155TH LN NW	39.43	40.00	3.27	82.70
718442	Property Owner	City Services	16361 FERRET ST NW	39.01	40.00	3.23	82.24
720282	Property Owner	City Services	6060 170TH AVE NW	39.01	40.00	3.23	82.24
720394	Property Owner	City Services	17740 VANADIUM ST NW	39.01	40.00	3.23	82.24
721882	Property Owner	City Services	9195 164TH LN NW	39.01	40.00	3.23	82.24
722068	Property Owner	City Services	16301 ZIRCONIUM ST NW	39.01	40.00	3.23	82.24
722501	Property Owner	City Services	16451 ARMSTRONG BLVD NW	39.01	40.00	3.23	82.24
722667	Property Owner	City Services	14051 FLUORINE ST NW	39.01	40.00	3.23	82.24
722847	Property Owner	City Services	15637 JUNIPER RIDGE DR NW	39.01	40.00	3.23	82.24
723832	Property Owner	City Services	7362 149TH AVE NW	39.01	40.00	3.23	82.24
724441	Property Owner	City Services	17521 CHAMELEON ST NW	39.01	40.00	3.23	82.24
724451	Property Owner	City Services	5565 164TH AVE NW	39.01	40.00	3.23	82.24
724491	Property Owner	City Services	17150 BAUGH ST NW	39.01	40.00	3.23	82.24

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
724534	Property Owner	City Services	15890 ST ANDREWS LN NW	39.01	40.00	3.23	82.24
724809	Property Owner	City Services	5551 179TH LN NW	39.01	40.00	3.23	82.24
724886	Property Owner	City Services	15041 JUNIPER RIDGE DR NW	39.01	40.00	3.23	82.24
725007	Property Owner	City Services	15150 KANGAROO ST NW	39.01	40.00	3.23	82.24
725139	Property Owner	City Services	16420 QUARTZ ST NW	39.01	40.00	3.23	82.24
726025	Property Owner	City Services	5552 179TH LN NW	39.01	40.00	3.23	82.24
726095	Property Owner	City Services	15255 GARNET ST NW	39.01	40.00	3.23	82.24
726319	Property Owner	City Services	9020 168TH AVE NW	39.01	40.00	3.23	82.24
726997	Property Owner	City Services	14450 BOWERS DR NW	39.01	40.00	3.23	82.24
727201	Property Owner	City Services	14101 FLUORINE ST NW	39.01	40.00	3.23	82.24
727499	Property Owner	City Services	15330 MARMOSET ST NW	39.01	40.00	3.23	82.24
727909	Property Owner	City Services	6821 156TH AVE NW	39.01	40.00	3.23	82.24
727964	Property Owner	City Services	17045 TIGER ST NW	39.01	40.00	3.23	82.24
728069	Property Owner	City Services	7350 152ND LN NW	39.01	40.00	3.23	82.24
729052	Property Owner	City Services	14951 JUNIPER RIDGE DR NW	39.01	40.00	3.23	82.24
729182	Property Owner	City Services	6551 170TH LN NW	39.01	40.00	3.23	82.24
729618	Property Owner	City Services	6738 153RD LN NW	39.01	40.00	3.23	82.24
729700	Property Owner	City Services	8861 167TH LN NW	39.01	40.00	3.23	82.24
730476	Property Owner	City Services	17820 HALAS ST NW	39.01	40.00	3.23	82.24
730645	Property Owner	City Services	9101 167TH AVE NW	39.01	40.00	3.23	82.24
730713	Property Owner	City Services	8450 166TH CIR NW	39.01	40.00	3.23	82.24
730771	Property Owner	City Services	16111 AZURITE ST NW	39.01	40.00	3.23	82.24
731136	Property Owner	City Services	17540 NOWTHEN BLVD NW	39.01	40.00	3.23	82.24
731374	Property Owner	City Services	9043 COLLINS DR NW	39.01	40.00	3.23	82.24
731546	Property Owner	City Services	17230 ZEOLITE ST NW	39.01	40.00	3.23	82.24
732089	Property Owner	City Services	14060 GERMANIUM ST NW	39.01	40.00	3.23	82.24
732099	Property Owner	City Services	15351 IGUANA ST NW	39.01	40.00	3.23	82.24
732331	Property Owner	City Services	17040 BAUGH ST NW	39.01	40.00	3.23	82.24
732451	Property Owner	City Services	17131 WILLEMITE ST NW	39.01	40.00	3.23	82.24
732564	Property Owner	City Services	5610 164TH LN NW	39.01	40.00	3.23	82.24
732957	Property Owner	City Services	15710 ARMSTRONG BLVD NW	39.01	40.00	3.23	82.24
733380	Property Owner	City Services	16381 FERRET ST NW	39.01	40.00	3.23	82.24
733519	Property Owner	City Services	17930 VANADIUM ST NW	39.01	40.00	3.23	82.24
733649	Property Owner	City Services	15111 XKIMO ST NW	39.01	40.00	3.23	82.24
733685	Property Owner	City Services	17920 URANIUM ST NW	39.01	40.00	3.23	82.24
733924	Property Owner	City Services	7321 151ST AVE NW	39.01	40.00	3.23	82.24
734002	Property Owner	City Services	16950 YTTRIUM ST NW	39.01	40.00	3.23	82.24
734470	Property Owner	City Services	15811 OKAPI ST NW	39.01	40.00	3.23	82.24
735207	Property Owner	City Services	14055 KRYPTON ST NW	39.01	40.00	3.23	82.24
735546	Property Owner	City Services	16019 RAMSEY BLVD NW	39.01	40.00	3.23	82.24
735754	Property Owner	City Services	7531 151ST LN NW	39.01	40.00	3.23	82.24
736305	Property Owner	City Services	14110 FLUORINE ST NW	39.01	40.00	3.23	82.24
736409	Property Owner	City Services	6341 172ND LN NW	39.01	40.00	3.23	82.24
737027	Property Owner	City Services	15841 AZURITE CT NW	39.01	40.00	3.23	82.24

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
737220	Property Owner	City Services	8801 162ND LN NW	39.01	40.00	3.23	82.24
737343	Property Owner	City Services	18005 WACO ST NW	39.01	40.00	3.23	82.24
737643	Property Owner	City Services	4680 152ND CT NW	39.01	40.00	3.23	82.24
737754	Property Owner	City Services	15800 NOWTHEN BLVD NW	39.01	40.00	3.23	82.24
36852702	Property Owner	City Services	8111 176TH LN NW	39.01	40.00	3.23	82.24
38292846	Property Owner	City Services	17610 EATON ST NW	39.01	40.00	3.23	82.24
44243441	Property Owner	City Services	5519 161ST LN NW	39.01	40.00	3.23	82.24
44663483	Property Owner	City Services	6300 160TH LN NW	39.01	40.00	3.23	82.24
45533570	Property Owner	City Services	6390 164TH LN NW	39.01	40.00	3.23	82.24
49113928	Property Owner	City Services	16350 YOLITE ST NW	39.01	40.00	3.23	82.24
55274544	Property Owner	City Services	7231 151ST LN NW	39.01	40.00	3.23	82.24
60135030	Property Owner	City Services	5561 156TH LN NW	39.01	40.00	3.23	82.24
66515662	Property Owner	City Services	8753 167TH LN NW	39.01	40.00	3.23	82.24
68045816	Property Owner	City Services	17225 DRISCOLL ST NW	39.01	40.00	3.23	82.24
69365948	Property Owner	City Services	15331 KANGAROO ST NW	39.01	40.00	3.23	82.24
434321543	Property Owner	City Services	5725 180TH LN NW	39.01	40.00	3.23	82.24
436722820	Property Owner	City Services	7630 166TH AVE NW	39.01	40.00	3.23	82.24
437986394	Property Owner	City Services	7041 175TH AVE NW	39.01	40.00	3.23	82.24
482829410	Property Owner	City Services	6220 167TH AVE NW	39.01	40.00	3.23	82.24
615680650	Property Owner	City Services	17770 BAUGH ST NW	39.01	40.00	3.23	82.24
623965685	Property Owner	City Services	7158 161ST LN NW	39.01	40.00	3.23	82.24
630653850	Property Owner	City Services	7000 160TH LN NW	39.01	40.00	3.23	82.24
631140083	Property Owner	City Services	7600 166TH AVE NW	39.01	40.00	3.23	82.24
645367584	Property Owner	City Services	17321 DRISCOLL ST NW	39.01	40.00	3.23	82.24
645763172	Property Owner	City Services	16455 HALAS CIR	39.01	40.00	3.23	82.24
661800386	Property Owner	City Services	17725 TONTO ST NW	39.01	40.00	3.23	82.24
665255308	Property Owner	City Services	15310 IGUANA ST NW	39.01	40.00	3.23	82.24
668141282	Property Owner	City Services	17150 POTASSIUM ST NW	39.01	40.00	3.23	82.24
676463781	Property Owner	City Services	8930 176TH AVE NW	39.01	40.00	3.23	82.24
700054169	Property Owner	City Services	6259 144TH LN NW	39.01	40.00	3.23	82.24
706799495	Property Owner	City Services	15700 ST FRANCIS BLVD NW	39.01	40.00	3.23	82.24
709399830	Property Owner	City Services	16244 RAMSEY BLVD NW	39.01	40.00	3.23	82.24
730488	Property Owner	City Services	14421 RADIUM ST NW	38.24	40.00	3.17	81.41
43123329	Property Owner	City Services	6222 170TH AVE NW	37.62	40.00	3.12	80.74
737836	Property Owner	City Services	15230 KANGAROO ST NW	36.33	40.00	3.01	79.34
732744	Property Owner	City Services	6841 173RD AVE NW	35.83	40.00	2.97	78.80
729974	Property Owner	City Services	15485 SODIUM ST NW	34.86	40.00	2.89	77.75
728558	Property Owner	City Services	5430 144TH WAY NW UNIT 14	34.32	40.00	2.84	77.16
731329	Property Owner	City Services	5541 153RD CT NW	34.13	40.00	2.83	76.96
728826	Property Owner	City Services	7097 167TH LN NW	34.11	40.00	2.82	76.93
45753592	Property Owner	City Services	6015 RADIUM CIR NW	32.70	40.00	2.71	75.41
733633	Property Owner	City Services	7288 BUNKER LAKE BLVD NW	29.74	40.00	2.46	72.20
737652	Property Owner	City Services	8630 147TH AVE NW	29.13	40.00	2.41	71.54
720057	Property Owner	City Services	15220 WACO ST NW	29.03	40.00	2.40	71.43

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
737201	Property Owner	City Services	14626 OLIVINE TER NW	28.19	40.00	2.33	70.52
733679	Property Owner	City Services	15167 TIGER STREET NW	27.47	40.00	2.27	69.74
737894	Property Owner	City Services	8700 175TH LN NW	27.36	40.00	2.27	69.63
732258	Property Owner	City Services	18005 WACO ST NW	26.98	40.00	2.23	69.21
737957	Property Owner	City Services	7354 147TH LN NW	26.91	40.00	2.23	69.14
733639	Property Owner	City Services	7294 BUNKER LAKE BLVD NW	26.16	40.00	2.17	68.33
735518	Property Owner	City Services	7688 147TH LN NW	25.19	40.00	2.09	67.28
737935	Property Owner	City Services	7611 148TH TRAIL NW	25.19	40.00	2.09	67.28
734965	Property Owner	City Services	14848 WILLEMITE WAY NW	24.88	40.00	2.06	66.94
726581	Property Owner	City Services	5511 146TH AVE NW	24.48	40.00	2.03	66.51
737906	Property Owner	City Services	15060 ARMSTRONG BLVD NW	24.38	40.00	2.02	66.40
733352	Property Owner	City Services	5544 154TH LN NW	23.59	40.00	1.95	65.54
733957	Property Owner	City Services	7051 147TH AVE NW	23.59	40.00	1.95	65.54
737904	Property Owner	City Services	6221 153RD LN NW	23.52	40.00	1.95	65.47
734723	Property Owner	City Services	5309 140TH AVE NW	23.16	40.00	1.92	65.08
42683285	Property Owner	City Services	16865 SODIUM ST NW	22.66	40.00	1.88	64.54
736919	Property Owner	City Services	14791 COBALT ST NW STE 23	22.00	40.00	1.82	63.82
732377	Property Owner	City Services	7241 146TH AVE NW	21.69	40.00	1.80	63.49
733614	Property Owner	City Services	15170 TIGER STREET NW	21.43	40.00	1.77	63.20
725046	Property Owner	City Services	6083 146TH AVE NW	21.29	40.00	1.76	63.05
713330628	Property Owner	City Services	6190 145TH LN NW	21.29	40.00	1.76	63.05
718983	Property Owner	City Services	16198 LITHIUM CT NW	20.89	40.00	1.73	62.62
721721	Property Owner	City Services	14401 TUNGSTEN WAY NW	20.89	40.00	1.73	62.62
723890	Property Owner	City Services	16754 LIMONITE ST NW	20.89	40.00	1.73	62.62
726955	Property Owner	City Services	7510 159TH COURT NW	20.89	40.00	1.73	62.62
729697	Property Owner	City Services	15401 GERMANIUM ST NW	20.89	40.00	1.73	62.62
729989	Property Owner	City Services	15269 BARIUM ST NW	20.89	40.00	1.73	62.62
731159	Property Owner	City Services	15231 URANIUM ST NW	20.89	40.00	1.73	62.62
732359	Property Owner	City Services	15022 TIGER STREET NW	20.89	40.00	1.73	62.62
737494	Property Owner	City Services	15413 RADIUM ST NW	20.89	40.00	1.73	62.62
675430728	Property Owner	City Services	5305 140TH AVE NW	20.89	40.00	1.73	62.62
683978716	Property Owner	City Services	15204 FLUORINE ST NW	20.89	40.00	1.73	62.62
725815	Property Owner	City Services	5429 145TH AVE NW	20.83	40.00	1.72	62.55

Utility Billing Total: \$ 578,758.26 \$ 52,360.00 \$ 47,925.08 \$ 679,043.34

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
121246	Property Owner	Third False Alarm 3/29/26	7992 Sunwood Dr NW	75.00	40.00	6.21	121.21
122667	Property Owner	Admin Citation 0297	6960 137th Lane NW	75.00	40.00	6.21	121.21
122461	Property Owner	Admin Citation 0239	6620 154th Lane NW	75.00	40.00	6.21	121.21
122269	Property Owner	Admin Citation 0278	16121 Ramsey Blvd NW	250.00	40.00	20.70	310.70

Account No.	Account Name	Description	Property Address	Delinquent Amount	Admin Fee	Interest (6.5%)	Total Subject to Certification
122269	Property Owner	Admin Citation 0231	16121 Ramsey Blvd NW	500.00	0.00	41.40	541.40
122269	Property Owner	Admin Citation 0228	16121 Ramsey Blvd NW	250.00	0.00	20.70	270.70
122269	Property Owner	Admin Citation 0286	16121 Ramsey Blvd NW	500.00	0.00	41.40	541.40
122740	Property Owner	Admin Citation 0327	15101 Tonto St NW	75.00	40.00	6.21	121.21
121666	Property Owner	Admin Citation 0233	6237 Rivlyn Ave NW	500.00	40.00	41.40	581.40
121666	Property Owner	Admin Citation 0237	6237 Rivlyn Ave NW	500.00	0.00	41.40	541.40
121667	Property Owner	Admin Citation 0232	6225 Rivlyn Ave NW	500.00	40.00	41.40	581.40
121667	Property Owner	Admin Citation 0238	6225 Rivlyn Ave NW	500.00	0.00	41.40	541.40
122819	Property Owner	Third False Alarm 4/5/26	7533 Sunwood Dr NW	75.00	40.00	6.21	121.21
122741	Property Owner	Admin Citation 0326	15101 Willemite St NW	75.00	40.00	6.21	121.21
122718	Property Owner	Admin Citation 0222	7000 157th Lane NW	75.00	40.00	6.21	121.21
120116	Property Owner	Third False Alarm 6/19/26	7248 Sunwood Dr NW	75.00	40.00	6.21	121.21
122715	Property Owner	Admin Citation 0221	7111 175th Ave NW	75.00	40.00	6.21	121.21
121668	Property Owner	Admin Citation 0277	5473 Bunker Lake Blvd	250.00	40.00	20.70	310.70
122304	Property Owner	Admin Citation 0281	14261 Wolfram St NW	75.00	40.00	6.21	121.21
122748	Property Owner	Admin Citation 0299	17958 Fluorine St NW	75.00	40.00	6.21	121.21
117291	Property Owner	Admin Citation 0283	14121 Germanium St NW	75.00	40.00	6.21	121.21
117291	Property Owner	Admin Citation 0212	14121 Germanium St NW	250.00	0.00	20.70	270.70
117291	Property Owner	Admin Citation 0287	14121 Germanium St NW	500.00	0.00	41.40	541.40
117291	Property Owner	Admin Citation 0218	14121 Germanium St NW	500.00	0.00	41.40	541.40
117291	Property Owner	Grass Abatement 5/1/26	14121 Germanium St NW	187.50	0.00	15.53	203.03
117291	Property Owner	Admin Citation 0330&0331	14121 Germanium St NW	1,000.00	0.00	82.81	1,082.81
117291	Property Owner	Grass Abatement 6/1/26	14121 Germanium St NW	187.50	0.00	15.53	203.03
117291	Property Owner	Admin Citation 0338	14121 Germanium St NW	500.00	0.00	41.40	541.40
117291	Property Owner	Grass Abatement 7/9/26	14121 Germanium St NW	187.50	0.00	15.53	203.03
119410	Property Owner	Admin Citation 0229	15331 Krypton St NW	500.00	40.00	41.40	581.40
119410	Property Owner	Admin Citation 0289	15331 Krypton St NW	500.00	0.00	41.40	541.40
122681	Property Owner	Admin Citation 0216	16755 Andrie Circle NW	75.00	40.00	6.21	121.21

Accounts Receivable Total:	\$ 9,037.50	\$ 720.00	\$ 748.33	\$ 10,505.83
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Total Accounts Subject to Property Tax Certification:	\$ 587,795.76	\$ 53,080.00	\$ 48,673.41	\$ 689,549.17
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CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #26-207 Approving Purchase Agreement for Sale of Tract A, Registered Land Survey No. 249 to 6781 Properties, LLC

Purpose/Background:

The purpose of this case is to consider adoption of Resolution #26-207 Approving Purchase Agreement for Sale of Tract A, Registered Land Survey No. 249 to 6781 Properties, LLC. On August 6, 2009, the City acquired now known as Tract A, Registered Land Survey No. 249 for future Hwy 10 right-of-way utilizing the Right-of-way Acquisition Loan Fund (RALF) administered by Met Council. The approved Hwy 10 construction layout has been modified and constructed such that this parcel is no longer needed for ROW purposes. The Loan Agreement states that if the property is not needed for construction the property should be sold for fair market value. City Staff has listed properties on MNCAR for over one year and received 1 offer for this property. The Met Council has reviewed the offer and has communicated to the City that it has preliminarily accepted the offer presented by 6781 Properties, LLC as documented in the attached purchase agreement.

Contingencies of the Purchase Agreement include the Buyer securing a lease extension with Mille Lacs Motor Sports II, Inc.

Notification:

The City of Ramsey has adopted Ordinance #24-11 which authorizes the future sale of all RALF properties held by the City. When each property is sold a sales resolution is required like the one presented in this case.

Time Frame/Observations/Alternatives:

The offer by 6781 Properties, LLC is contingent on securing a lease extension with Mile Lacs Motor Sports II, Inc. This extension will allow this existing Ramsey business to continue to operate for a period of time that will allow them to make decision for a permanent business solution. This sale will put the property back on the tax rolls. The city is bound by the terms in the loan agreement and the purchase agreement presented meets those terms. \$316,050 is the purchase price and the terms of the purchase agreement are typical for a commercial land transaction aside from the lease extension contingency. The property is being sold "as-is". In the event that the closing occurs before November 30, 2026 the City, Mille Lacs Motor Sports II, Inc. and Buyer will work to execute a Termination to Lease Agreement.

The Metropolitan Council has provided preliminary approval the terms of the Purchase Agreement. The Purchase Agreement and sale is contingent on formal approval by the Metropolitan Council.

Alternatives:

- 1) Adopt Resolution #26-207 Approving Purchase Agreement for Sale of Tract A, Registered Land Survey No. 249 to 6781 Properties, LLC (as presented); subject to City Attorney review
- 2) Adopt Resolution #26-207 Approving Purchase Agreement for Sale of Tract A, Registered Land Survey No. 249 to 6781 Properties, LLC (with changes); subject to City Attorney review
- 3) Something else

Funding Source:

This action is being done as part of normal staff duties. All proceeds from the sale are remitted to the RALF Program administered by Met Council. The Sale of the Property will satisfy City requirements of RALF Loan L09-05.

Recommendation:

Adopt Resolution #26-207 Approving Purchase Agreement for Sale of Tract A, Registered Land Survey No. 249 to 6781 Properties, LLC (as presented); subject to City Attorney review

Outcome/Action:

Motion to Adopt Resolution #26-207 Approving Purchase Agreement for Sale of Tract A, Registered Land Survey No. 249 to 6781 Properties, LLC (as presented); subject to City Attorney review

Attachments

Site Location Map

ACTION - Resolution #26-207

ACTION - Purchase Agreement 6781 Properties LLC

Sales Ordinance -24-11

Reference - Existing Lease with Mill Lacs Motor Sports

Form Review**Inbox**

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 09/03/2026

Reviewed By

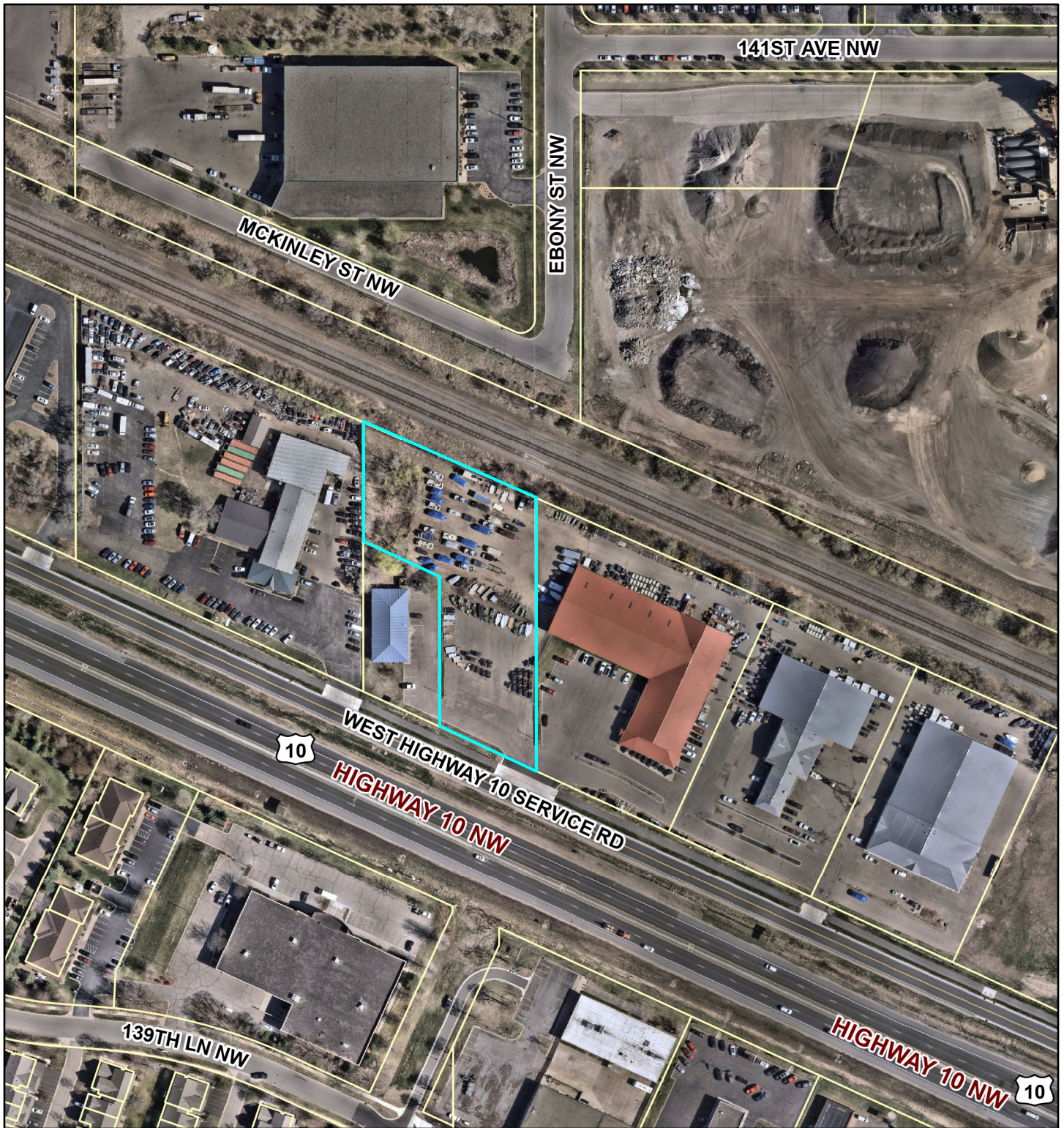
Brian Hagen

Date

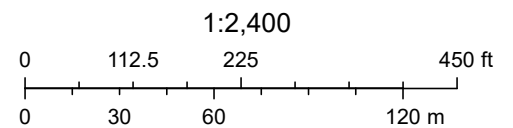
09/03/2026 01:02 PM

Started On: 09/01/2026 11:23 AM

Site Location Map - 6781 Properties LLC



9/2/2026, 3:19:32 PM



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

RESOLUTION #26-207

RESOLUTION APPROVING PURCHASE AGREEMENT FOR SALE OF TRACT A, REGISTERED LAND SURVEY NO. 249 TO 6781 PROPERTIES, LLC

WHEREAS, the City of Ramsey, herein referred to as the “City,” acquired various parcels acquired utilizing the Right of Way Acquisition Loan Fund (RALF) for the purposes relating to construction of future Hwy 10 improvements the City of Ramsey; and

WHEREAS, the City acquired the parcel known as Tract A, Registered Land Survey No, 249 on August 6, 2009 (the “Property”) on attached Exhibit A utilizing RALF Funds for the Hwy 10 project; and

WHEREAS, the City has leased the Property to Mille Lacs Motor Sports II, Inc. (Power Lodge), and it has a lease with the City that terminates November 30, 2026 and is in good standing with the City; and

WHEREAS, 6781 Properties, LLC has been working with Mille Lacs Motor Sport II, Inc. and has extended the lease to accommodate the due diligence period and closing defined in the Purchase Agreement with 6781 Properties, LLC; and

WHEREAS, the City has negotiated a Purchase Agreement with 6781 Properties. LLC to acquire the Property and the Met Council has preliminarily approved the terms and conditions of the Purchase Agreement; and

WHEREAS, the purchase price of the Property is Three Hundred Sixteen and Fifty and 00/100 Dollars (\$316,050.00) which also has been preliminarily approved by the Met Council and the sale proceeds will be remitted to the Met Council to satisfy the requirements of RALF Loans L09-05; and

WHEREAS, the City hereby 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 evidenced in adopted Ordinance 24-11; and

WHEREAS, 6781 Properties, LLC. is Active and in Good Standing with the Office of the Secretary of State as of September 2, 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 6781 Properties, LLC for Three Hundred Sixteen and Fifty and 00/100 Dollars (\$316,050.00) contingent on final approval by the Met Council and the contingencies outlines in the Purchase Agreement.
- 3) That the City authorizes execution of the Purchase Agreement with 6781 Properties, LLC. to sell the Property.
- 4) The City authorizes the proceeds from the sale of the Property to be used to pay off RALF Loan L09-05 and to be remitted to the Met Council.
- 6) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to transfer the Property to 6781 Properties, LLC., 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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT A

PROPERTY

Tract A, Registered Land Survey No. 249

Tax Identification Number 34-32-25-21-0103

PURCHASE AGREEMENT

This Purchase Agreement (“**Agreement**”) is made as of September ____, 2026 (“**Effective Date**”) by and between City of Ramsey, a Minnesota Municipal Corporation (“**Seller**”), and 6781 Properties, LLC, a Minnesota limited liability company (“**Buyer**”).

RECITALS

WHEREAS, Seller is the owner of that certain real property located in the City of Ramsey, Anoka County, Minnesota with an unassigned address and PID: 34-32-25-21-0103 legally described on **Exhibit A** attached hereto and incorporated herein by reference (“**Real Property**”);

WHEREAS, Seller is desirous of selling the Property and the Buyer is desirous of purchasing the Property in accordance with the terms and conditions of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants, agreements, representations and warranties herein contained, the parties hereto agree as follows:

1. **Sale and Purchase of Property**. Subject to the terms and conditions set forth in this Agreement, Seller agrees to sell, transfer and convey to Buyer and Buyer agrees to purchase from Seller, all of Seller’s right, title and interest in and to the following property (collectively, the “**Property**”):

a. The Real Property, together with all hereditaments, privileges, appurtenances, easements, rights of access, mineral, gas, oil and water rights appertaining or otherwise belonging thereto; and

b. All of Seller’s right, title and interest in all maps, reports, plans, and other such materials having to do with the Property, as well as all land use entitlements, governmental permits, licenses, authorizations and allocations and other such governmental and agency approvals as may exist concerning the Property, and to the extent assignable: (i) if still in effect, guaranties and warranties received by Seller from any contractor, manufacturer or other person in connection with the construction, operation, ownership or use of the Property, and (ii) all other intangible property associated with the Property (collectively, the “**Intangible Personal Property**”).

2. **Purchase Price**. The purchase price for the Property shall be the sum of Three Hundred Sixteen Thousand Fifty and No/100 Dollars (\$316,050.00) (“**Purchase Price**”), which Buyer agrees to pay to Seller, subject to adjustments as set forth herein, as follows:

a. **Earnest Money**. Within three (3) days after the Effective Date, the Buyer will deliver to First American Title Insurance Company, Attn: Jim Erickson (“**Title Company**”), the sum of Twenty-Five Thousand and No/100 Dollars (\$25,000) (“**Earnest Money**”). The full amount of the Earnest Money will be fully applied against the Purchase Price at the

Closing (defined below). The Title Company shall hold the Earnest Money for the mutual benefit of the parties in accordance with the provisions of this Agreement.

- b. Balance Due at Closing. The balance of the Purchase Price will be paid by the Buyer, in cash, at the Closing.

3. Closing. The “**Closing**” shall occur no later than November 30, 2026, or on such earlier date mutually agreed to in writing by the Seller and Buyer (“**Closing Date**”) at the offices of the Title Company, or such other place as may be mutually agreed upon by the parties hereto, and possession to the Property shall be transferred to the Buyer on the Closing Date. The payment of the Purchase Price and delivery of the Closing Documents (defined below) shall be made on the Closing Date. The date and time of the Closing for all purposes under this Agreement, including any calculations to be made as of the Closing, shall be 12:01 a.m., Minneapolis, Minnesota time, on the Closing Date.

4. Inspection Contingency Period.

a. Commencing on the Effective Date and expiring sixty (60) days thereafter (“**Inspection Contingency Period**”), the Buyer and its agents and representatives shall have access to the Property at any time mutually convenient to Buyer and Seller for the purpose of conducting reasonable inspections of the Property and related due diligence of the Property, including but not limited to performing non-invasive environmental tests, surveying the Property and conducting such other non-invasive work as Buyer shall consider appropriate including investigations, tests and inspections relating to the physical characteristics of the Property, all engineering, geotechnical and structural analysis. Buyer shall defend, indemnify and hold Seller harmless from any costs or expenses incurred in connection with the Buyer access to the Property, whether such access to the Property was before or after the Effective Date, and shall restore the Property to its condition immediately preceding such access. All inspections will be at the sole cost and expense of the Buyer and the Buyer shall indemnify and hold Seller harmless from any losses, liabilities, liens, legal actions, proceedings, and costs or expenses (including reasonable attorney’s fees) incurred in connection with such inspections. The obligations of Buyer under this Section shall survive the termination of this Agreement.

b. On or before the expiration of the Inspection Contingency Period, the Buyer, in its sole absolute discretion, has the right for any reason or no reason to terminate this Agreement. In such event, or any other timely written notice of termination of this Agreement by Buyer to Seller, Buyer shall receive a full refund of the Earnest Money and except for obligations that this Agreement expressly survives termination, neither party will have any further rights against the other.

c. Within five (5) days after the Effective Date, to the extent in Seller’s possession, Seller shall deliver to Buyer copies of the following documents (collectively, the “**Seller Documents**”):

- i. Any and all environmental, engineering, architectural or geotechnical

studies, plans reports, and specifications, soil boring test results, boundary and topographic surveys (ALTA surveys), site plans, and environmental or hazardous material reports or studies with respect to the Property;

- ii. Copy of the most recent Phase I and Phase II Environmental Site Assessment reports;
- iii. A copy of the Lease;
- iv. Copies of any warranties or guarantees relating to any of the Property;
- v. Copies of all licenses, permits, maps, certificates of occupancy, certificates of insurance, building inspection approvals and any and all covenants, conditions and restrictions relating to the Property; and
- vi. Property and liability insurance loss runs with respect to the Property for the prior two (2) years.

5. Title.

a. Seller, at Seller's sole cost and expense, shall use commercially reasonable efforts obtain within seven (7) days after the Effective Date a title commitment (the "**Title Commitment**"), issued through the Title Company, legally describing the Property, listing the Buyer as the prospective named insured, showing as the policy amount the Purchase Price for the Property and including legible copies of all documents referred to in the Title Commitment as creating exceptions to the marketability of title. A copy of said Title Commitment shall be provided to Buyer promptly upon Seller's receipt thereof. The owner's title policy to be issued pursuant to the Title Commitment shall be on the most current form used by the Title Company or an equivalent approved by the Buyer and shall insure good and marketable fee simple title to the Property subject to real estate taxes and special assessments as described in Section 7 below. Buyer shall pay the premium for said owner's title policy. Buyer shall pay any premiums for endorsements to the owner's title policy and for any lender's policy and endorsements thereto to be issued.

b. Buyer shall have fifteen (15) days after receipt of both the Title Commitment and Survey (the "**Title Review Period**"), in which to notify in writing Seller of any objections Buyer have to any matters that are set forth in the Title Commitment and in any Survey described in Section 6 below. Any matters to which the Buyer do not object in writing within the Title Review Period or the Title Update Review Period (defined below) shall be deemed to be Permitted Exceptions to the status of Seller's title (the "**Permitted Exceptions**"). Notwithstanding anything to the contrary set forth herein, the following matters shall be deemed Permitted Encumbrances, and in no event shall Seller have any obligation to remove such matters from title: (i) applicable zoning and building ordinances and land use regulations, (ii) the lien of taxes and assessments not yet due and payable (it being agreed by Buyer and Seller that if

any tax or assessment is levied or assessed with respect to the Property after the date hereof and the owner of the Property has the election to pay such tax or assessment either immediately or under a payment plan with interest, Seller may elect to pay under a payment plan, which election shall be binding on Buyer); (iii) any exceptions caused by Buyer; and (iv) such other exceptions as the Title Company shall commit to insure over, without any additional cost to Buyer, whether such insurance is made available in consideration of bonding, indemnity of Seller or otherwise, at no cost to Buyer.

c. With regard to items other than Permitted Exceptions to which the Buyer objects to in writing within the Title Review Period or the Title Update Review Period, Seller will notify Buyer within five (5) business days of receipt of Buyer's written objection, whether Seller (i) will cure such objection or (ii) not cure such objection. Seller's failure to respond to the Buyer written objection shall be construed as Seller's election under subpart (ii) of the preceding sentence. With respect to the objections for which Seller has elected not to cure, Buyer shall, at the Buyer option, waive the objections not cured, in which event the same shall become Permitted Exceptions, or terminate this Agreement by written notice to Seller within five (5) days of Seller's election (or deemed election) under subpart (ii) above. Failure of the Buyer to respond shall be deemed as Buyer election to waive such objections. With respect to those objections for which Seller has elected to cure, Seller shall cure such objections prior to Closing. Notwithstanding the foregoing, if Seller is unable or unwilling to cure such objections prior to Closing, it being understood that Seller is not required to cure any such objections, the Buyer may, at the Buyer option, waive the objections not cured, in which event the same shall become Permitted Exceptions, or Buyer may terminate this Agreement by written notice to Seller and Buyer shall receive a full refund of the Earnest Money.

d. Prior to Closing, the Buyer may obtain, at the Buyer cost and expense, an update of the Title Commitment ("**Title Update**"). If the Title Update or any updated Survey discloses a title or survey matter that was not disclosed in the Title Commitment or the Survey, the Buyer may deliver to Seller, within (10) days following the Buyer receipt of the Title Update and any updated Survey ("**Title Update Review Period**") a written statement of objections to any matter first disclosed on the Title Update or any updated Survey accompanied by a copy of the Title Update and any updated Survey, provided that the Buyer will not have the right to object to any matters that are Permitted Exceptions. In the event Buyer fail to timely notify Seller of any objections to title to the Property which are contained in the Title Commitment, the Survey, in any Title Update or on any updated Survey, the Buyer will be deemed to have agreed to accept title subject to all matters reflected in the Title Commitment and any Title Update and to the state of facts shown on the Survey or any updated Survey. Seller shall be obligated to discharge or satisfy any mortgage, judgment or other monetary lien on or before the Closing.

6. Survey. Buyer, at its sole cost and expense, may obtain its own current boundary and topographic survey of the Property certified to Buyer and the Title Company prepared under American Land Title Association specifications by a duly licensed land surveyor in the State of Minnesota ("**Survey**").

7. Real Estate Taxes; Operating Income and Expenses.

a. The parties shall prorate all real estate taxes and installments of special assessments due and payable in the year of the Closing, on a calendar year basis, utilizing actual final tax bills if available prior to Closing. If final tax bills are not available, the parties shall prorate real estate taxes and special assessments on the basis of the projected taxes if a projection is available from the applicable taxing authority or, if a projection is not available, on the basis of the most recent final tax bills. Seller shall pay all real estate taxes and installments of special assessments for years prior to year of the Closing, and shall upon request furnish evidence of such payment to the Buyer and the Title Company, and the Buyer shall pay all taxes and installments of special assessments due in any year after the year in which the Closing occurs.

b. Except for real estate taxes and special assessments as provided directly above in Section 7.a. of this Agreement, the parties shall apportion all operating income, expenses and payables of the Property as of the Closing Date, based upon the number of days in the period for which such operating income, expenses and payables were earned. To the extent not already prorated as operating expenses, the parties shall also prorate amounts paid or payable under any surviving service agreements, if any. The prorations under this Section 7.b. shall be based on actual invoices if reasonably possible. If actual invoices are not available in advance of Closing, then the prorations shall be calculated as soon after Closing as practicable. The obligation to make apportionment shall survive Closing.

8. Sale "As Is"; Release of Seller.

a. As-Is. EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS AS EXPRESSLY SET FORTH IN THIS AGREEMENT AND IN THE DEED, THE PROPERTY IS SOLD AND CONVEYED TO BUYER "AS IS, WHERE IS, WITH ALL FAULTS," WITHOUT REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION AS TO PHYSICAL CONDITION, ENVIRONMENTAL CONDITION, SOILS, SUITABILITY FOR DEVELOPMENT, ZONING, OR COMPLIANCE WITH LAWS. Buyer acknowledges it has the opportunity to conduct such inspections, tests, and investigations as Buyer deems necessary or appropriate during the Due Diligence Period.

b. Release Post-Closing. FROM AND AFTER CLOSING, BUYER, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, RELEASES SELLER AND ITS PUBLIC OFFICIALS, EMPLOYEES, AND AGENTS FROM ANY AND ALL CLAIMS, DEMANDS, AND CAUSES OF ACTION, KNOWN OR UNKNOWN, RELATING TO THE CONDITION OF THE PROPERTY, EXCEPT FOR CLAIMS ARISING FROM SELLER'S EXPRESS REPRESENTATIONS, WARRANTIES AND COVENANTS SET FORTH IN THIS AGREEMENT OR THE DEED. The provisions of this Section shall survive Closing.

9. Seller's Representations and Warranties. In order to induce the Buyer to enter into this Agreement, Seller represents and warrants to the Buyer as follows:

- a. Seller is duly organized, qualified and in good standing, and has the requisite power and authority to enter into and perform this Agreement and Seller's Closing Documents; such documents have been duly authorized by all necessary action; and such documents are or will be valid and binding obligations of Seller, enforceable in accordance with their terms. The individual signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Seller are and shall be duly authorized to sign the same on Seller's behalf and to bind Seller thereto.
- b. The execution and delivery of this Agreement by Seller, the execution and delivery of every other document and instrument delivered pursuant hereto by or on behalf of Seller, and the consummation of the transactions contemplated hereby will not (i) constitute or result in the breach of or default under any oral or written agreement to which Seller is a party or which affects the Property; (ii) constitute or result in a violation of any order, decree, or injunction with respect to which Seller and/or the Property is bound; and/or (iii) cause or entitle any party to have a right to accelerate or declare a default under any oral or written agreement to which Seller is a party or which affects the Property;
- c. Seller is fee owner of the Property;
- d. there is no action, litigation, investigation, condemnation or proceeding of any kind pending, or to the knowledge of Seller, threatened against Seller or any portion of the Property;
- e. Seller is not a foreign person, foreign partnership, foreign trust or foreign estate as those terms are defined in Section 1445 of the Internal Revenue Code;
- f. there is no litigation, arbitration or proceeding pending or threatened, before any court or administrative agency or any other condition that relates to or affects the Property, or which will result in a lien, charge, encumbrance or judgment against any part of or any interest in the Property;
- g. to the best of Seller's actual knowledge, no toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any Environmental Law (collectively, "**Hazardous Substances**") currently exist on the Premises in violation of any Environmental Law. To Seller's actual knowledge, Seller is not subject to any pending or, to the knowledge of Seller, threatened proceeding alleging violation of any Environmental Law or alleging responsibility for any environmental condition at the Property, in each case, that would reasonably be expected to

result in material liability to the Seller under applicable Environmental Laws. Seller has not disposed of or released Hazardous Substances at the Property in a manner that would reasonably be expected to result in material investigation-related or remedial liability of Seller under applicable Environmental Laws. Seller, has delivered or made available to Buyer copies of all environmental reports, assessments, permits, suits, information requests, orders, notices of violation, closure letters, site status letters and similar documentation in Seller's possession or reasonable control. "**Environmental Law**" shall mean any and all federal, state and local laws, statutes, codes, ordinances, regulations, rules, policies, consent decrees, judicial orders, administrative orders or other requirements relating to the environment or to human health or safety associated with the environment, as currently in effect;

- h. except for Mille Lacs Motor Sports II, Inc., a Minnesota corporation ("**Tenant**") under that certain Lease dated May 28, 2025 as amended by that certain First Amendment to Lease dated January 27, 2026 as further amended by that certain Second Amendment to Lease dated May 26, 2026, as further amended by that certain Third Amendment to Lease dated August 31, 2026 (collectively the "**Lease**"), title to the Property is subject to no tenancy or other right of occupancy, it being acknowledged and agreed that the Lease will be terminated prior to the Closing and will not remain in effect at or after Closing;
- i. there are no special assessments (including pending), special tax districts, special service areas, sanitary sewer separation fees or outstanding obligations (contingent or otherwise) to governmental entities, including, without limitation, any portion payable with the current tax bill with respect to the Property or any part thereof;
- j. Seller has not received any notice of violation of any legal requirement pertaining to the Property;
- k. Seller is not aware of any wells on the Property within the meaning of Minn. Stat. §1031, which representation is intended to satisfy the requirements of Minn. Stat. §1031. Seller is not aware of anysewage generated at the Property to be managed, and there is no individual sewage treatment system located on or serving the Premises, which representations are intended to satisfy the requirements of Minn. Stat. §115.55, Subd.6; and
- l. Other than the Buyer, no person or entity has any right, agreement, commitment, option, right of first refusal or any other agreement, whether oral or written, with respect to the purchase, assignment or transfer of all or any portion of the Property.

If any of Seller's representations and warranties set forth in this Section 8 ("**Seller Representations**") are inaccurate in any material respect, Seller shall give the Buyer written notice thereof promptly after Seller's actual knowledge of the same, and, in either case, the Buyer shall have the right to terminate this Agreement prior to the earlier of five (5) days after such written notice or Closing, by delivery of written notice to Seller. All of the Seller Representations contained in this Agreement shall survive the Closing for twelve (12) months following the Closing Date. Seller Representations shall automatically be null and void and of no further force and effect after the date which is twelve (12) months following the Closing Date unless, prior to the end of such twelve (12) month period, the Buyer shall have commenced a legal proceeding against Seller, alleging that Seller was in breach of such Seller Representations when made, and that the Buyer have suffered actual damages as a result thereof. In no event will Seller have liability to the Buyer following Closing for any breach of a representation or warranty discovered by or disclosed to Buyer prior to Closing.

The above representations and warranties of Seller shall be true, correct and complete in all material respects on and as of the Closing Date and the Buyer shall provide a certificate of such as of Closing Date ("**Seller's Certificate**").

10. Buyer Representations and Warranties. Buyer has the requisite power and authority to enter into and perform this Agreement and the closing documents signed by Buyer; such documents have been or will be duly authorized by all necessary action on the part of the Buyer and have been or will be duly executed and delivered; such execution, delivery and performance by Buyer of such documents does not conflict with or result in a violation of Buyers' organizational documents or any judgment, order or decree of any court or arbiter to which Buyer is a party; such documents are valid and binding obligations of Buyer, and are enforceable in accordance with their terms, subject to applicable law pertaining to a bankruptcy by Buyer and general equitable principles. The person executing this Agreement on behalf of Buyer has the right, legal power and actual express authority to bind Buyer to the terms and conditions of this Agreement and such other documents as are contemplated or to be delivered by Buyer herein, and to bind Buyer thereto. The above representations and warranties of the Buyer shall be true, correct and complete in all material respects on and as of the Closing Date and the Buyer shall provide a certificate of such as of Closing Date ("**Buyer's Certificate**"). All of the Buyer representations and warranties contained in this Agreement shall survive the Closing for twelve (12) months following the Closing Date. Each such representation and/or warranty shall automatically be null and void and of no further force and effect after the date which is twelve (12) months following the Closing Date unless, prior to the end of such twelve (12) month period, Seller shall have commenced a legal proceeding against the Buyer, alleging that the Buyer was in breach of such representation or warranty when made, and that Seller has suffered actual damages as a result thereof.

11. Conditions Precedent to Obligation of Buyer. The obligation of the Buyer to consummate the transaction hereunder shall be subject to fulfillment on or before the time periods set forth below of all of the following conditions, all of which may be waived by the Buyer in its sole discretion:

- a. Seller shall have delivered to the Buyer all of the items required to be

delivered to Buyer pursuant to the terms and conditions of this Agreement including Seller's compliance with all reasonable and customary requirements of the Title Company. Seller agrees it shall comply with all reasonable and customary requirements of the Title Company, including, but not limited to execution of title affidavits.

- b. Seller shall have performed and observed, in all material respects, all covenants and agreements of this Agreement to be performed and observed by Seller as of the Closing Date.
- c. Prior to the Closing Date, Buyer and Tenant shall have entered into a new lease agreement for the Property on terms acceptable to Buyer in Buyer's discretion.
- d. Buyer shall have received all applicable regulatory approvals, tax clearances, and third-party consents (including, without limitation, any licenses) that Buyer deems necessary or desirable in connection with the transaction contemplated in this Agreement on terms satisfactory to Buyer in Buyer's sole discretion on or before the Closing Date.
- e. Buyer waiving or not exercising Buyer's right to terminate this Agreement under Section 4 of this Agreement prior to the end of the Inspection Contingency Period.

In the event that any contingency set forth in this Section 10 has not been satisfied or waived on or before the applicable date as set forth above, then this Agreement may be terminated, at Buyer's sole and absolute discretion, by written notice from Buyer to Seller on or before the dates set forth for above, in which case the Earnest Money shall be returned to Buyer, and neither party will have any further rights or obligations regarding this Agreement, except for the obligations that survive this Agreement.

12. Conditions Precedent to Obligation of Seller. The obligation of Seller to consummate the transaction hereunder shall be subject to the fulfillment on or before the Closing Date of all of the following conditions, any or all of which may be waived by Seller in its sole discretion (except as provided below):

- a. Seller shall have received the Purchase Price payable in the manner provided for in this Agreement.
- b. Buyer shall have delivered to Seller all of the items required to be delivered to Seller pursuant to the terms of this Agreement.
- c. All of the representations and warranties of Buyer contained in this Agreement shall be true and correct in all material respects as of the Closing Date.

- d. Buyer shall have performed and observed, in all material respects, all covenants and agreements of this Agreement to be performed and observed by Buyer as of the Closing Date.

13. Deliveries at Closing.

a. Seller will execute and deliver to the Buyer the following documents at the Closing (collectively, the “**Seller Closing Documents**”):

- i. Duly recordable Limited Warranty Deed (the “**Deed**”) conveying title to the Real Property in accordance with the terms of this Agreement;
- ii. A non-foreign affidavit or a qualifying statement sufficient in form and substance to relieve the Buyer of any and all obligations to deduct, withhold or pay any amount of tax pursuant to Section 1445 of the Code, or a statement from Seller authorizing Buyer to deduct and withhold taxes as required by Section 1445 of the Code;
- iii. Seller’s Affidavit which may be required by Title Company to issue the owner’s title policy required by this Agreement;
- iv. Seller’s Certificate;
- v. General Assignment in form and substance acceptable to Buyer, executed by Seller, transferring to Buyer all Intangible Personal Property;
- vi. A completed Minnesota Department of Health Well Disclosure Certificate or include on the Deed the statement “The Seller certifies that the Seller does not know of any wells on the described Property”;
- vii. Closing statement or settlement statement (“**Settlement Statement**”) identifying all amounts due and to be disbursed to close the transactions contemplated by this Agreement;
- viii. Evidence confirming the due authorization, execution and delivery of this Agreement and the other documents to be executed in connection herewith by Seller; and
- ix. Any and all other documentation reasonably required by the Title Company to close the transaction contemplated hereunder and to cause the owner’s title policy to be issued and delivered to the

Buyer, provided, that the same are commercially reasonable and do not require Seller to incur additional obligations or costs.

b. Buyer will execute and deliver to Seller the following documents at the Closing (collectively, the “**Buyer’s Closing Documents**”):

- i. The Purchase Price in accordance with Section 2 hereof;
- ii. Buyer’s Certificate;
- iii. General Assignment;
- iv. Settlement Statement; and
- v. Any other documentation reasonably required by the Title Company to close the transaction contemplated hereunder and to cause the owner’s title policy to be issued and delivered to the Buyer.

The Seller’s Closing Documents and the Buyers’ Closing Documents are sometimes collectively referred to as the “**Closing Documents**”.

14. Closing Costs/Fees. At the Closing, the parties will bear the following costs:

a. Seller will pay (i) the cost of the Title Commitment; (ii) the deed tax in connection with the Deed and the transfer of the Property; (iii) the recording fees due upon the recording of any documents (other than the Deed) necessary to place record title in the condition required by this Agreement; (iv) one-half (1/2) of any closing escrow fees of the Title Company; and (v) all other costs and expenses that are allocated to Seller under the other provisions of this Agreement.

b. Buyer will pay (i) the cost of recording the Deed and the title insurance premiums, including costs for endorsements or additional coverages thereto; (ii) all costs and expenses associated with the Buyer inspections of the Property; (iii) one-half (1/2) of any closing escrow fees of the Title Company; and (iv) all other costs and expenses that are allocated to Buyer under the other provisions of this Agreement.

c. Buyer and Seller shall each be responsible for their own legal, accounting and consulting expenses in connection with this Agreement and this transaction.

d. Payment of any closing costs not specifically listed herein shall be the responsibility of the party as stated elsewhere in this Agreement, and if not stated elsewhere in this Agreement, the costs shall be the responsibility of the party ordering or contracting for such item.

15. Casualty or Condemnation.

a. If prior to the Closing, the Property is materially damaged or destroyed by fire or other casualty, Seller will provide immediate written notice to Buyer, at which time the Buyer may terminate this Agreement on written notice to the Seller given within ten (10) days after the Buyer receives written notice from the Seller of the occurrence of such fire or casualty and the amount of applicable insurance coverage. If the Buyer exercises such option to terminate as a result of such damage or destruction by fire or other casualty, it will be deemed that the Buyer terminated this Agreement pursuant to Section 4.b. hereof and the rights of the parties will be as set forth therein in which case the Earnest Money shall be returned to Buyer. If the Buyer does not exercise such option to terminate as set forth in the immediately preceding sentence, this Agreement will remain in full force and effect in accordance with its terms and the Buyer will be entitled to the proceeds of insurance and a credit against the Purchase Price in the amount of the deductible under any policies of insurance. As used herein, "material" damage or destruction means damage or destruction, the repair or restoration of which is in excess of \$100,000.

b. In the event proceedings to condemn the Property or any portion thereof are commenced before the Closing, the Buyer has the right to terminate this Agreement in which event it will be deemed that the Buyer terminated this Agreement pursuant to Section 4 hereof in which case the Earnest Money shall be returned to Buyer and the rights of the parties shall be as set forth therein. In the event the Buyer does not elect to terminate this Agreement, Seller will assign to the Buyer, at the Closing, all of Seller's rights, title and interest in and to any condemnation proceeds payable with respect to the Property or grant Buyer a credit against the Purchase Price equal to the amount of any condemnation award paid to Seller.

16. Default. In the event of a default hereunder by Seller which is not cured within a period of thirty (30) days following written notice from the Buyer to Seller that such default exists, Buyer may: terminate this Agreement and Buyer shall receive a full refund of the Earnest Money, or alternatively the Buyer may seek specific performance of the Agreement by Seller, provided that Buyer commence the action for specific performance within six (6) months after Seller's default. The foregoing remedy shall be the only remedy available to Buyer upon default by Seller. In the event of a default hereunder by Buyer which is not cured within a period of thirty (30) days following written notice from Seller to Buyer that such default exists, Seller may terminate this Agreement and retain the Earnest Money and except for obligations that this Agreement expressly survives termination, neither party will have any further rights against the other. The foregoing remedy shall be the only remedy available to Seller upon default by Buyer.

17. Real Estate Brokers. Seller and Buyer represent and warrant that they have not engaged any real estate brokers or agents in connection with this Agreement or the transactions contemplated hereunder. Except as provided above, Buyer and Seller agree to indemnify and hold the other harmless from anyone claiming a real estate commission/fee through them. The provisions of this Section 16 will survive the Closing.

18. Notices. Any notice, request, demand, instruction or other document to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in

writing and shall be delivered personally, or transmitted by email (provided that the original thereof shall thereafter be promptly sent by a nationally recognized overnight express courier), or sent by a nationally recognized overnight express courier, and shall be addressed to the parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally, or one (1) business day after deposit with a nationally recognized overnight express courier, or immediately upon being sent by email transmission in accordance with the procedures described above. A party may change its address for receipt of notices by service of a notice of such change in accordance herewith.

If to Seller: City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303
Attn: Brian Hagen, City Administrator
Email: bhagen@cityoframseymn.gov

If to Buyer: 6781 Properties, LLC
701 Xenia Avenue South, Suite 130
Golden Valley, Minnesota 55416
Attention: Russell S. King
Email: rking@kingcapitalcorp.com

19. Headings. The headings of the paragraphs and subparagraphs of this Agreement are for convenience of reference only and do not form a part hereof, and in no way interpret or construe such paragraphs and subparagraphs.

20. Parties in Interest. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties. Neither party may assign its rights and obligations under this Agreement without the others written consent. Notwithstanding the foregoing, Buyer may assign this Agreement and all of its rights hereunder only to any entity controlled by Buyer, provided, that Buyer delivers to Seller on or before the Closing Date, written notice of such assignment together with a duly executed assignment instrument evidencing Assignee's assumption of Buyer's obligations under this Agreement.

21. Confidentiality. Seller and the Buyer agree to maintain the confidentiality of the terms of the transaction proposed by this Agreement; provided, however, Buyer may disclose material terms as necessary or required to be disclosed in connection with its due diligence investigations, financing and by applicable laws and ordinances.

22. Entire Agreement. This Agreement and the exhibits attached hereto contain the entire agreement of the parties. This Agreement shall not be amended except by the written agreement of the parties hereto.

23. Severable Provisions. If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court of law or equity it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the parties hereto.

24. No Waivers. The waiver by either party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained.

25. Governing Law. This Agreement shall be governed by the laws of the State of Minnesota.

26. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall for all purposes be deemed to be an original and all of which shall together constitute one and the same instrument. A signature on a copy of this Agreement transmitted by facsimile, electronic signature or .pdf file shall be deemed to have the same force and effect as an original signature.

27. 1031 Exchange. Buyer and Seller reserve the option to exchange, for other property of like kind and qualifying use within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended, and Regulations promulgated thereunder, fee title in the Property which is the subject of this Agreement. Buyer and Seller expressly reserve the right to assign its rights, but not its obligations hereunder to a Qualified Intermediary provided in IRC Reg. 1.1031(k)-1(g)(4) on or before the Closing Date.

28. Further Assurances. Subject to the terms and conditions herein provided, each of Seller and the Buyer agree to use all reasonable efforts to take, or cause to be taken, all actions, and to do, or cause to be done, all things necessary, proper or advisable to consummate and make effective as promptly as practicable the transactions contemplated by this Agreement. From the Effective Date through the Closing Date, Seller and its members, representatives and agents agree that the Property will not be marketed for sale and that they will not, directly or indirectly, initiate, solicit, negotiate, accept or discuss with any third party, any inquiry, proposal or offer relating to the Property.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the Effective Date.

SELLER:

CITY OF RAMSEY

By: _____
Its: _ Mayor

By: _____
Its: _ City Administrator

BUYER:

6781 PROPERTIES, LLC

By: _____
Its: _____

EXHIBIT A

LEGAL DESCRIPTION

Tract A, Registered Land Survey No. 249, Anoka County, Minnesota.

Address: Unassigned Address (Ramsey, MN)

PID: 34-32-25-21-0103

ORDINANCE #24-11

CITY OF RAMSEY ANOKA COUNTY STATE OF MINNESOTA

AN ORDINANCE AUTHORIZING THE CITY OF RAMSEY TO SELL/CONVEY FOURTEEN (14) PARCELS OF REAL PROPERTY.

The City of Ramsey Ordains:

SECTION 1. 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 2. SALE/CONVEYANCE AUTHORIZATION

The City Council hereby declares the following described real" property owned by the City, held for the Right-of-Way Acquisition Loan Fund (RALF), as surplus City owned land, no longer needed for current or future City functions or Right of Way for the Ramsey Gateway Highway 10 Project, and authorizes said property to be marketed for sale and conveyed/sold:

Property ID	Address or Nearby Roadway	General Description
28-32-25-43-0002	7443 Hwy 10 NW	Pt Lot 2, and Lot 3, Auditors Subdivision No. 34
34-32-25-22-0007	7039 Hwy 10 NW	Lot 2, Block 1, Kovar Addition
34-32-25-22-0009	XXXX Hwy 10 NW	Lot 4, Block 1, Kovar Addition
34-32-25-21-0103	XXXX Hwy 10 NW	Tract A, Registered Land Survey No. 249
34-32-25-21-0008	6745 Hwy 10 NW	Lot 2, Block 1, Deal Industrial Park
34-32-25-12-0009	6701 Hwy 10 NW	Lot 3, Block 1, Deal Industrial Park
34-32-25-12-0010	XXXX Hwy 10 NW	Outlot A, Deal Industrial Park
34-32-25-12-0013	6549 Hwy 10 NW FKA 6615	Lot 6 and Lot 7, Aud. Subdivision No. 30
35-32-25-23-0006	6201 Hwy 10 NW	Pt. of Lots 17 and 19 Aud. Subdivision No. 96
35-32-25-24-0001	XXXX Hwy 10 NW	Part of Lot 19, Auditors Subdivision No. 96
35-32-25-31-0007	6159 Hwy 10 NW	Part of Lot 17, Auditors Subdivision No. 96
35-32-25-31-0024	XXXX Hwy 10 NW	Tract C, Registered Land Survey No. 151
35-32-25-31-0027	6101 Hwy 10 NW	Lot 3, Block 1, Guy Addition
35-32-25-31-0028	6101 Hwy 10 NW	Lot 4, Block 1, Guy Addition

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective upon its passage and thirty (30) days after its publication

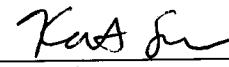
according to law, subject to City Charter Provision, Section 5.7.

PASSED by the City Council of the City of Ramsey, Minnesota, the 24th day of September, 2024



Mayor

ATTEST:



City Clerk

Introduction date: September 10, 2024
Posting dates: September 10, 2024 – September 25, 2024
Adoption date: September 24, 2024
Publication date: September 27, 2024
Effective date: October 28, 2024

THIRD AMENDMENT TO LEASE

THIS THIRD AMENDMENT TO LEASE (this “**3rd 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 entered into that certain Second Amendment to Lease dated May 26, 2026 (the “**2nd 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 2nd Amendment Lease (“**Premises**”) and attached hereto as Exhibit A; and;

WHEREAS, Landlord and Tenant desire to modify the Term of the Lease, First Amendment to Lease and Second 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: Commencement Date through November 30, 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 (September 1, 2026 through November 30, 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 Third 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, Second Amendment to Lease and this Third 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 Third 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: _____

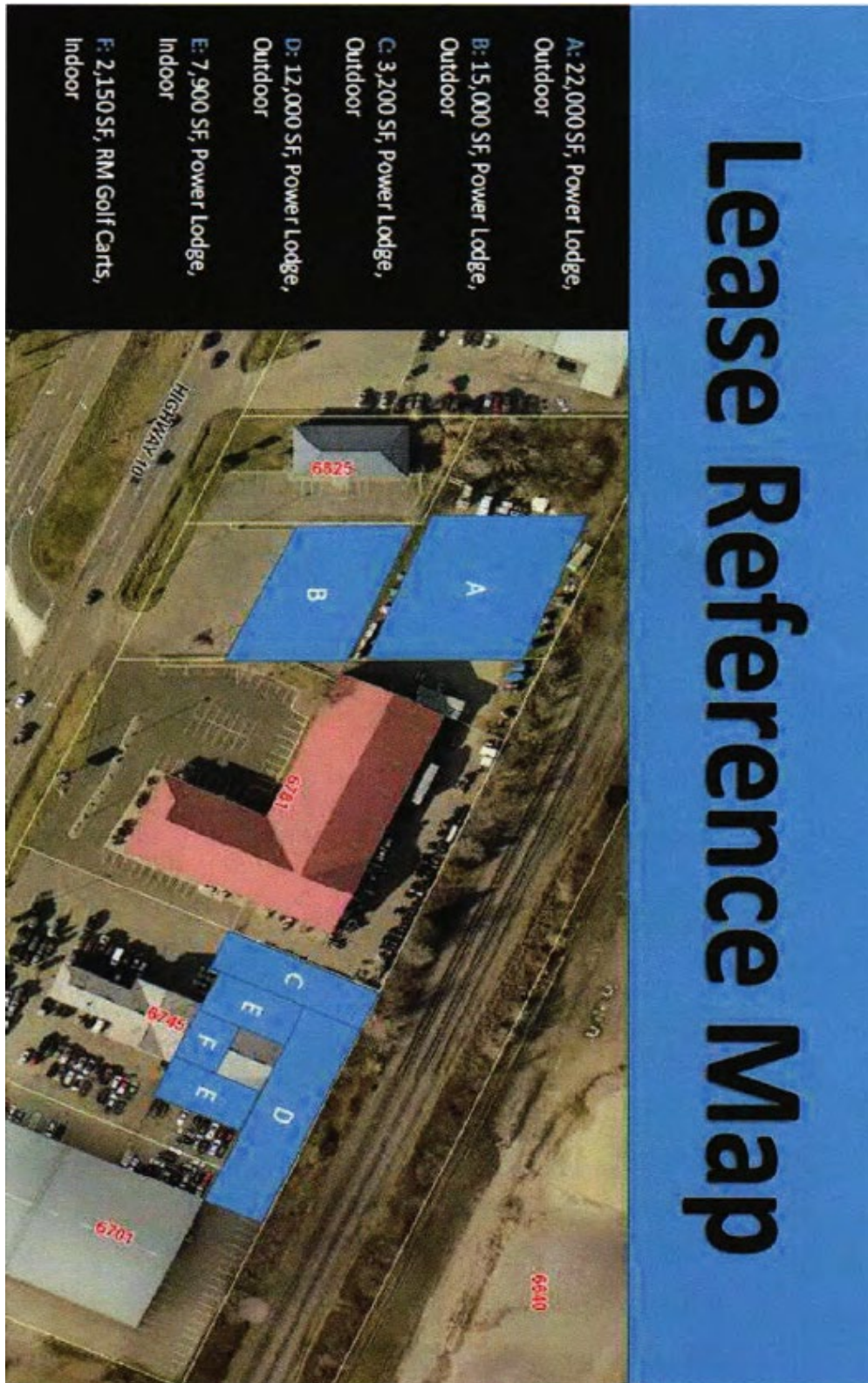
TENANT:

**MILLE LACS MOTOR SPORTS II,
INC.**

Tom Dehn, President

Date: _____

Exhibit A
Leased Premises (Areas A and B)



CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Adopt Resolution #26-208 Declaring Development Agreement Satisfied and Authorizing Release from Property — Amsterdam Extension Second Addition (8227, 8297, and 8367 Bunker Lake Boulevard NW)

Purpose/Background:

The City has been contacted by Oppidan Incorporated (the "Permittee"), who developed the parcels (8227, 8297, and 8367 Bunker Lake Boulevard and Outlot A; the "Subject Property") within the plat known as AMSTERDAM EXTENSION SECOND ADDITION, with a request to be released from the development agreement. It is not uncommon for a Permittee to request their release from a development agreement, upon verification by the City of Ramsey that all required improvements were constructed per the approved plans. Assuming the City Council adopts Resolution #26-208, the Permittee would be responsible for recording the resolution with the Anoka County Recorder's Office, officially releasing the Subject Property from the development agreement.

City Staff have verified that all requirements and conditions of the development agreement have been satisfied.

Notification:

Notification is not required.

Funding Source:

This request is being handled as part of Staff's normal duties. However, recording costs are the responsibility of the Permittee.

Recommendation:

Staff recommends adopting Resolution #26-208, granting the release from the development agreement.

Outcome/Action:

Motion to adopt Resolution #26-208 declaring the AMSTERDAM EXTENSION SECOND ADDITION Development Agreement satisfied and authorizing release from Property.

Attachments

Site Location Map

Recorded Development Agreement

Resolution #26-208

Form Review**Inbox**

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

09/03/2026 01:02 PM

Started On: 09/02/2026 08:40 AM

Site Location Map



04/21/2022 09:27 AM

Fees/Taxes In the Amount of: \$46.00

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



**CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR OPPIDAN**

This Agreement (hereinafter the “Agreement”) is dated as of this 12th day of April, 2022 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the “**CITY**”) and Ramsey Industrial Owner 1 LLC, a Delaware limited liability company (“**RAMSEY 1 OWNER**”), Ramsey Industrial Owner 2 LLC, a Delaware limited liability company (“**RAMSEY 2 OWNER**”), and Ramsey Industrial Owner 3 LLC, a Delaware limited liability company (“**RAMSEY 3 OWNER**”, collectively, with Ramsey 1 Owner and Ramsey 2 Owner, individually or collectively, as the context may require, “**OWNER**”) and Oppidan Incorporated, a Corporation under the laws of Minnesota (the “**PERMITTEE**”).

Recitals

A. Concurrently herewith, **RAMSEY INDUSTRIAL OWNER LLC** (“**OWNER PARENT**”), the sole owner and member of each Owner, has received approval from the **CITY** to subdivide the Subject Property (as defined below) and plat the same as Amsterdam Extension 2nd Addition (the “**Plat**”).

B. Upon the execution and recordation of the Plat, **OWNER PARENT** intends to convey the land legally described on the attached Exhibit A-1 (the “**Ramsey 1 Property**”) to **RAMSEY 1 OWNER** such that **RAMSEY 1 OWNER** will be the owner of the Ramsey 1 Property.

C. Upon the execution and recordation of the Plat, **OWNER PARENT** intends to convey the land legally described on the attached Exhibit A-2 (the “**Ramsey 2 Property**”) to **RAMSEY 2 OWNER** such that **RAMSEY 2 OWNER** will be the owner of the Ramsey 2 Property.

D. Upon the execution and recordation of the Plat, **OWNER PARENT** intends to convey the land legally described on the attached Exhibit A-3 (the “**Ramsey 3 Property**”, together with the Ramsey 1 Property and Ramsey 2 Property, individually or collectively, as the context may require, the “**Subject Property**”) to **RAMSEY 3 OWNER** such that **RAMSEY 3 OWNER** will be the owner of the Ramsey 2 Property.

Agreement

1. Recitals. Recitals incorporated. The recitals stated above are hereby incorporated into this Agreement and are made part of this Agreement by reference.
2. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:
 - a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** and **OWNER** enter into this Agreement.
 - b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of **OWNER PARENT'S** marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy.
 - c. Proof of Authority. That the **PERMITTEE** and each **OWNER** provide reasonable proof that the respective governing boards of the **PERMITTEE** and each **OWNER** have authorized the **PERMITTEE'S** and each **OWNER'S**, execution, as applicable, of this Agreement.
3. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Egan, Field, and Nowak, Inc (Plat) and Kimley Horn (Civil), dated May 6, 2021; revised January 26, 2022. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans to, among other things, confirm that the revisions requested in the **CITY** Staff's review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.
4. Stage I Improvements. The public improvements the **PERMITTEE** will construct or install are as follows:
 - a. Lateral sanitary sewer.
 - b. Lateral water main.
 - c. Storm drainage facilities (when specified).
 - d. Stormwater maintenance through 90 percent buildout.
 - e. ~~Streets.~~
 - f. Concrete curb and gutter (urban).
 - g. Street traffic control signals.
 - h. Lot grading.
 - i. ~~Trail development.~~
 - j. Sidewalks.
 - k. Electricity (within one-fourth mile).
 - l. Phone (within one-fourth mile).
 - m. Natural gas (within one-fourth mile).
 - n. Boulevard sodding.
 - o. Water shut off boxes.
 - p. Landscaping

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release in its entirety the required Stage I Improvement Financial Guaranty noted in paragraph #12 below until such as-built plans are received by the **CITY**, and upon provision of such as-built plans, the Financial Guarantee shall immediately and automatically terminate, without need for any supplemental documentation. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.
6. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements, provided that the City acknowledges and agrees that all necessary permits have been obtained as of the date hereof. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans for the Stage I Improvements.
7. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat, subject to extension due to force majeure.
8. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements, expressly excluding items (h) (lot grading), (o) (water shut off boxes), and (p) landscaping (the "Excluded Stage I Improvements"). Title to the Stage I Improvements other than the Excluded Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements (and, if applicable, issuance of a certificate of occupancy or other certificate of substantial completion shall be deemed the **CITY'S** written acceptance of the Stage I Improvements). Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing (or deemed to have accepted same), prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 12 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 12 or allows such financial guarantee to lapse, expire or otherwise terminate.
9. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems

appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

10. Stage II CITY Improvements. The public improvements the **PERMITTEE** must construct or install are as follows:
 - a. Street lights per agreement with Connexus Energy
 - b. Installation of survey monumentation.

(the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded, subject to extension due to force majeure.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of reproducible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guaranty noted in paragraph #12 below until **CITY** has received the as-built plans. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

11. Required Private Improvements. The private improvements the **PERMITTEE** will construct or install are as follows (the "Required Private Improvements"):
 - a. Sanitary sewer
 - b. Water
 - c. Storm drainage facilities
 - d. Stormwater maintenance
 - e. Parking lot
 - f. Concrete curb and gutter
 - g. Lot grading
 - h. Landscaping
12. Financial Guaranty for Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide a financial guaranty in customary form to the **CITY** guaranteeing the construction of the Stage I Improvements, Stage II Improvements, Required Private Improvements, and their timely completion (subject to force majeure). The **PERMITTEE** shall be responsible for a financial guaranty in the amount of **(\$2,022,750.00)**, which amount is 75% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon substantial completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, the financial guaranty shall automatically, without the need for any request by **PERMITTEE** or action by the **CITY**, be reduced by the amount completed.
13. Inspection Fees for the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements, Stage II Improvements, and Required Private

Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of (\$134,850.00), which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements, Stage II Improvements, and Required Private Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon substantial completion of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, acceptance by the **CITY**. Upon substantial completion of the last to occur of the Stage I Improvements, Stage II Improvements, and Required Private Improvements, all funds remaining in such escrow shall automatically be released to **PERMITTEE**.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the amount of \$674,250.00, which is 25% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory performance of said improvement. The warranty must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or a cash escrow.
15. Maintenance Guaranty for Landscaping. It is herein agreed that the **PERMITTEE** shall provide the **CITY** a maintenance guaranty to ensure the survival of the plantings. Said maintenance guaranty shall consist of cash or a Letter of Credit, approved as to form by the **CITY**, in the amount of \$46,575.00. [# plantings (288 trees) x cost/planting (\$300/tree x 30% average non-survival rate, (918 shrubs) x cost/planting \$75/shrub x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Private Improvements.

At the end of the two-year period, the maintenance guaranty shall automatically terminate and be returned to the **PERMITTEE**. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the **CITY** in its reasonable discretion, provided that failure of the City to provide a written determination prior to the end of the two-year period that the plantings have not been planted in accordance with the Site Plan shall constitute the deemed determination that the plantings have been planted in accordance with the Site Plan. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of replacing plantings in the event of the **PERMITTEE's** failure to maintain the required plantings upon written notice by the **CITY** of such failure and subsequent failure to cure for fifteen (15) days after such written notice.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning that are invoiced in writing to **PERMITTEE**. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of receipt of the invoice.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B upon written notice which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.
18. Requirements for Building and Occupancy Permits.
- a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) provided the financial guaranty described in Section 12 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, provided that the **CITY** acknowledges and agrees that all such permits have been issued and approved by the **CITY** as of the date hereof; and
 - b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY**; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.
19. **PERMITTEE Defaults.** If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** and each **OWNER** of the applicable Subject Property to which the default of **PERMITTEE** relates (the "**APPLICABLE OWNER(S)**"), thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30) day period (provided that (x) the **APPLICABLE OWNER(S)** shall have the right, but not the obligation, to cure any such default of **PERMITTEE**, and (y) **PERMITTEE** (or the **APPLICABLE OWNER(S)** if a **APPLICABLE OWNER** elects to cure pursuant to clause (x) above), shall have such additional time as is reasonably necessary to cure such default, so long as it proceed with reasonable diligence in doing so)), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:
- a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses

for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE** and the **APPLICABLE OWNER(S)**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property; and

- b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief; and
- c. In the event of a default relating to construction of the Stage I Improvements or Stage II Improvements only, the **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of such defaults; and
- d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

Notwithstanding anything to the contrary contained herein, none of the **OWNERS** shall be liable hereunder for any breach by **PERMITTEE** of the responsibilities of **PERMITTEE** hereunder unless such breach was caused by the gross negligence or willful misconduct of such **OWNER**.

- 20. **Termination.** In connection with any portion of a Subject Property being sold, either **PERMITTEE** or the **APPLICABLE OWNER** may provide to the **CITY** an instrument in recordable form that releases such parcel from this Agreement. Furthermore, upon substantial completion of the Stage I Improvements and/or the Stage 2 Improvements, as applicable (which shall be deemed to occur upon the issuance of a certificate of occupancy or similar certificate, if applicable), the **CITY** agrees to release **PERMITTEE** and the **APPLICABLE OWNER** for the completed phase of the development in writing and shall execute a recordable instrument of release evidencing same.

- 21. Miscellaneous.

- a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.
- b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** or an **OWNER** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** or any **OWNER'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.
- c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, then **CITY** shall provide written notice of such non-compliance to **PERMITTEE** and the **APPLICABLE OWNER(S)** and if **PERMITTEE** fails to cure such non-compliance within fifteen (15) days of such written notice, **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** written demand, **PERMITTEE** shall cease work until there is compliance.
- d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be in locations reasonably necessary and shall not otherwise impair the locations of the improvements of the Project.
- e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.
- f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period.
- g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site

development, construction debris, open burning, etc. The **CITY** shall provide written notice of any violations to **PERMITTEE** and each **APPLICABLE OWNER**, and only after **PERMITTEE'S** failure to cure such violations within fifteen (15) days of such written notice, the **CITY** may withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance. The **APPLICABLE OWNER(S)** shall have the right, but not the obligation, to cure such violations on behalf of **PERMITTEE**.

- h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I, Stage II, and Required Private Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.
- i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within fifteen (15) days after receipt of the bill from the **CITY**. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment. The **APPLICABLE OWNER(S)** shall have the right, but not the obligation, to pay such expenses on behalf of **PERMITTEE**.
- j. Reimbursement to the CITY. The **PERMITTEE** agrees to reimburse the **CITY** for all out of pocket costs actually incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and reasonable attorney's fees (excluding punitive, consequential, or indirect/special damages).
- k. Certificate of Occupancy. The term "Certificate of Occupancy" or "certificate of occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.
- l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:

Oppidan Corporation
Attn: Jay Moore
400 Water Street, Suite 200
Excelsior MN 55331

TO THE CITY:

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

TO RAMSEY 1 OWNER:

Ramsey Industrial Owner 1 LLC
c/o Rockpoint Group L.L.C.
Woodlawn Hall at Old Parkland
3953 Maple Avenue, Suite 300
Dallas, Texas 75219
Attn: Ron J. Hoyl. Esq.
Email:ron@rockpoint.com

Ramsey Industrial Owner 1 LLC
c/o Rockpoint Group, L.L.C.
500 Boylston Street, Suite 2100
Boston, MA 02116
Attention: Joe Goldman and Fred Borges
Email: Jg@rockpoint.com; Fb@rockpoint.com

Gibson, Dunn & Crutcher, LLP
2029 Century Park East
Los Angeles, California 90067
Attn: Jesse Sharf
Email: JSharf@gibsondunn.com

TO RAMSEY 2 OWNER:

Ramsey Industrial Owner 2 LLC
c/o Rockpoint Group L.L.C.
Woodlawn Hall at Old Parkland
3953 Maple Avenue, Suite 300
Dallas, Texas 75219
Attn: Ron J. Hoyl. Esq.
Email:ron@rockpoint.com

Ramsey Industrial Owner 2 LLC
c/o Rockpoint Group, L.L.C.
500 Boylston Street, Suite 2100
Boston, MA 02116
Attention: Joe Goldman and Fred Borges

Email: Jg@rockpoint.com; Fb@rockpoint.com

Gibson, Dunn & Crutcher, LLP
2029 Century Park East
Los Angeles, California 90067
Attn: Jesse Sharf
Email: JSharf@gibsondunn.com

TO RAMSEY 3 OWNER:

Ramsey Industrial Owner 3 LLC
c/o Rockpoint Group L.L.C.
Woodlawn Hall at Old Parkland
3953 Maple Avenue, Suite 300
Dallas, Texas 75219
Attn: Ron J. Hoyle, Esq.
Email: ron@rockpoint.com

Ramsey Industrial Owner 3 LLC
c/o Rockpoint Group, L.L.C.
500 Boylston Street, Suite 2100
Boston, MA 02116
Attention: Joe Goldman and Fred Borges
Email: Jg@rockpoint.com; Fb@rockpoint.com

Gibson, Dunn & Crutcher, LLP
2029 Century Park East
Los Angeles, California 90067
Attn: Jesse Sharf
Email: JSharf@gibsondunn.com

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THE PERMITTEE:

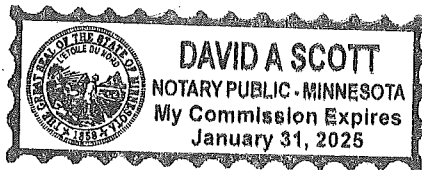
Oppidan Incorporated

By: [Signature], Jay Moore
Its: Senior Vice President of Development

STATE OF MINNESOTA)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 25 day of March, 2022, by Jay Moore, Senior Vice President of Development of Oppidan Incorporated, a Minnesota Business Corporation (Domestic), under the laws of the State of Minnesota on behalf of the corporation.

[Signature]
Notary Public



OWNERS:

Ramsey Industrial Owner 1 LLC

By: [Signature]

Name: Ron J. Hoyl

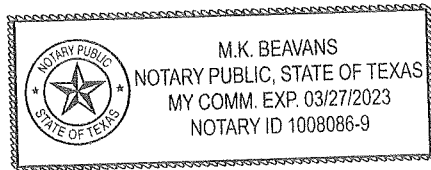
Its: Vice President

STATE OF TEXAS)

)ss

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 28th day of March, 2022, by Ron J. Hoyl, Vice President of Ramsey Industrial Owner 1 LLC, a limited liability company, under the laws of the State of Delaware, on behalf of the limited liability company.



[Signature]
Notary Public

Ramsey Industrial Owner 2 LLC

By: _____

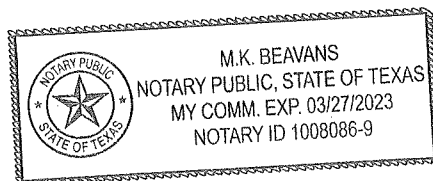
Name: Ron J. Hoyl

Its: Vice President

STATE OF TEXAS)
)ss

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 28th day of March, 2022,
by Ron J. Hoyl, Vice President of Ramsey Industrial Owner 2 LLC, a limited liability company,
under the laws of the State of Delaware, on behalf of the limited liability company.



M.K. Beavans
Notary Public

Ramsey Industrial Owner 3 LLC

By: [Signature]

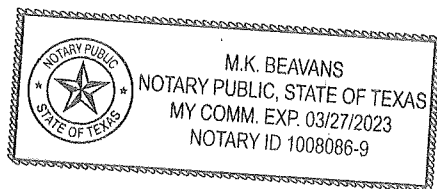
Name: Ron J. Hoyl

Its: Vice President

STATE OF TEXAS)
)ss

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 28th day of March, 2022, by Ron J. Hoyl, Vice President of Ramsey Industrial Owner 3 LLC, a limited liability company, under the laws of the State of Delaware, on behalf of the limited liability company.



[Signature]
Notary Public

THE CITY:

CITY OF RAMSEY

By: Mark E. Kuzma
Its: Mayor

By: [Signature]
Its: City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this 12th day of April 2022, by Mark E Kuzma and Kurtis G. Ulrich, 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.

Kurtis G. Ulrich

Notary Public



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

This document reviewed by:
HKB Law, P.A.
4501 Allendale Dr.
St. Paul, MN 55127

EXHIBIT A-1

Legal Description of Ramsey 1 Property

Lot 1, Block 1 Amsterdam Extension Second Addition

AMSTERDAM EXTENSION SECOND ADDITION

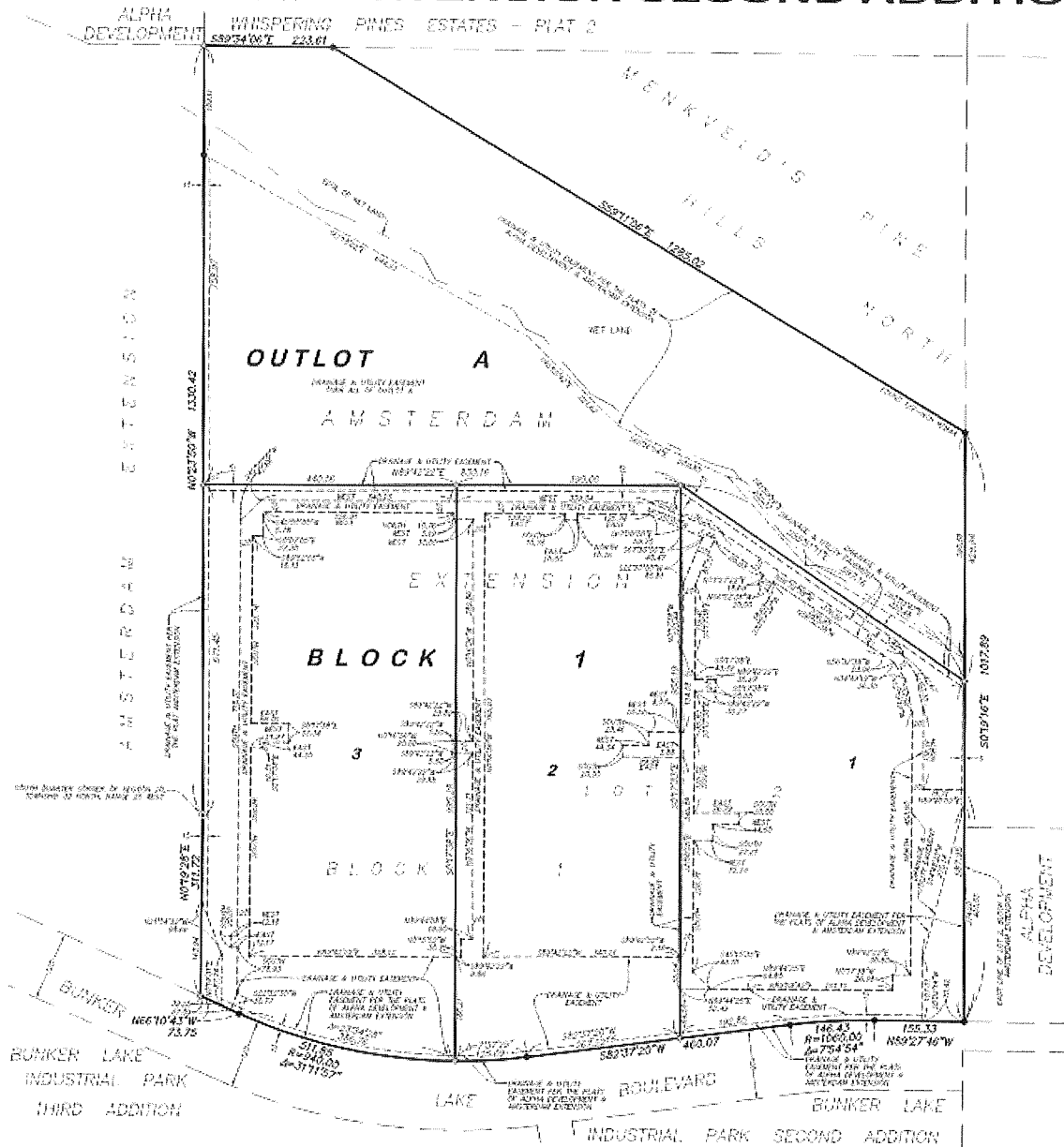


EXHIBIT A-2

Legal Description of Ramsey 2 Property

Lot 2, Block 1 Amsterdam Extension Second Addition

AMSTERDAM EXTENSION SECOND ADDITION

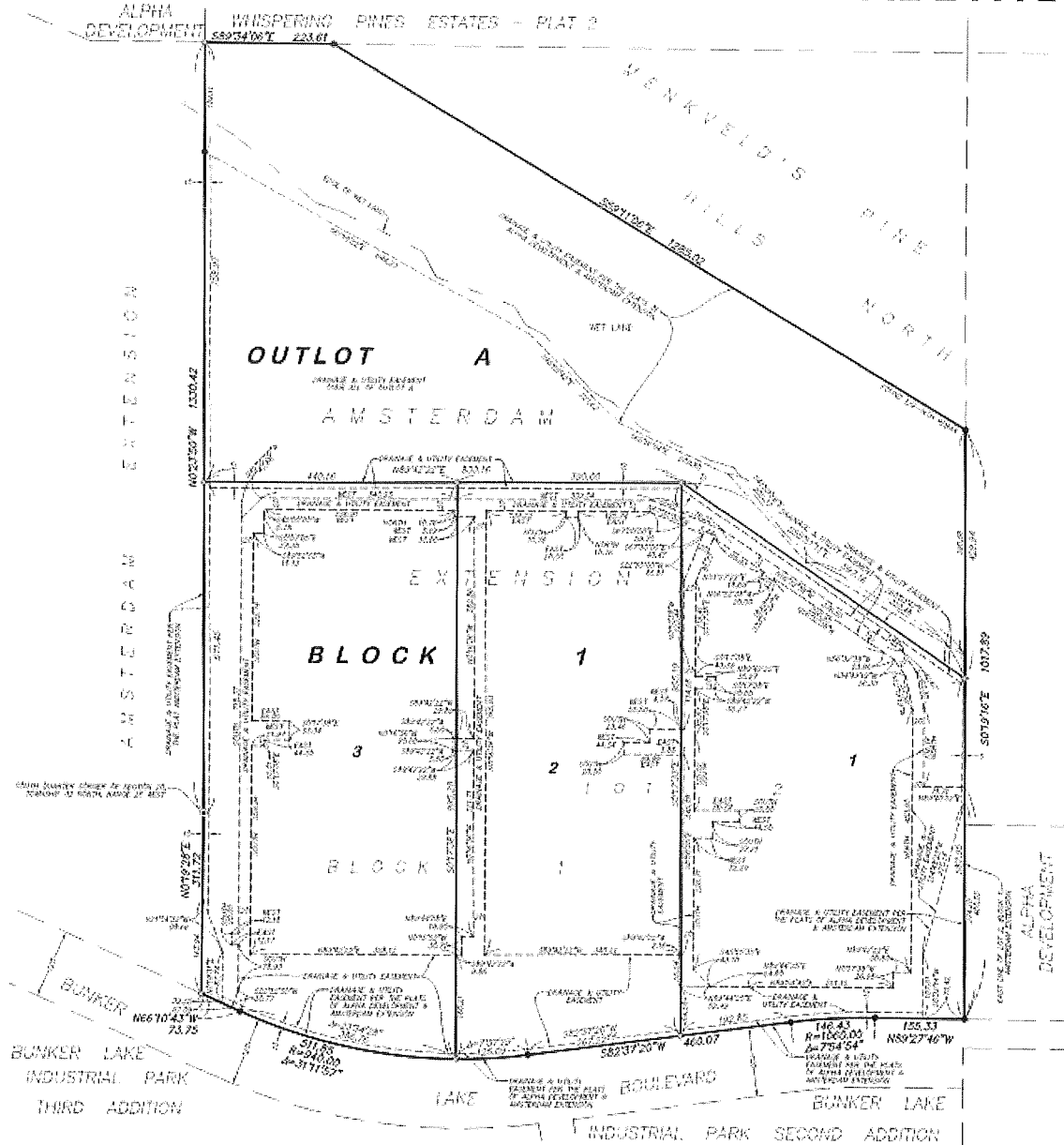
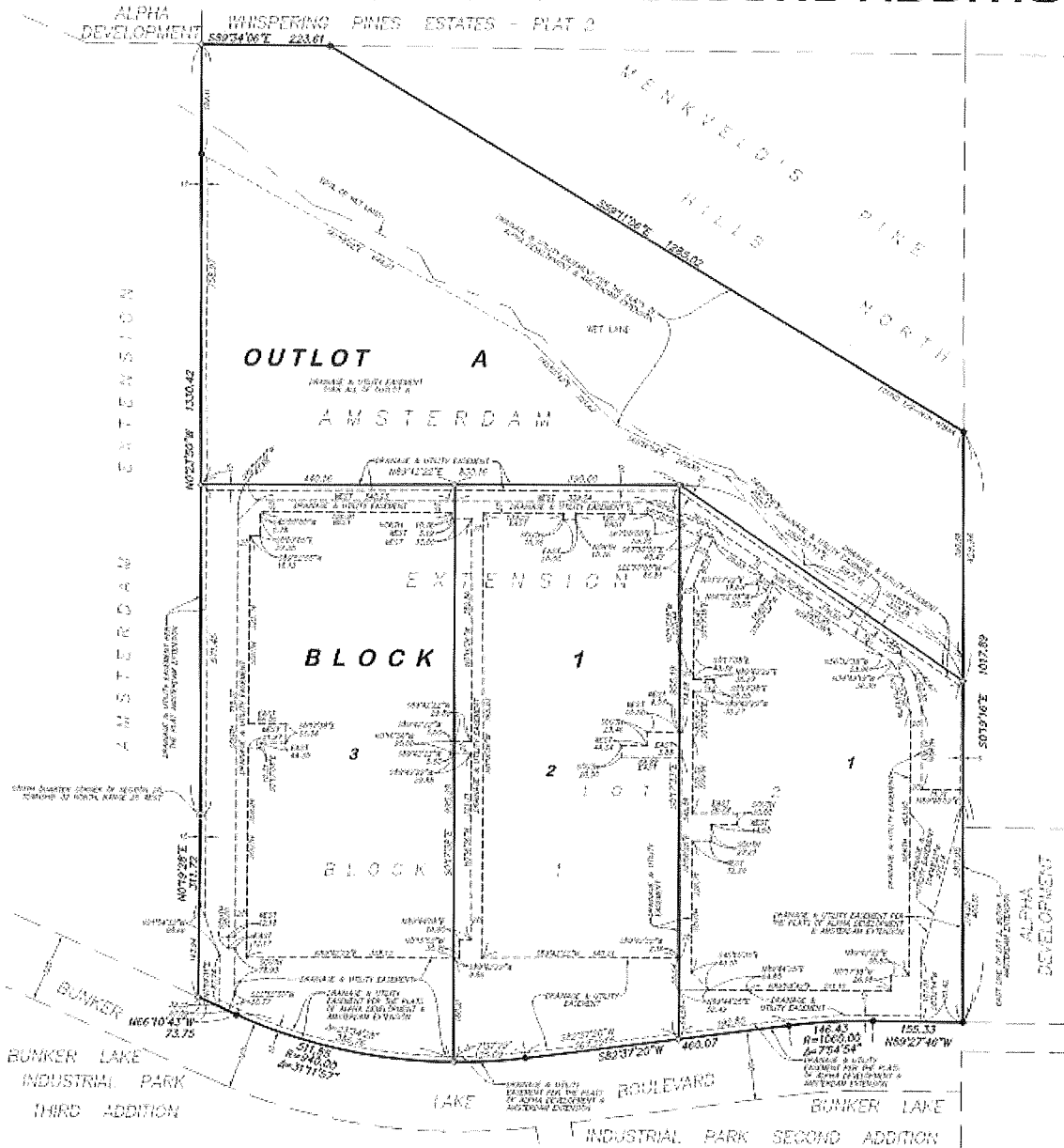


EXHIBIT A-3

Legal Description of Ramsey 3 Property

Lot 3, Block 1 Amsterdam Extension Second Addition

AMSTERDAM EXTENSION SECOND ADDITION



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

RESOLUTION #26-208

**RESOLUTION DECLARING THE AMSTERDAM EXTENSION SECOND ADDITION
DEVELOPMENT AGREEMENT SATISFIED AND AUTHORIZING RELEASE FROM
PROPERTY**

WHEREAS, Oppidan Incorporated, hereafter referred to as “Permittee”, requested a release from the development agreement associated with the following described property located in the City of Ramsey:

Lots 1-3, Block 1 and Outlot A, AMSTERDAM EXTENSION SECOND ADDITION,
Anoka County, Minnesota

(the ‘Subject Property’); and

WHEREAS, the Subject Property is encumbered, in whole or in part, by the following development agreement (the “Development Agreement”) for a past project:

“City of Ramsey Development Agreement for OPPIDAN” recorded as Document Number
2362834.006 on April 21, 2022; and

WHEREAS, the City is declaring the Development Agreement satisfied with respect to the Subject Property described above; and

WHEREAS, the Development Agreement will remain on the title affected property; and

WHEREAS, the City Council reviewed the request to release this Development Agreement from the Subject Property on September 8, 2026.

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

The Development Agreement referenced above is deemed satisfied on the Subject Property and may be released from the Subject Property described above.

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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.

Title:

Adopt Resolution #26-211 Approving the Final Plat of COR Seven

Purpose/Background:

The proposed minor plat of COR Seven is subdividing two City-owned parcels into one buildable lot for Scooter's Coffee (the conditional use permit review is elsewhere on this agenda) and three outlots. Outlot A is for the shared access roadway shared between O'Reilly, Casey's, and Scooter's, as well as potential future users to the south. Outlot B will be resubdivided at the time of a future development proposal as well as defining the southern edge of the future Veteran's Drive right-of-way. Finally, Outlot C is for the existing storm water management basin along the southern portion of the property.

Notification:

Notification is not required for a minor plat, though notification was provided for the conditional use permit portion of the project for Scooter's Coffee drive-thru for the August 27 Planning Commission meeting.

Funding Source:

Costs of this work are the responsibility of Scooter's as a part of their site entitlements.

Recommendation:

Staff recommends approval of the plat of COR Seven.

Outcome/Action:

Motion to adopt Resolution #26-211 Approving the Final Plat of COR Seven.

Attachments

COR Seven Final Plat

Resolution #26-211 Final Plat

Form Review**Inbox**

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

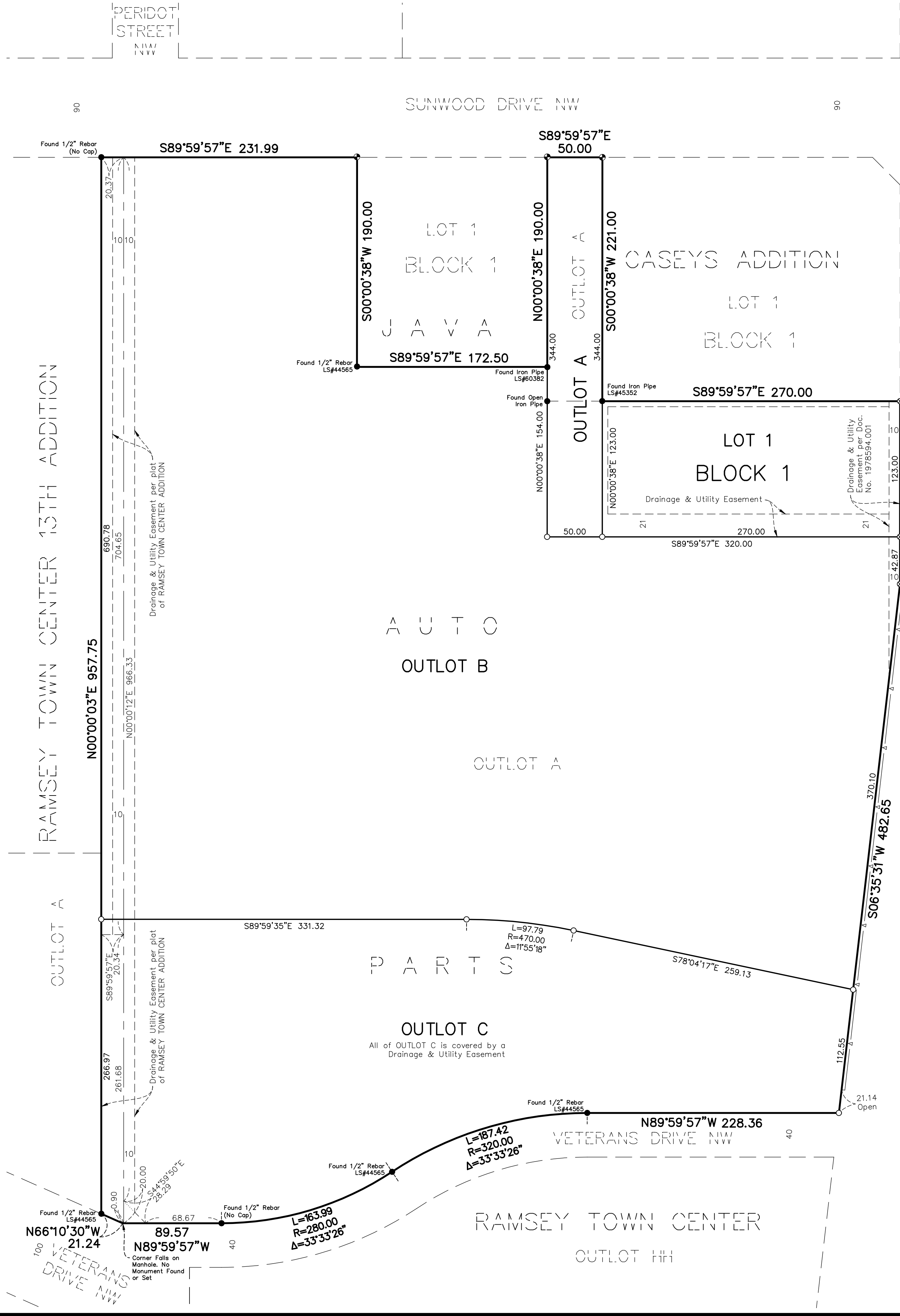
Date

09/03/2026 01:03 PM

Started On: 09/02/2026 02:30 PM

COR SEVEN

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



KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:
Outlot A, JAVA AUTO PARTS, Anoka County, Minnesota.
AND
Outlot A, CASEYS ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as COR SEVEN and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, have caused these presents to be signed by its proper officers this ____ day of _____, 20____.

SIGNED: City of Ramsey

By _____, Mayor
Ryan Heineman

By _____, City Administrator
Brian Hagen

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Ryan Heineman, Mayor and Brian Hagen, City Administrator of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

Signature

Print Name

Notary Public, _____ County _____

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 _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Brian Person.

Signature

Print Name

Notary Public, _____ County _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of COR SEVEN 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. Ziegmeier
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

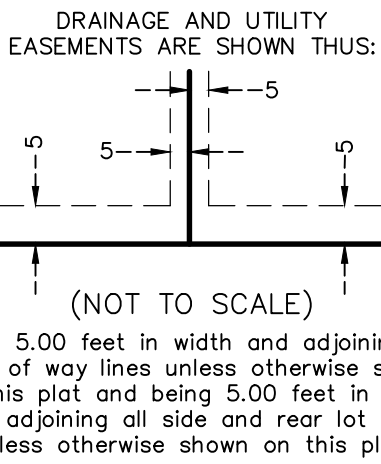
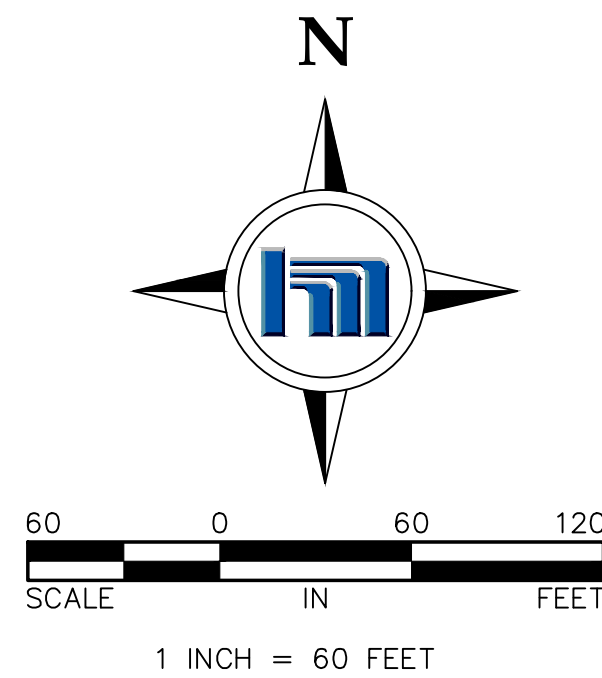
By _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of COR SEVEN 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



- Denotes a 1/2 inch by 14 inch iron pipe monument with a plastic cap marked R.L.S. No. 49138 set
- Denotes found iron monument as noted
- ✕ Denotes found chiseled "X" on concrete
- ⊗ Denotes set pk nail
- △— Denotes right of access dedicated to the County of Anoka per plat of RAMSEY TOWN CENTER ADDITION

For the purposes of this plat the north line of Outlot A, JAVA AUTO PARTS is assumed to bear N89°59'57"E.

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

RESOLUTION #26-211

**RESOLUTION APPROVING FINAL PLAT OF
“COR SEVEN”**

WHEREAS, Daniel and Natalie DeWey of Harlow Beckett Enterprises and hereafter referred to as the “Applicant,” have properly applied for a Final Plat (Minor Plat) approval of the City of Ramsey-owned property generally located west of Ramsey Boulevard NW and south of Sunwood Drive NW on property legally described as:

Outlot A, Caseys Addition, Anoka County, Minnesota; and
Outlot A, Java Auto Parts, Anoka County, Minnesota

(the ‘Subject Property’); and

WHEREAS, the Subject Property is guided Mixed Use in the City’s adopted 2040 Comprehensive Plan and zoned COR-3 Workplace Subdistrict;

WHEREAS, the proposed subdivision conforms to the COR-3 Zoning District standards;

WHEREAS, the City Council reviewed the Final Plat of COR Seven on September 8, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants Final Plat approval for COR Seven, subject to the following:

- A. The Mayor and City Administrator are authorized to sign the plat.
- B. An access easement prepared by the City Attorney must be signed and recorded with the plat.
- C. A development agreement shall be required outlining development fees associated with Lot 1, Block 1 that are the responsibility of the Applicant.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council this 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

"Rum River Retreat" — Preliminary Plat and Variance Request for 17400 and 17650 Erkium Street NW (Project No. 26-106); Case of Sundance Woods, LLC

Purpose/Background:

The City has received a Land Use Application from Sundance Woods, LLC (the "Applicant") for a fifteen (15) lot, single family rural residential subdivision of the properties known as 17400 & 17650 Erkium Street NW (together, the "Subject Property"). The application also includes a request for a variance to lot depth for two of the proposed lots. The proposed subdivision is a Major Plat, which includes three (3) phases: Sketch Plan, Preliminary Plat, and Final Plat. The Planning Commission previously reviewed the Sketch Plan at their April 23, 2026, meeting and just conducted the Public Hearing for the Preliminary Plat and Variance. This case is to consider formal action on the Variance and Preliminary Plat, which, if approved, grants the Applicant entitlement to the project, with the third and final step (the Final Plat) essentially approving the legal document (the plat) that creates the lots.

Notification:

Public notification was mailed to property owners within 700 feet of the Subject Property. A legal notice was placed in the Anoka Union Herald Newspaper. Additionally, a "Proposed Development" sign was also placed on the Subject Property.

Time Frame/Observations/Alternatives:**Project Overview**

The Subject Property is approximately 61 acres in size, which includes the area encumbered by a permanent road easement and dedicated right-of-way (the very southern end of the Erkium Street corridor). The Applicant is proposing to subdivide it into fifteen (15) single-family residential lots (the existing home at 17400 Erkium Street will remain, so this subdivision will technically result in fourteen [14] new homes). The Subject Property is zoned Rural Residential (RR) and is guided as Rural Developing in the Comprehensive Plan. A portion of the Subject Property (all of 17400 Erkium Street NW) is also within the Scenic River Protection Overlay District. The proposed lots within this overlay district are subject to not only the standards of the Rural Residential Zoning District, but also the standards of the overlay district.

Bulk Standards

The Rural Residential (RR) Zoning District requires a minimum lot size of 2.5 acres and a minimum lot width of 200 feet (100 feet if on the bulb of a cul-de-sac). The minimum required setbacks in the RR District are:

Rural Residential District Setbacks	
Front	40 feet
Side (Interior)	10 feet
Side (to right-of-way)	40 feet
Rear	40 feet

However, since a portion of the Subject Property falls within the Scenic River Protection Overlay District (all of 17400 Erkium Street NW along the south side of the plat), those lots are subject to the more restrictive standards between the RR district and the overlay district. All lots within the overlay district shall have a minimum width of 300 feet at the building line (rather than the standard 200 feet per the zoning district) and at the Ordinary High Watermark (OHW) of the Rum River and Trott Brook. Riparian lots shall be at least four (4) acres in size (non-riparian lots shall be at least 2.5 acres in size). The four (4) lots in the Scenic River Protection Overlay District that abut either the Rum River or Trott Brook, which is a tributary of the Rum River, all exceed four (4) acres in size. Due to the fact that a portion of the Subject Property is within the Scenic River Protection Overlay District, Staff did forward the Preliminary Plat plan set to the Minnesota Department of Natural Resources (DNR) for review and comment. The DNR had no specific comments or objections to the plat.

All lots appear to comply with the minimum lot width standards in the Rural Residential Zoning District and the Scenic River Protection Overlay District. Proposed lot sizes range from 2.69 acres to 8.99 acres, which all comply with the bulk standards of both the zoning district and overlay district. Due to the location of the permanent road easement for the Erkium Street corridor, the depth of the two proposed lots on the east side of this easement is limited to 185 feet. However, in the Rural Residential Zoning District, the minimum required lot depth is 200 feet. Due to this deficiency, a variance to lot depth is necessary. Staff is supportive of this variance because shifting the road corridor slightly to the east to meet the 200-foot lot depth requirement would result in more tree loss, extensive grading, and the proposed lot depth is essentially equivalent to the lot depth of the many of the existing lots abutting the eastern boundary of the Subject Property.

Streets

The subdivision will be accessed via a southerly extension of Erkium Street. Presently, this corridor is encumbered with a Road Easement extending south from 177th Avenue to the northern border of 17400 Erkium Street, where it connects to the dedicated right-of-way established with the Riverbrook plat. There is a private driveway within this Road Easement serving 17400 Erkium Street (and 17500 Erkium Street, which is not part of this subdivision). This will need to be upgraded to meet the City's public road standards. Additionally, an east / west road will be constructed to the western boundary of the Subject Property. Should the land to the west ever develop in the future, this east / west road could be extended and connected to 177th Avenue, and the temporary cul-de-sac would be eliminated. This new road segment exceeds the 600-foot maximum cul-de-sac length set forth in the Subdivision Code (Chapter 117). However, after consultation with the City Attorney, this is not being designed as a true, permanent cul-de-sac and thus, Staff's interpretation is that a variance is not necessary due to the 'temporary' nature of this turn-around.

Both roads will be built to rural section road standards with some areas having concrete curbing for storm water management. MN State Fire Code requires a minimum width of at least twenty-six (26), with parking restricted to one side of the street due to its length. Both streets are proposed to have a paved width of twenty-six (26) feet and the plans do show no parking signs on one side of each of the two streets. The bulb of each cul-de-sac will have a paved diameter of 100 feet, in accordance with the City's subdivision design standards.

Utilities

The Subject Property is outside the 2040 MUSA boundary. Therefore, all proposed lots will need to be served by private wells and septic systems. The Preliminary Plat identifies locations for both the primary and alternative sites for septic systems on each lot. The Applicant has provided a septic report, which included soil borings for each lot in the Preliminary Plat. It does appear that each lot has sufficient soils to accommodate both a primary and alternate septic location.

Wetlands/Floodplain

There are multiple wetlands across the Subject Property. The Applicant has completed the wetland delineations, which must be reviewed and approved by the Lower Rum River Watershed Management Organization (LRRWMO). The Preliminary Plat does include drainage and utility easements extending at least 16.5 feet beyond the delineated wetland boundaries. There are also floodplains present over the southern portion of the Subject Property. None of the proposed home locations appear to be within a floodplain. However, at the time of home construction, an Elevation Certificate or an As-Built Grading Survey will be required for Lots 2-4, Block 3,

to verify that the homes on these lots are properly elevated above the Base Flood Elevation (BFEs). This will also benefit future homeowners regarding whether flood insurance is required or not.

Existing Conditions

The Subject Property is heavily wooded and, as previously noted, also contains wetlands and floodplains. The City's Natural Resources Inventory (NRI) identifies a high-quality mesic oak forest over a large portion of the Subject Property. Due to the natural features of the site, the Applicant is proposing to custom grade many of the lots, to try and minimize impacts. The submittal did include a Tree Inventory and Preservation Plan. In residential developments, City Code restricts tree removal to no more than sixty percent (60%) of the Significant Tree DBH inches (a Significant Tree is defined in City Code as all oaks and evergreens with a diameter of four [4] inches or greater and all other deciduous trees with a diameter of eight [8] inches or greater). Per the Tree Inventory and Preservation Plan, approximately 40% of the Significant Tree DBH inches will be removed. This percentage would likely be lower, but the Applicant did not inventory trees within the floodplains because they were outside the limits of disturbance (meaning a greater number of trees are actually being preserved).

Public Hearing

The Planning Commission conducted a Public Hearing for the Variance and Preliminary Plat at their August 27, 2026, meeting. Multiple members of the public spoke at the meeting (draft meeting minutes are attached to the case), and the City also received two written comments regarding the project (also attached to the case).

Funding Source:

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

Recommendation:

The Planning Commission recommended approval of both the variance to lot depth and the Preliminary Plat, contingent upon compliance with Staff's review comments.

Outcome/Action:

Motion to adopt Resolution #26-187 granting a variance to lot depth for Lots 1 and 2, Block 2, Rum River Retreat;

-and-

Motion to adopt Resolution #26-188 approving the Preliminary Plat of "Rum River Retreat."

Attachments

Site Location Map
Project Narrative
Preliminary Plat
Title Sheet with Changemarks
Streets Plan Sheets with Changemarks
Storm Sewer Plan Sheet with Changemarks
Grading Plan Sheets with Changemarks
Tree Preservation Plan Sheets with Changemarks
Slope Exhibit with Changemarks
Public Comments Combined
Draft Planning Commission Meeting Minutes Dated August 27, 2026
Resolution #26-188: Preliminary Plat
Resolution #26-187: Lot Depth
Letter to City Council 9.3.26

Form Review

Inbox

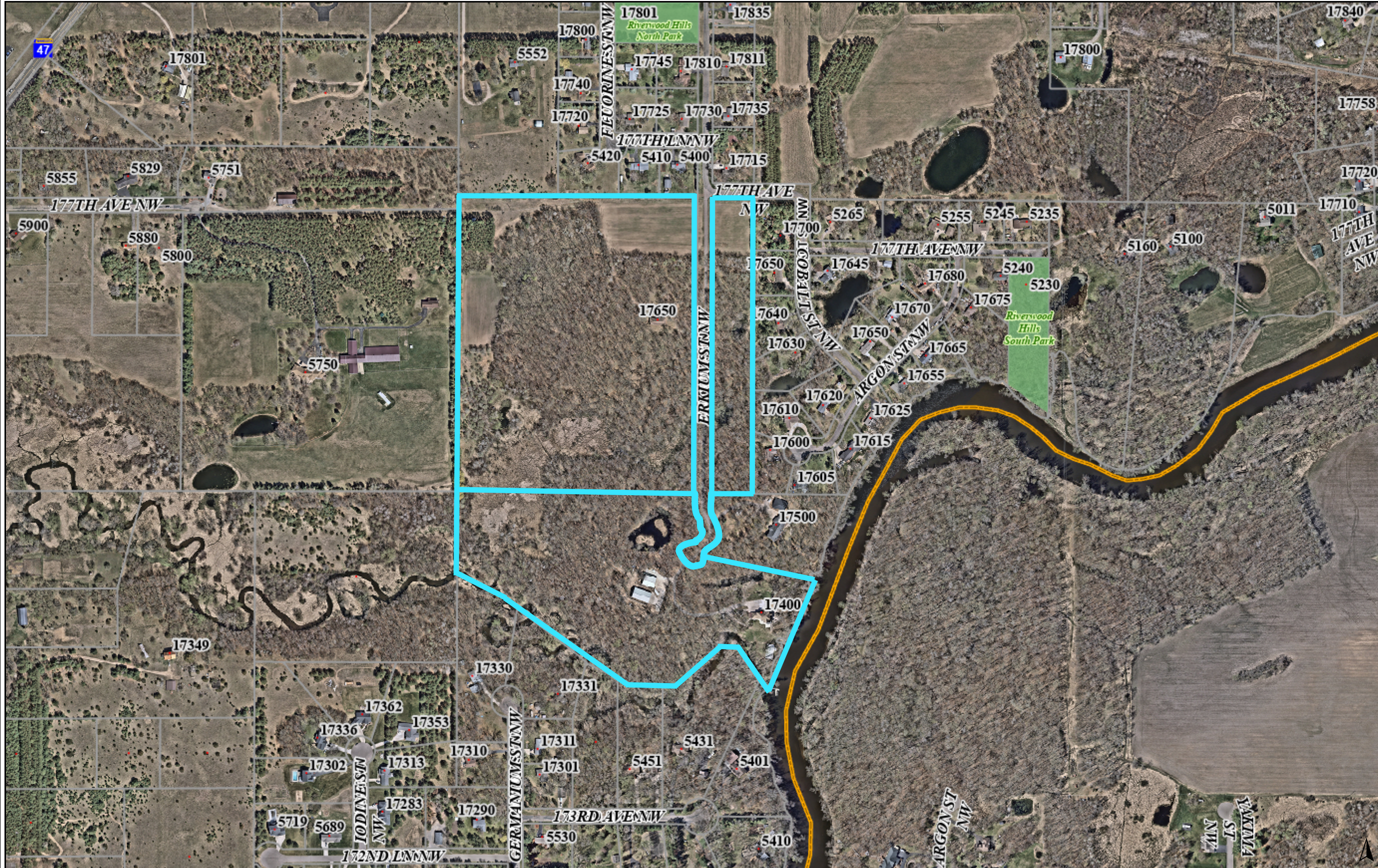
Brian Hagen
Form Started By: Chris Anderson
Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

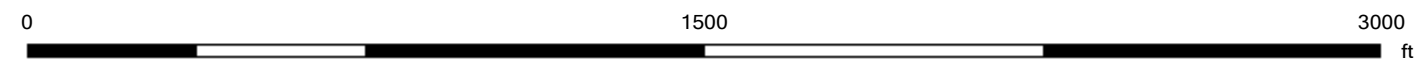
Date

09/03/2026 12:57 PM
Started On: 08/31/2026 08:56 AM



Addresses:
 17400 Erkium St NW
 &
 17650 Erkium St NW

PIDs:
 01-32-25-33-0011
 &
 01-32-25-32-0003



Rum River Retreat - Preliminary Plat Narrative

To: City of Ramsey

From: Sundance Woods, LLC, Tom Dehn – Developer

Date: 07/10/2026

A - Submittal Documents:

1. Narrative
2. Preliminary Plat Application
3. Preliminary Plat Application Plans
 - Certificate of Survey/ Existing Conditions
 - Preliminary Plat
4. Preliminary Construction Plans
 - Title Sheet
 - Street and Storm Sewer Plans
 - Grading Plan
 - Erosion Control Plan
 - Detail Sheet
5. Stormwater Management Plan - Narrative and Supporting Data/Calculations
6. SSTS - Soil Borings, Map, and Pit Data
7. Wetland Delineation Report - Kjolhaug
8. Mailing Labels – City to Provide

B - Development Property:



- Applicant / Developer
 - Sundance Woods, LLC – Tom Dehn
- Property Address / Owner
 - 17400 Erkium St NW – 20.55 Acres – PID: 01-32-25-33-0011 - Glosimodt Trustee David S
 - 17650 Erkium St NW – 37.53 Acres – PID: 01-32-25-32-0003 - Glosimodt Trustee David S
 - Current Zoning – Rural Residential (RR), (Floodplain Overlay District), (Scenic River Protection Overlay District)
 - Current Land Use Plan Guiding – Rural Developing

C – Development Team

- Engineer, Sathre Bergquist – Bob Molstad
- Surveyor, Sathre Bergquist – Colyn Tvete
- Wetland Consultant, Kjolhaug Environmental - Marty Anderson

D - Introduction:

With consideration of the existing environmental conditions and unique shape of the parcel, we hope that we have arranged a plan that can succeed with the City approvals as well as in the marketplace. This is a simple 15 lot rural residential plan projected to be high end custom homes, rural roads and individual well water / septic systems located in northern Ramsey to the west of Rum River.



D - Property Facts

- PID # 01-32-25-32-0003
- Gross Acres 39.52
- ROW/Private Drive Easement Acres 1.99
- Wetlands Acres (9.26)
- Wetland within ROW/Private Drive Easement Acres (0.07)
- **Net Acres 28.34**

- PID # 01-32-25-33-0011
- Gross Acres 21.48
- Wetlands Acres (6.40)
- **Net Acres 15.08**

E - Background

Earlier this spring the development team submitted several concept plans for a 15-lot rural residential development on the +/-58 acres with the main discussion item being accessibility and a few variances mentioned within narrative below.

We have worked with the City Council and Staff to design a site plan with 15 rural lots and two public streets within a 66' ROW.

The proposed 177th Ave NW will terminate with temporary cds (about 150 feet east of the west property line) to provide some additional privacy to the parcel to the west. The ROW will be platted to the west property line.

There is an existing blacktop road running north/south with a roadway easement. The street is Erkium St NW. There is existing ROW on the southern end with an existing 60' CDS ROW, we will be increasing this to a 65' Radius on the proposed development property.

Two variances are being requested, one for the temporary cds, due to the temporary length of the future thru street. The second variance request is for the lot depth of the two lots on the east side of the Erkium St NW, since we are proposing to keep the roadway in the current easement/roadway area.

F – Preliminary Plat Data

1. Basic Facts

a. Acres

i. Gross Acres (SBI Boundary)	61.00
ii. ROW (Interior)	3.64
iii. ROW (Existing Shared)	0.63
iv. Lotted Area	57.36
v. Wetland Area	15.73

b. 15 Lots

c. Gross Density - $15/61.0 = 0.25$ units/acre

d. Net Density – $(61.00-3.64-15.73)/15 = 2.78$ acres/unit

G - Comprehensive Plan

The property is guided for Rural Developing (RD).

H – Zoning

The property is currently zoned Rural Residential with southern property having a Wild & Scenic Overlay – Rum River.

Our Preliminary Plat complies with the Rural Residential (RR) Scenic River Protection Overlay District with an exception to the minimum lot depth & cul-de-sac maximum length. With discussion with city, we increased the road width to accommodate a longer cul-de-sac. The lot depth issue occurs from existing ROW of Erkiem St NW already servicing lots. We are requesting that these variances be allowed.

The lot standards are below:

- Rural Residential (RR)**

Minimum Lot Width -	200 ft
Minimum Lot Width (cds) -	100 ft
Minimum Lot Area -	2.5 ac
Maximum Impervious -	20%

Setbacks:

Front – 40'
Side – 10'
Corner – 40'
Rear – 40'
Wetland – 16.5'

I – Variance Request

1. Temporary cds, due to the temporary length of the future thru street.
2. Lot depth of the two lots on the east side of the Erkium St NW, since proposing to keep the roadway within the current easement/roadway area.

J – Tree Preservation & Landscaping

Waiting for tree data – 07/10/26.

This approach ensures that Rum River Retreat maintains a high-quality, wooded, rural residential character while providing custom landscaping that enhances each homesite and complements the overall neighborhood design.

K - Development Plan Details – Grading, Utilities, and Streets

1. Site Grading

Site grading will consist of grading the proposed streets, stormwater ponds/basins, ditches, and some of the house pads to balance the site. The on-site cut is +/- 25,500 cy. With the construction of the 14 new homes, we are estimating +/- 12 acres of grading / disturbances. (12/58 = 21% of the site)

2. Utilities

Plans show proposed and septic sites, wells and the necessary storm sewer for the site and public streets.

3. Storm Water Treatment

We have completed a storm water management plan and will be working with the City and Lower Rum River Watershed Management Organization (LRRWMO) for review and approval.

4. Roadway

- a. **City Roadways** - We are using a modified City Standard STR-6 for rural roadways which will include surmountable curb per plan as necessary with 26' of asphalt in a 66' ROW.

5. Septic

We have completed the required initial testing for both primary and secondary areas (5,000 sf).

- a. **Setbacks to treatment areas follow county and state setbacks and rules.**

- i. 10' to property lines
- ii. 10' to occupied buildings
- iii. 50' to wetland or unclassified body

b. Construction Schedule

- Site Grading –Sept/Oct 2026
- Utility Installation – October 2026
- Street Construction – October 2026
- Minor Utility Installation – November 2026

L- Conclusion

We look forward to discussing our proposed development with the Planning Commission and City Council.

Tom Dehn

Developer – Sundance Woods, LLC

FIELD CREW	NO.	BY	DATE	REVISION	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION OF THIS PRODUCT'S EXISTENCE WITHIN THE JURISDICTION OF USE WITHOUT THE AUTHORIZATION OF SATHRE-BERGOUST, INC. OF ALL RESPONSIBILITY, SATHRE-BERGOUST, INC. RESERVES THE RIGHT TO REVOKE OR WITHDRAW ANY AUTHORITY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGIMATE USE.
XXX	1	MAV	07/3/26	CH Comments - 07/27/26	
DRWN					
RSN					
CHECKED					
DLS					
DATE					
XX-XX-XX					

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 13th day of July, 2026.

Colin M. Treck, P.L.S.
Colin M. Treck, P.L.S.
cmt@satbrc.com

Minnesota License No. 62209

ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS

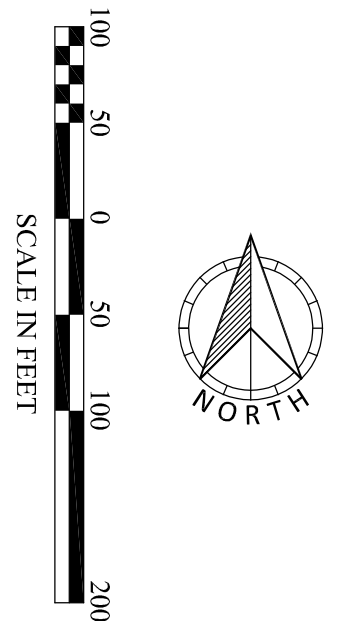
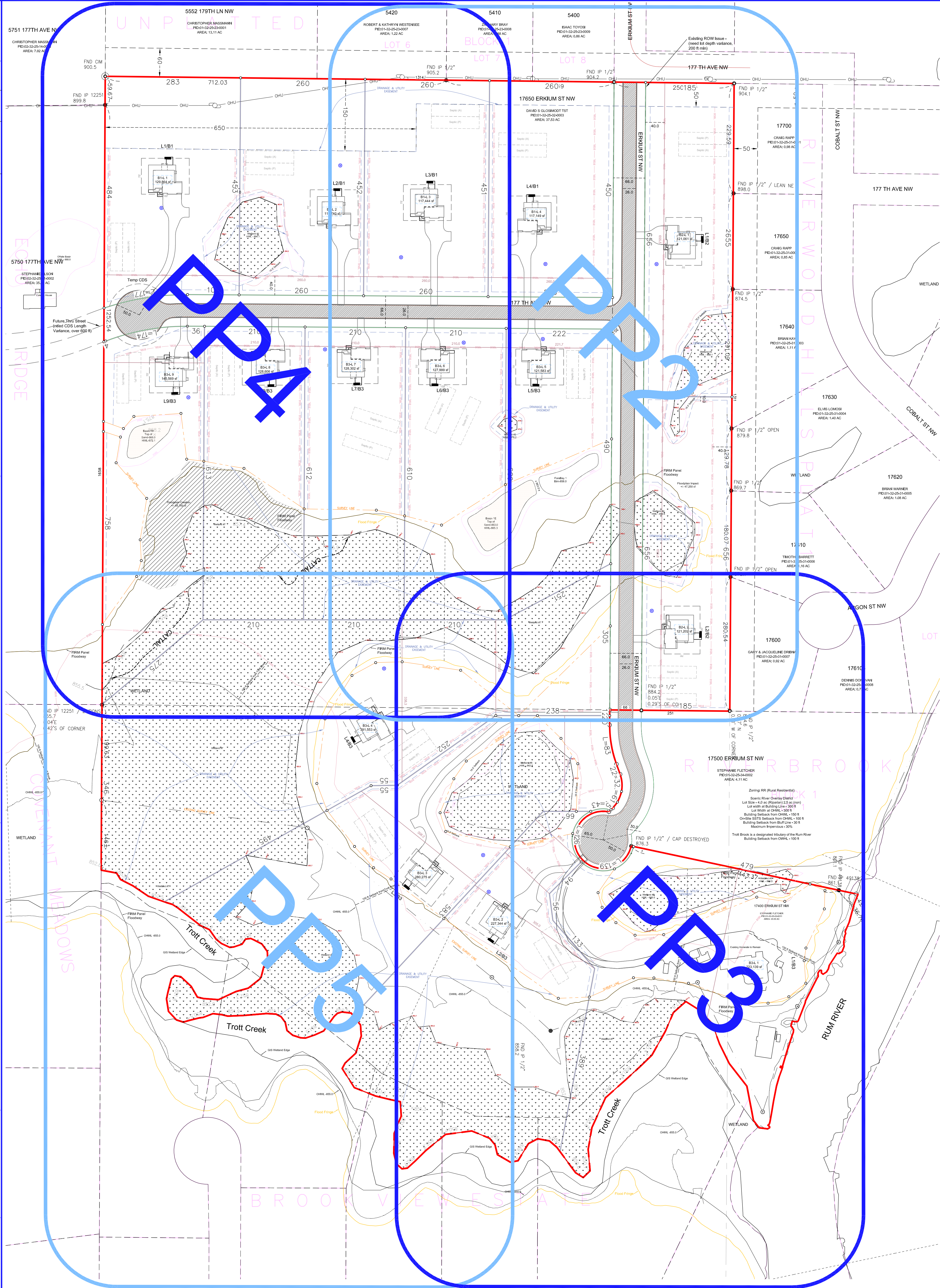
SATHRE-BERGOUST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

**RAMSEY,
MINNESOTA**

FILE NO.
19214-020

PP1

PP6



PREPARED BY	PREPARED FOR
ENGINEERING & SURVEYING SATHRE-BERGOUST, INC. 14000 25TH AVENUE NORTH, SUITE 120 PLYMOUTH, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT: Robert S. Madala, P.E. EMAIL: rsmadala@satbrc.com	DEVELOPER SUNDANCE WOODS, LLC 14000 25TH AVENUE NORTH, SUITE 120 PLYMOUTH, MN 55447 CONTACT: PHONE: (612) 328-2215 EMAIL: TOM.DENH@POWERLODGE.COM

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MAV	07/27/26	Chg Comments - 07/27/26
DRAWN				
NSM				
CHECKED				
DLS				
DATE				
XX-XX-XX				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 13th day of July, 2026.

Colin M. Trece, PLS
cmtre@sathre.com

Minnesota License No. 62429

SATHRE-BERGOQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

**ENGINEERS
SURVEYORS
DESIGNERS
PLANNERS**

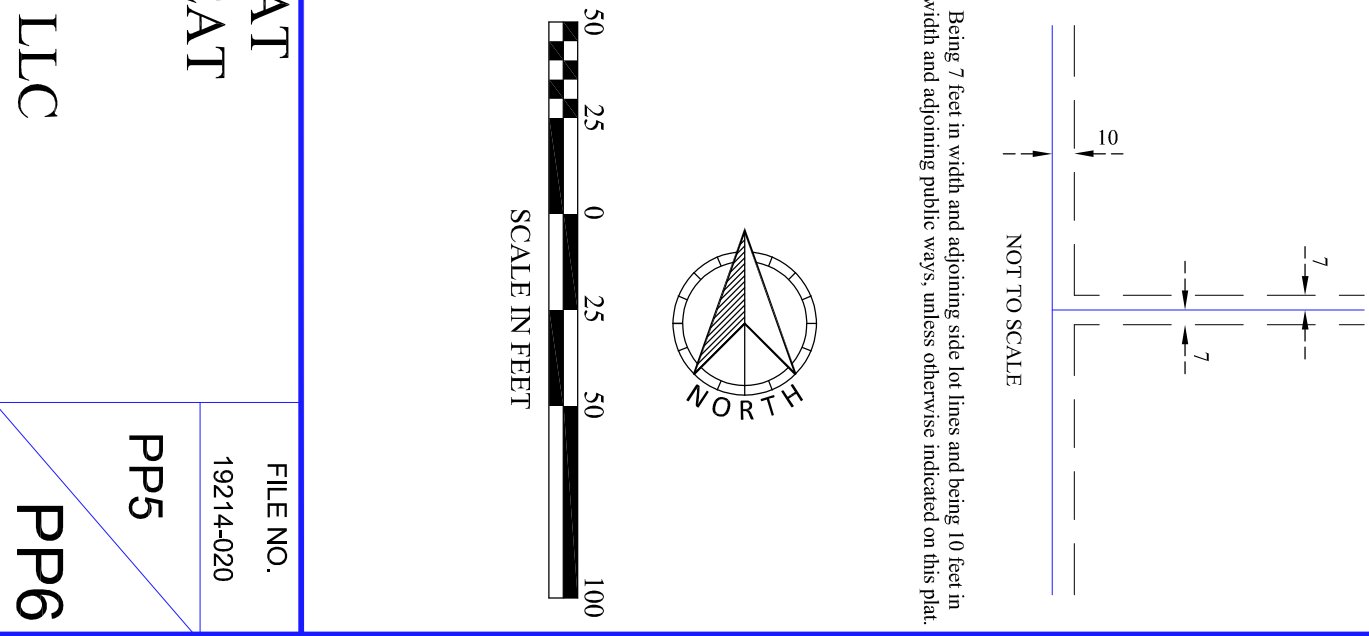
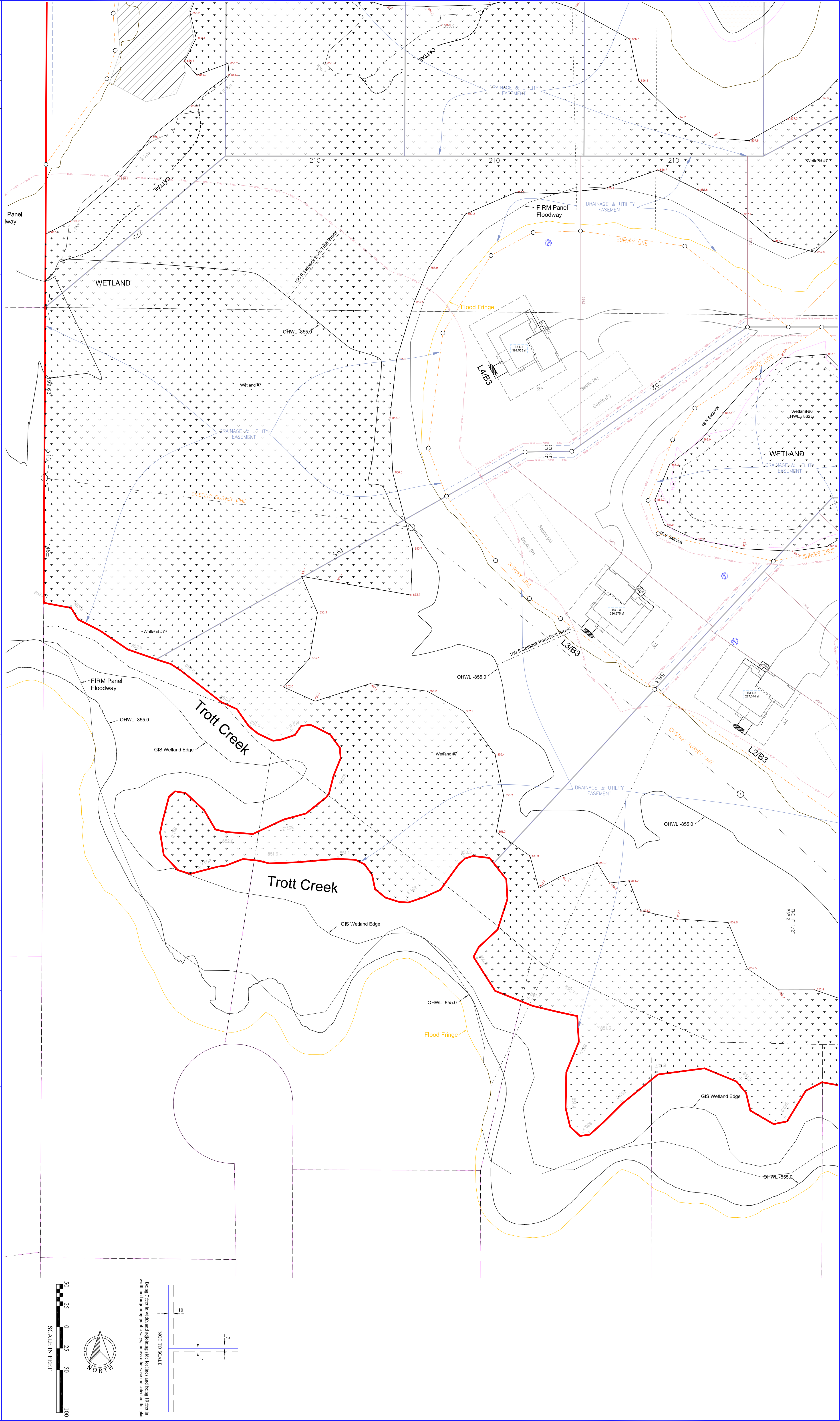
TW-25-AGE-22-SEC-01
Anoka County

**RAMSEY,
MINNESOTA**

PRELIMINARY PLAT
RUM RIVER RETREAT
PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020

PP5
PP6



					Rum River Retreat					
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Ramsey, Minnesota

Project #	19214-020			Date	July 31, 2026
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Prepared for:	Sundance Woods, LLC	Prepared by:	Sathre-Bergquist, Inc.
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	6701 Highway 10 NW, Ramsey,					14000 25th Ave. N. #120
--	-----------------------------	--	--	--	--	-------------------------

	MN 55303						Plymouth, MN 55447
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Contact:	Tom Dehn	Contact:	Bob Molstad
----------	----------	----------	-------------

tel:	612-328-2215	tel:	952-476-6000
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BLOCK 1	GROSS AREA			WETLAND AREA		NET AREA		WIDTH @ SETBACK			
Lot 1	129,864	s.f.	2.98 acres	4,696	s.f.	125,168	s.f.	2.87 acres	282.0	+/-	l.f.
Lot 2	117,740	s.f.	2.70 acres	11,940	s.f.	105,800	s.f.	2.43 acres	260.0	+/-	l.f.
Lot 3	117,444	s.f.	2.70 acres	0	s.f.	117,444	s.f.	2.70 acres	260.0	+/-	l.f.
Lot 4	117,149	s.f.	2.69 acres	0	s.f.	117,149	s.f.	2.69 acres	260.0	+/-	l.f.
Total	482,197	s.f.	11.07 acres	16,636	s.f.	465,561	s.f.	10.69 acres			

BLOCK 2	GROSS AREA				WETLAND AREA		NET AREA			WIDTH @ SETBACK			
Lot 1	121,061	s.f.	2.78	acres	13,448	s.f.	107,613	s.f.	2.47	acres	655.5	+/-	l.f.
Lot 2	121,202	s.f.	2.78	acres	15,311	s.f.	105,891	s.f.	2.43	acres	983.7	+/-	l.f.
Total	242,263	s.f.	5.56	acres	28,759	s.f.	213,504	s.f.	4.90	acres			

BLOCK 3	GROSS AREA				WETLAND AREA		NET AREA			WIDTH @ SETBACK			
Lot 1	223,139	s.f.	5.12	acres	58,172	s.f.	164,967	s.f.	3.79	acres	319.1	+/-	1.f.
Lot 2	227,344	s.f.	5.22	acres	81,936	s.f.	145,408	s.f.	3.34	acres	305.0	+/-	1.f.
Lot 3	280,275	s.f.	6.43	acres	117,277	s.f.	162,998	s.f.	3.74	acres	305.0	+/-	1.f.
Lot 4	391,553	s.f.	8.99	acres	243,646	s.f.	147,907	s.f.	3.40	acres	310.0	+/-	1.f.
Lot 5	121,583	s.f.	2.79	acres	13,622	s.f.	107,961	s.f.	2.48	acres	221.7	+/-	1.f.
Lot 6	127,999	s.f.	2.94	acres	15,108	s.f.	112,891	s.f.	2.59	acres	210.0	+/-	1.f.
Lot 7	128,302	s.f.	2.95	acres	37,490	s.f.	90,812	s.f.	2.08	acres	210.0	+/-	1.f.
Lot 8	128,606	s.f.	2.95	acres	43,083	s.f.	85,523	s.f.	1.96	acres	210.0	+/-	1.f.
Lot 9	145,569	s.f.	3.34	acres	22,825	s.f.	122,744	s.f.	2.82	acres	210.0	+/-	1.f.
Total	1,774,370	s.f.	40.73	acres	633,159	s.f.	1,141,211	s.f.	26.20	acres			

R/W	GROSS AREA				WETLAND AREA		NET AREA						
	158,350	s.f.	3.64	acres	2,907	s.f.	155,443	s.f.	3.57	acres			
TOTAL	GROSS AREA				WETLAND AREA		NET AREA						
	2,657,180	s.f.	61.00	acres	681,461	s.f.	1,975,719	s.f.	45.36	acres			

[illegible]

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MJV	07/31/26	City Comments - 07/27/26
DRAWN				
RSM				
CHECKED				
DLS				
DATE				
XX-XX-XX				

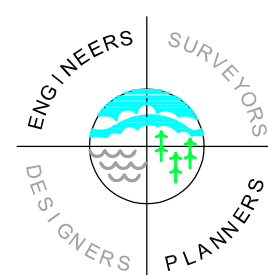
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 13th day of July, 2026.

Colyn M. Tvete, PLS
stvete@earthlink.net

Minnesota License No. 62269



SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:25-RGE.32-SEC.01
Anoka County

RAMSEY,
MINNESOTA

PRELIMINARY PLAT RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.

19214-020

PP6

PP6

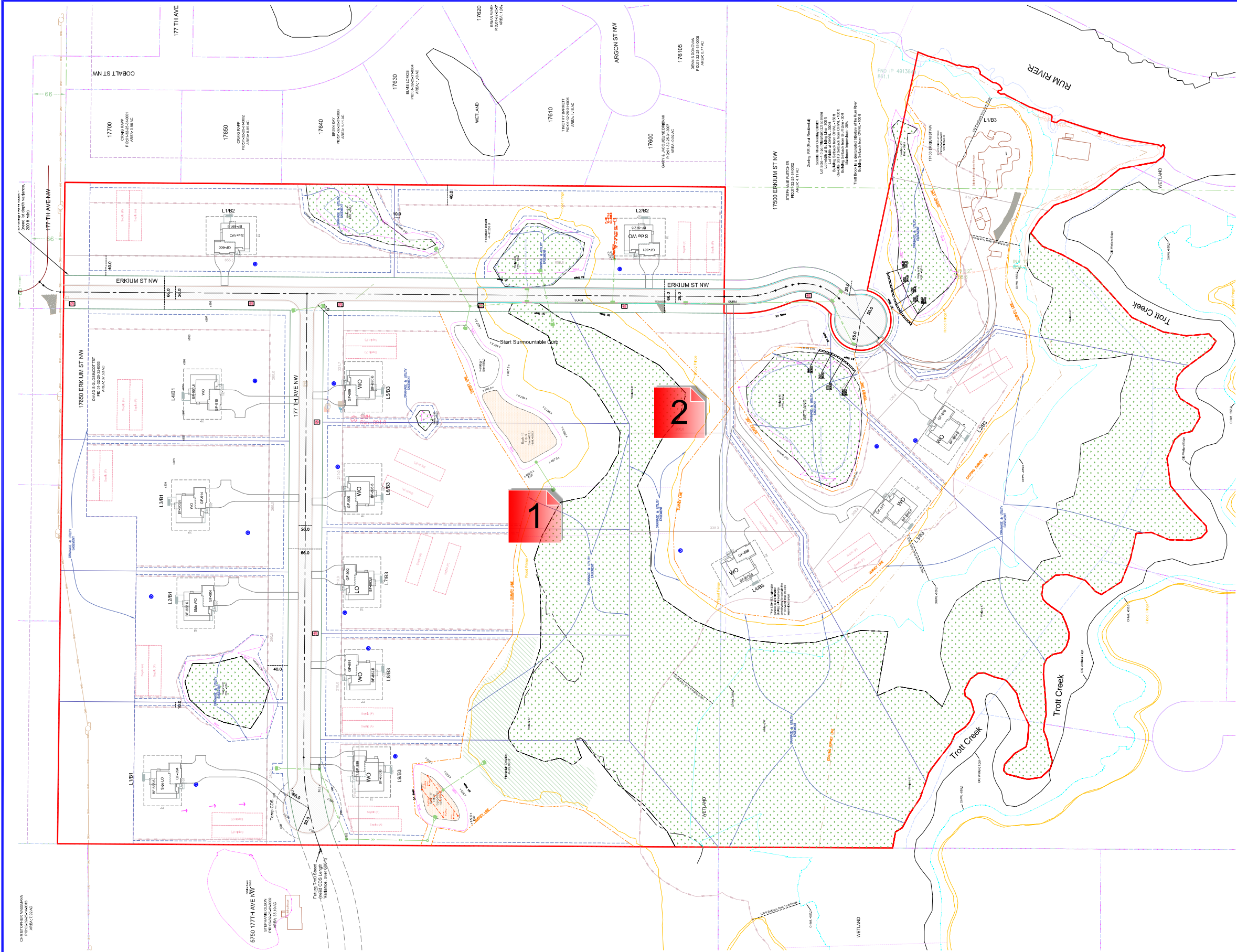
1.1 - TI - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Soils Info

Created by: Chris Anderson
On: 08/13/2026 08:52 AM

Have any soil borings been conducted to determine water table elevation and soil types? Since the subdivision will be served by individual septic systems, soils data is required to ensure there is sufficient soils for the septic systems.

----- 0 Replies -----



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

APPROVED: 3 - 2022

CITY OF RAMSEY

STR-5

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE NO. 31 32 - URBAN STREET

NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 3" 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)

3. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 3" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

4. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

5. ALL STRUCTURES SHALL BE 4" MIN. 6" MAX. 8" WIDE. PLACED ON PREPARED SUBGRADE.

6. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE NO. STR-1.

APPROVED: 9 - 2025

CITY OF RAMSEY

STR-1

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE NO. 31 32 - URBAN STREET

APPROVED: 3 - 2022

CITY OF RAMSEY

STR-6

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE NO. 31 32 - RURAL STREET

NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 3" 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)

3. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 3" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

4. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

5. ALL STRUCTURES SHALL BE 4" MIN. 6" MAX. 8" WIDE. PLACED ON PREPARED SUBGRADE.

6. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE NO. STR-1.

APPROVED: 9 - 2025

CITY OF RAMSEY

STR-1

STANDARD DETAILS: CURB AND GUTTER

CITY PLATE NO. 31 32 - URBAN STREET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26728



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
2
30

1.2 - STRT - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Floodway

Created by: Chris Anderson
On: 08/05/2026 09:08 AM

Per the FEMA floodplain map panel 27003C0167E, effective date of December 16, 2015, the floodplain primarily consists of floodway. There is flood fringe along the southern portion of this floodplain. The northern portion of the floodplain goes from Floodway into the 0.2% (500-year) floodplain. Please add the floodway boundary. This will be important information when individual surveys are prepared for building permits.

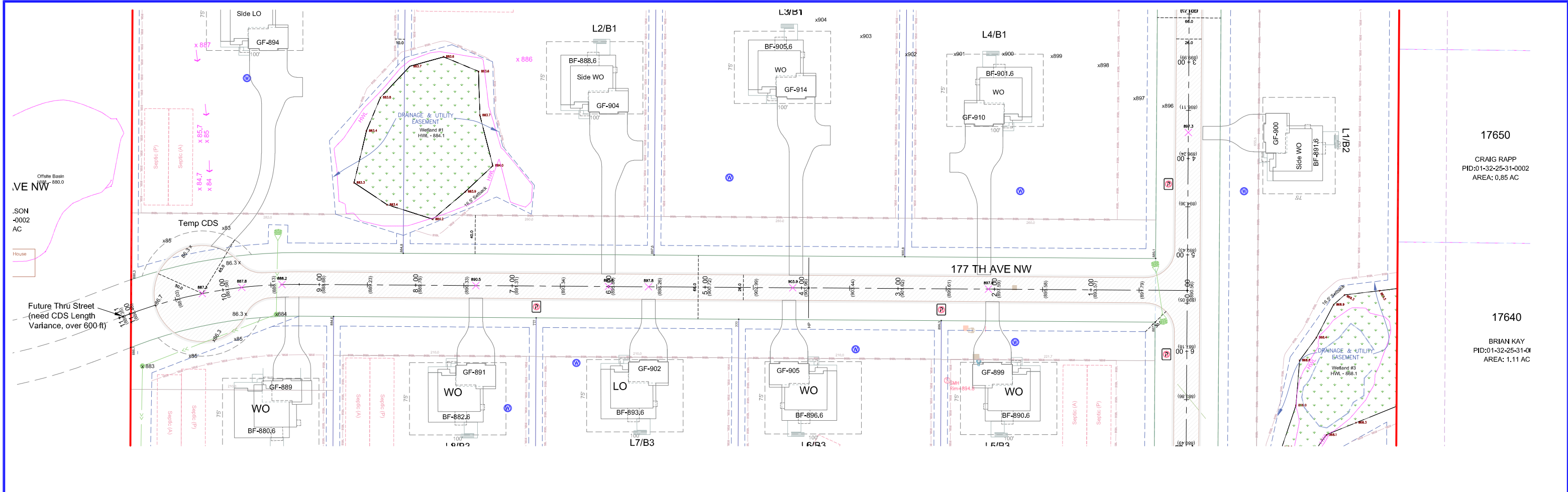
----- 0 Replies -----

2 - Easement Line

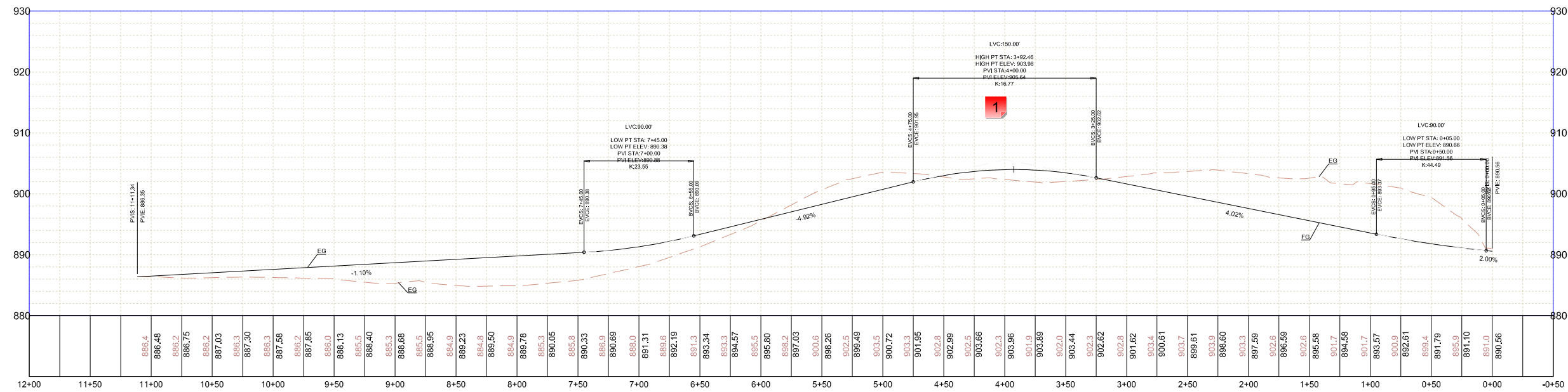
Created by: Chris Anderson
On: 08/05/2026 09:28 AM

The arrows for the drainage and utility easement boundaries appear to point to different lines. One is pointing to the orange dashed 'survey line' and one is pointing to the yellow 'flood fringe' line. Assuming they should be pointing to the same line. If so, please correct.

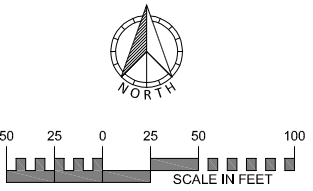
----- 0 Replies -----



177TH AVE NW



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



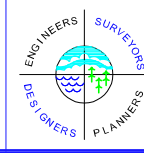
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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkum	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
3
30

1.3 - STRT - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Profile Vertical Curve Length

Status as of 08/09/2026 10:20 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek

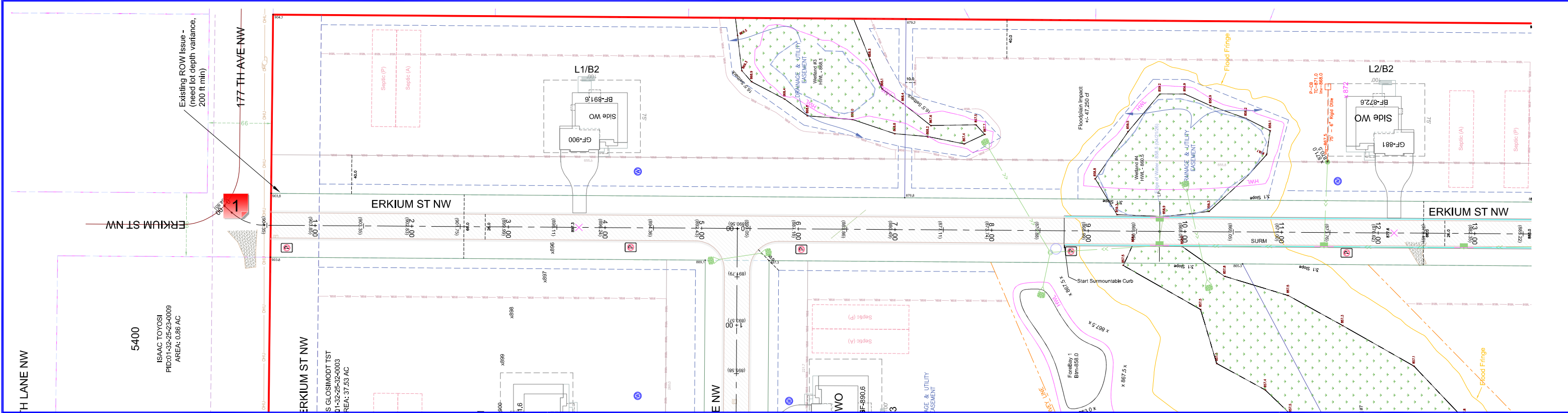
On: 08/09/2026 10:20 PM

Type: Action

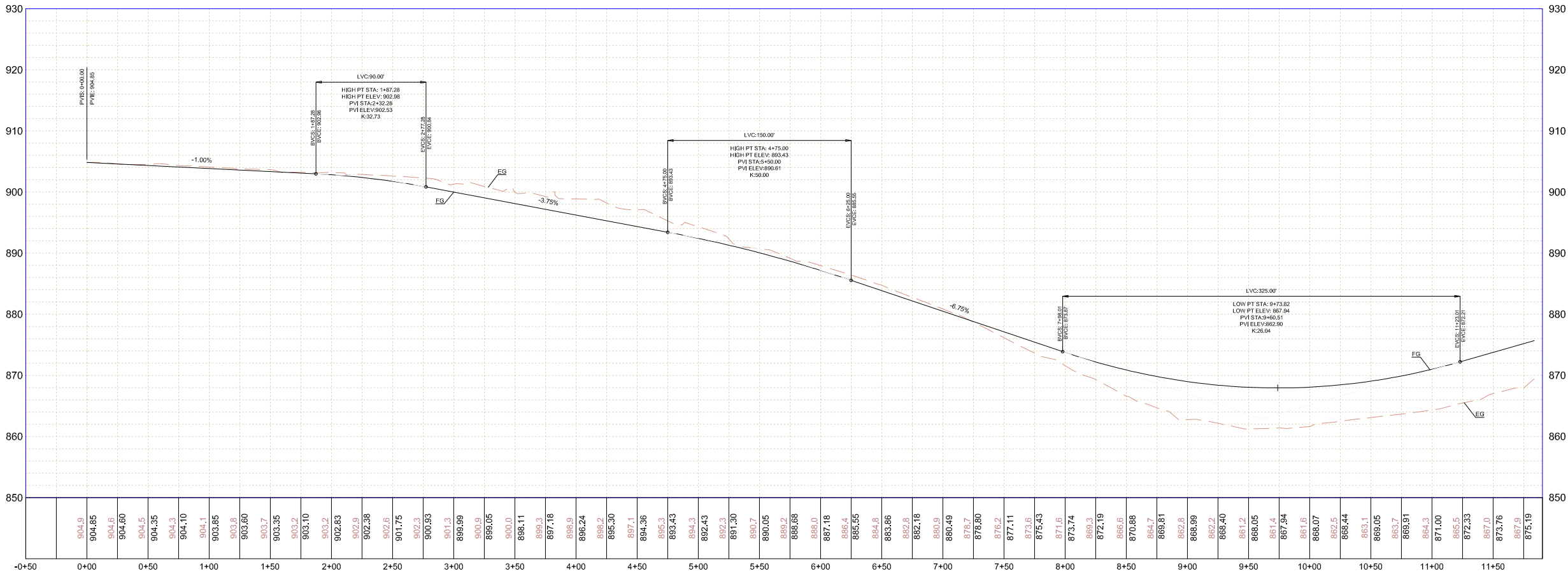
State: For Discussion

Minimum length is 100 feet or 20 x the algebraic difference. For this VC the minimum length is 179 feet.

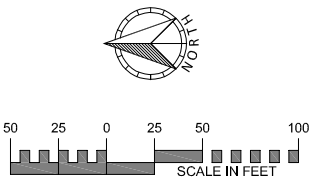
----- 0 Replies -----



ERKIU ST NW



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SANITARY SERVICE	S	S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
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RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
4
30

1.4 - STRT - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Existing street line work

Status as of 08/09/2026 10:21 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek

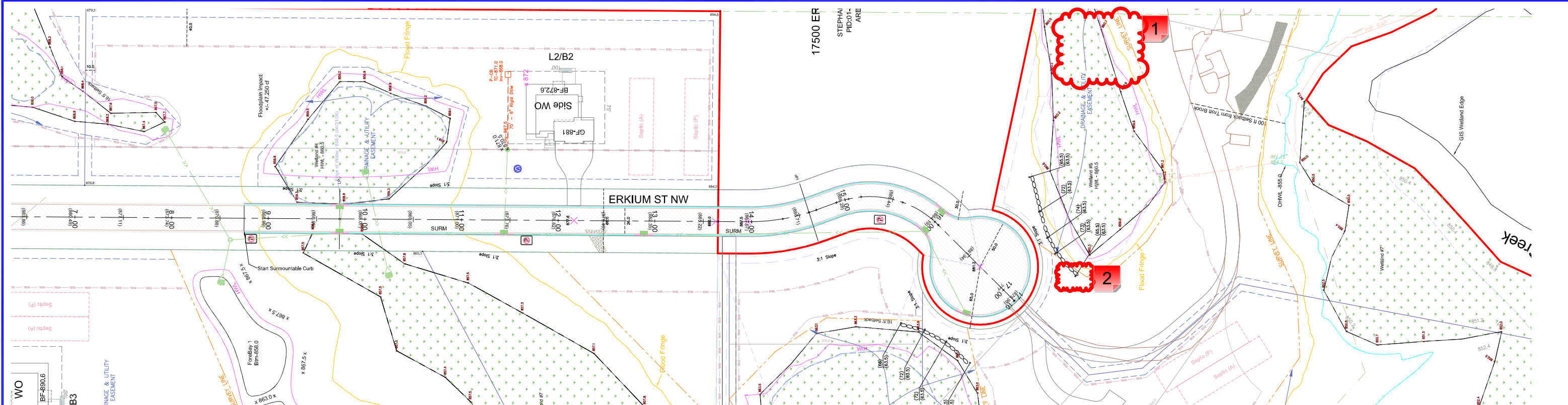
On: 08/09/2026 10:21 PM

Type: Action

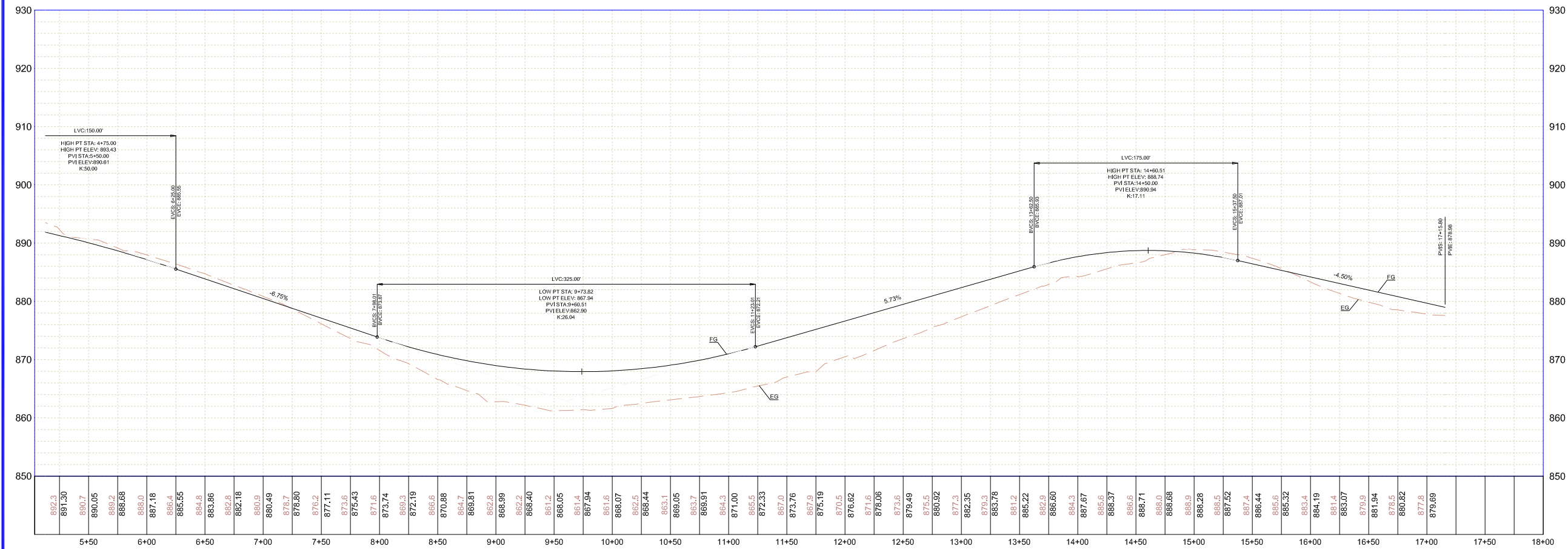
State: For Discussion

show the linework and clearly show how this will connect into the existing streets.

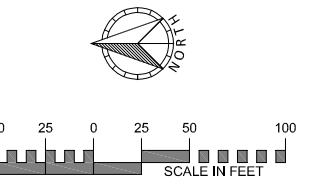
----- 0 Replies -----



ERKIUM ST NW



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
SAN/MW SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CBH3	CBH3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



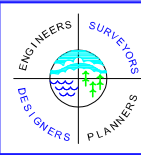
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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkiu	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
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RAMSEY, MINNESOTA

PRELIMINARY STREET PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
5
30

1.5 - STRT - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Survey Line or D&U Easement Line

Status as of 08/09/2026 10:26 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:26 PM
Type: Action
State: For Discussion

Please confirm if this is the D&U Line.

----- 0 Replies -----

2 - Retaining Wall

Status as of 08/09/2026 10:27 PM

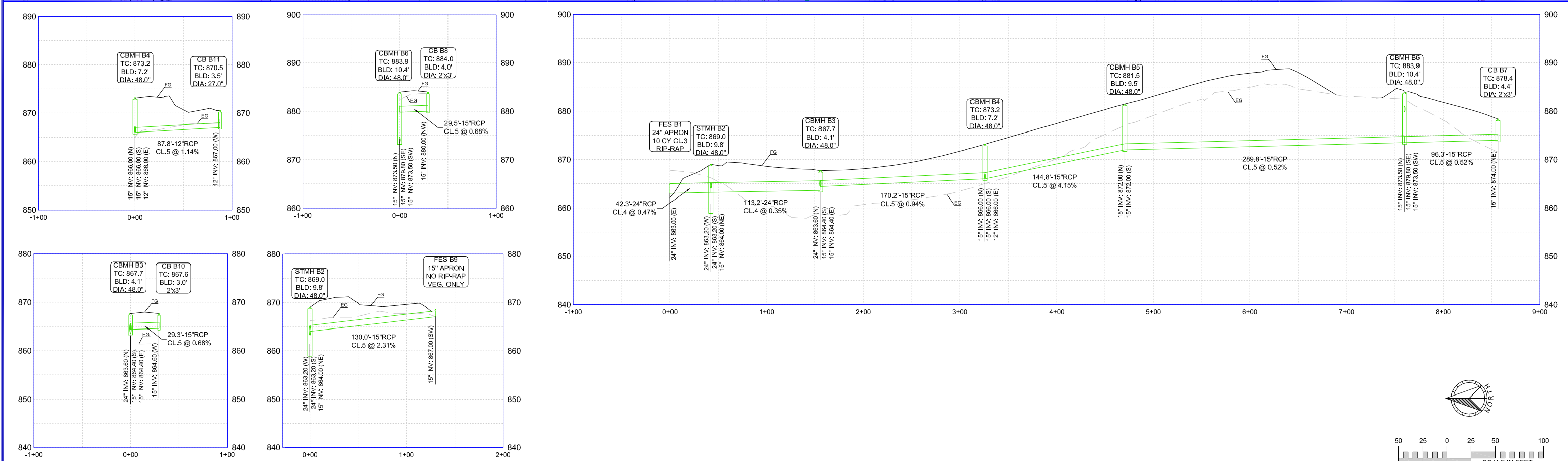
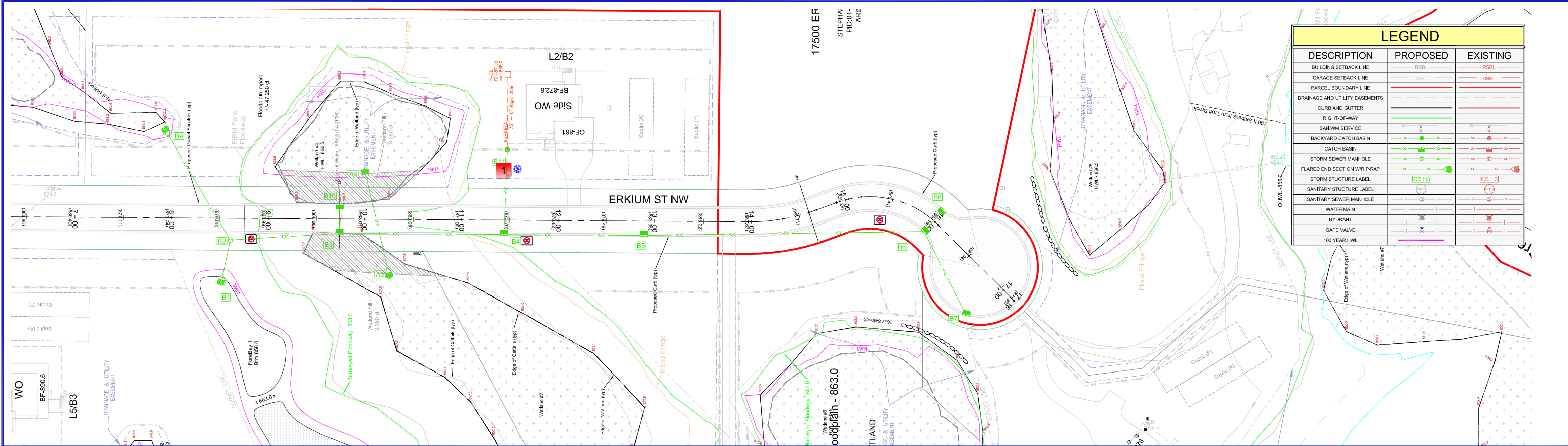
Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:27 PM
Type: Action
State: For Discussion

is the intent for the city to be responsible for maintenance of the retaining wall or the property owner?

----- 0 Replies -----



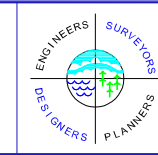
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkiu	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

PRELIMINARY STORM PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
10
30

1.10 - SS - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Storm Line and Well

Status as of 08/09/2026 10:09 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek

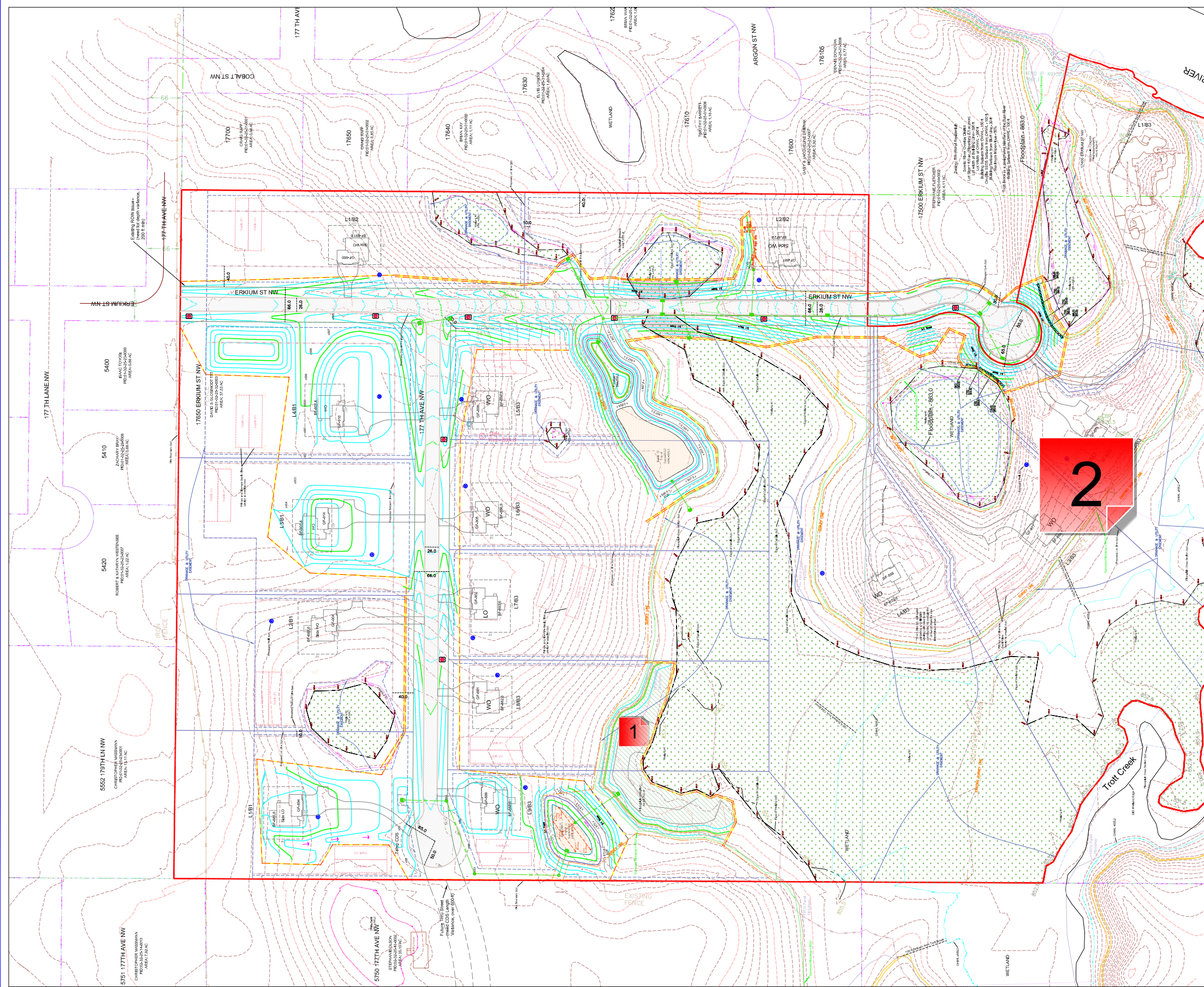
On: 08/09/2026 10:09 PM

Type: Action

State: For Discussion

Confirm minimum 10 feet of separation between storm line and well.

----- 0 Replies -----

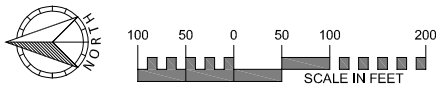


SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		
100 YEAR HWL		

- GENERAL NOTES:
1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF RAMSEY OR DIRECTED BY THE ENGINEER.
 2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. SAND AND SILT MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT.
 3. BEGIN GRADING. INSTALL PERFORATED RISER PIPE IN POND WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.
 4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
 5. **ALL PONDS SHALL BE LINED PER CITY REQUIREMENT & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX (OR AS NOTED).**
 6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED.
 7. POND - 10:1 BENCH (1 FOOT) THEN 4:1 MAX
 8. LO & WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)
 9. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.
 10. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF RAMSEY DETAILS FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.
 11. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.
 12. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES.
 13. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.
 14. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.
 15. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.
 16. BUILDING PADS ARE 100' WIDE & 75' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS.
 17. **LOTS 2-4, BLOCK 3 SHALL REQUIRE ELEVATION (GRADING AS-BUILT) CERTIFICATE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY TO ENSURE COMPLIANCE WITH FLOODPLAIN ELEVATION STANDARDS ONCE HOMES HAVE BEEN BUILT.**

- RESTORATION NOTES
- RESTORATION - 9,62 ACRES
- A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MATERIAL (NOT MORE THAN 35% SAND).
- B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT WET DITCH (WD) SEED MIX AT A RATE OF 20 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
- C. SEED BASIN AREAS WITH MN/DOT WET DITCH (WD) SEED MIX AT A RATE OF 20 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
- D. SEED ALL OTHER DISTURBED AREAS WITH MN/DOT MESIC INSLOPE (MI) SEED MIX AT A RATE OF 65 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
- E. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
- F. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
- G. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS FOR APPROVED DEVICES.
- H. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
- I. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
- J. SILT FENCE, BEFORE GRADING - 11,480 LF
AFTER GRADING - 140 LF
- K. WOODFIBER BLANKET - 4,848 SF

- ON-SITE BMPs
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
 2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.
 3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL.
 4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. REFER TO THE CITY DETAILS TO DETERMINE WHICH INLET PROTECTION DEVICE IS APPLICABLE.
 5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION.
 6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS.
 7. INFILTRATION/RETENTION AREAS - INFILTRATION/RETENTION AREAS WILL BE UTILIZED TO REDUCE/RETAIN THE RUNOFF FROM THE INCREASED HARD SURFACE.
 8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR MORE FREQUENTLY TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING. **TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES WITHIN 3 HOURS AFTER NOTIFICATION BY THE CITY THAT SWEEPING IS REQUIRED.**
 10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.
 11. DITCH CHECKS SHALL BE INSTALLED EVERY 100' IN THE TEMPORARY DRAINAGE DITCHES AND AS SHOWN IN THE EROSION CONTROL PLANS.



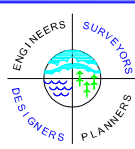
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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkum	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26728



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

--

**RAMSEY,
MINNESOTA**

GRADING PLAN

RUM RIVER RETREAT

SUNDANCE WOODS, LLC

FILE NO.

19214-020

11

30

1.11 - GP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Floodplain Creation

Created by: Chris Anderson
On: 08/07/2026 01:43 PM

It appears that this area of 65,700 cf floodplain creation is already within the mapped floodway.
Is this just being dug deeper? How is this creating floodplain if already in the mapped floodway?

----- 0 Replies -----

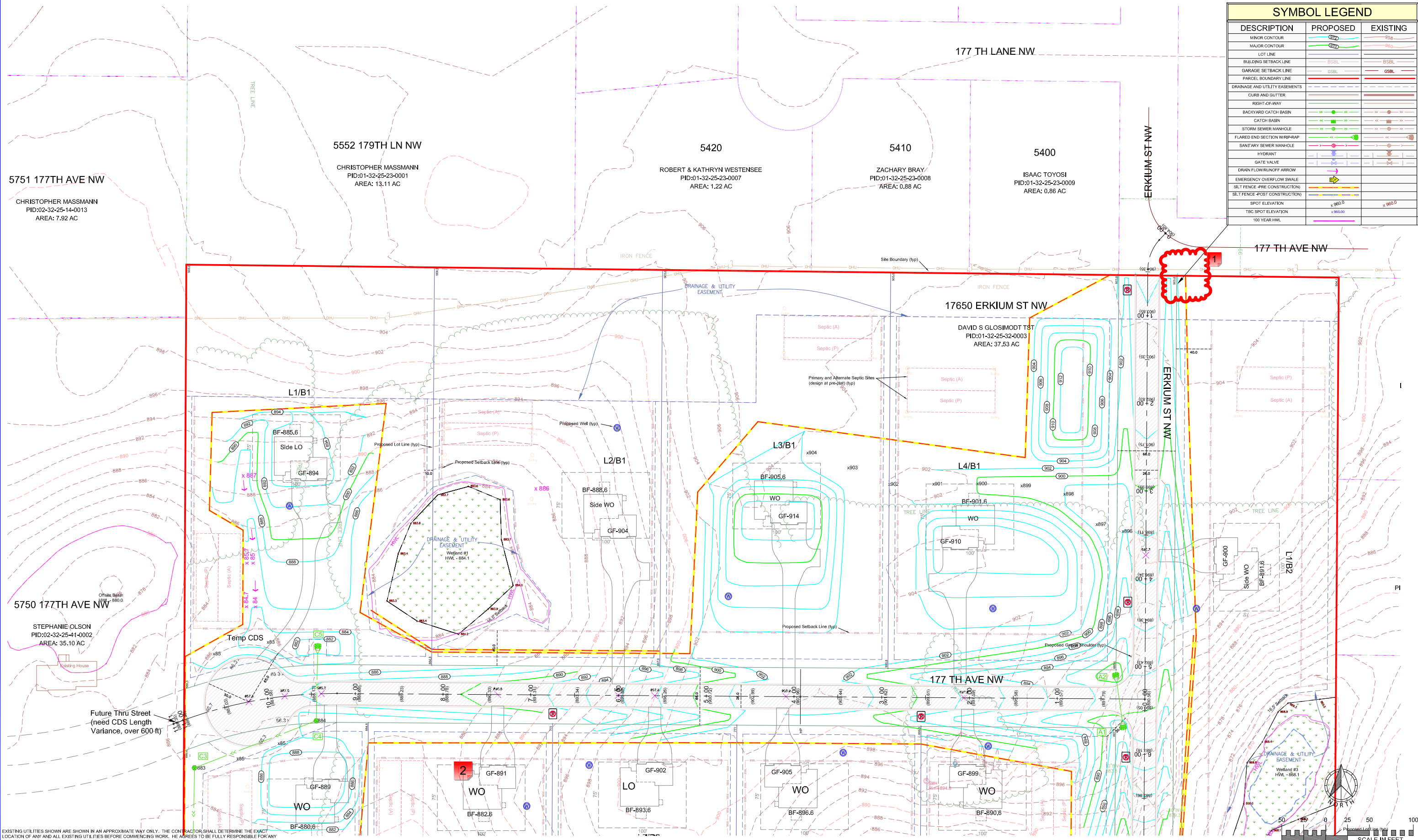
2 - 3:1 Slope Reinforcement

Status as of 08/09/2026 10:36 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:36 PM
Type: Action
State: For Discussion

We may ask for some type of reinforcement for the 3:1 slopes coming off the back of curb down to wetland or retaining walls. Some type of erosion control mat may be required. We can discuss in more detail during final design.

----- 0 Replies -----



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-AROUND		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		
100 YEAR HWL		

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DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

GRADING PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
12
30

1.12 - GP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Leader without text

Status as of 08/09/2026 10:39 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:39 PM
Type: Action
State: For Discussion

is there a note associated with this leader?

----- 0 Replies -----

2 - Lowest Floor Elevations

Status as of 08/09/2026 10:41 PM

Type: Action

State: For Discussion

Created by: Joe Feriancek
On: 08/09/2026 10:41 PM
Type: Action
State: For Discussion

Lowest Floor Elevation must be the highest of: 3 feet above groundwater, 2 feet above 100 HWL of pond, 1 foot above EOF. Seeing some basements below the pond HWL.

----- 0 Replies -----

STEPHANIE OLSON
PID:02-32-25-41-0002
AREA: 35.10 AC

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-UP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION		
TBC SPOT ELEVATION		
100 YEAR FHWL		

Future Thru Street
(need CDS Length
Variance, over 600 ft)

177 TH AVE NW

1

1
GARY & JAG
PID:01-
ARE

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erklum	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO

RAMSEY,
MINNESOTA

GRADING PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.

19214-020

13

30

1.13 - GP - RRR.pdf V2 - Changemark Notes (1 Note)

1 - Drainage and Utility Easements

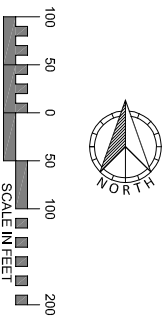
Created by: Chris Anderson
On: 08/06/2026 10:02 AM

D/U easements shall be 10 feet wide abutting public rights-of-way and 5 feet wide on each side of a common lot line.

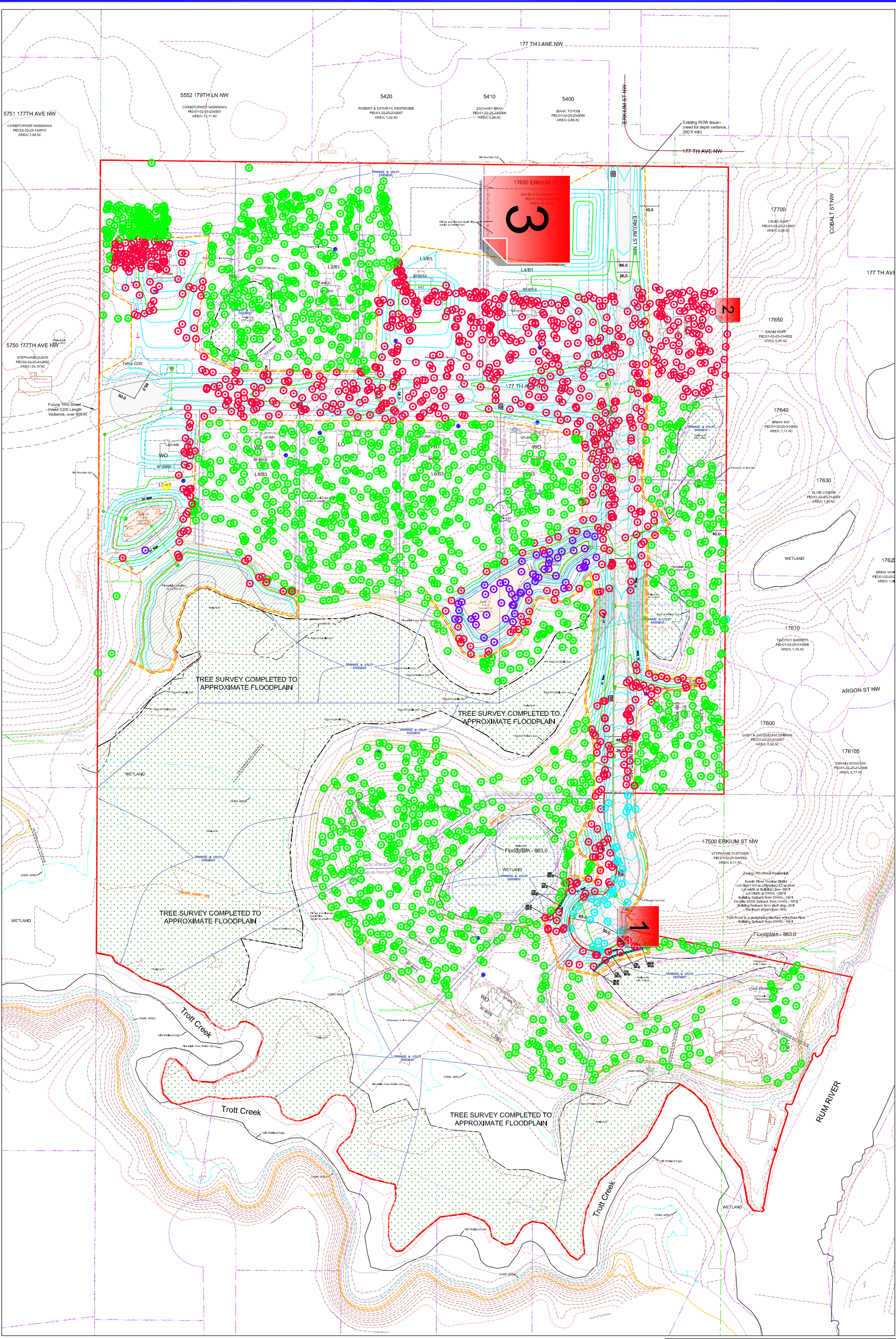
----- 0 Replies -----

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
PARKING SETBACK LINE		
DRAINAGE AND UTILITY EASEMENTS		
CLUB AND GUTTER		
RIGHT-OF-WAY		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/SPREAD		
SWAINSON SEWER MANHOLE		
HYDRAUNT		
DATE VALVE		
DRAIN FLOW/RAINAGE ARROW		
EMERGENCY OVERFLOW SWALE		
SLT FENCE POST CONSTRUCTION		
SLT FENCE POST CONSTRUCTION		
SPOT ELEVATION		
TRE SPOT ELEVATION		

- = TREE EXEMPT
- = TREE INVASIVE
- = TREE SAVED
- = TREE REMOVED
- = TREE OFFSITE



*NOTE: NO TREE DATA COLLECTED WITHIN FLOODPLAINS



DRAWING REVISIONS		
NO.	BY	DATE
1	RSM	2-13-26
2	RSM	3-30-26
3	MLV	7-31-26
CHECKED BY		
RSM		
DATE		
02-01-26		

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HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
Robert S. Molstad, P.E.
Date: 07/13/26 Lic. No. 76778

SATHRE-BERGQUIST, INC.
14000 26TH AVE N #120 PLYMOUTH, MN 55447 (952) 476-6000

ENGINEERS & PLANNERS

CITY PROJECT NO.		TREE PRESERVATION PLAN	
--		RUM RIVER RETREAT	
MINNESOTA		SUNDANCE WOODS, LLC	
FILE NO.		17	
30		19214-420	

1 - 'Off-Site' Trees

Created by: Chris Anderson
On: 08/06/2026 10:19 AM

Unless these trees are actually on 17500 Erkium Street, which would be considered off-site, they are all on site and should be presumably included with the removals. Please update this page and the corresponding page(s) of the tree inventory to reflect them as being removed rather than off-site and also update the removal calculation to ensure that the property is not removing more than 60% of the significant tree DBH inches.

----- 0 Replies -----

2 - On site?

Created by: Chris Anderson
On: 08/06/2026 10:22 AM

Please verify that these couple trees along the property line are actually on the development property. At the Sketch Plan meeting with Planning Commission, there was at least one resident that raised concerns about people possibly walking on their property looking at the trees. Just want to ensure that no tree that is truly 'off-site' gets errantly removed.

----- 0 Replies -----

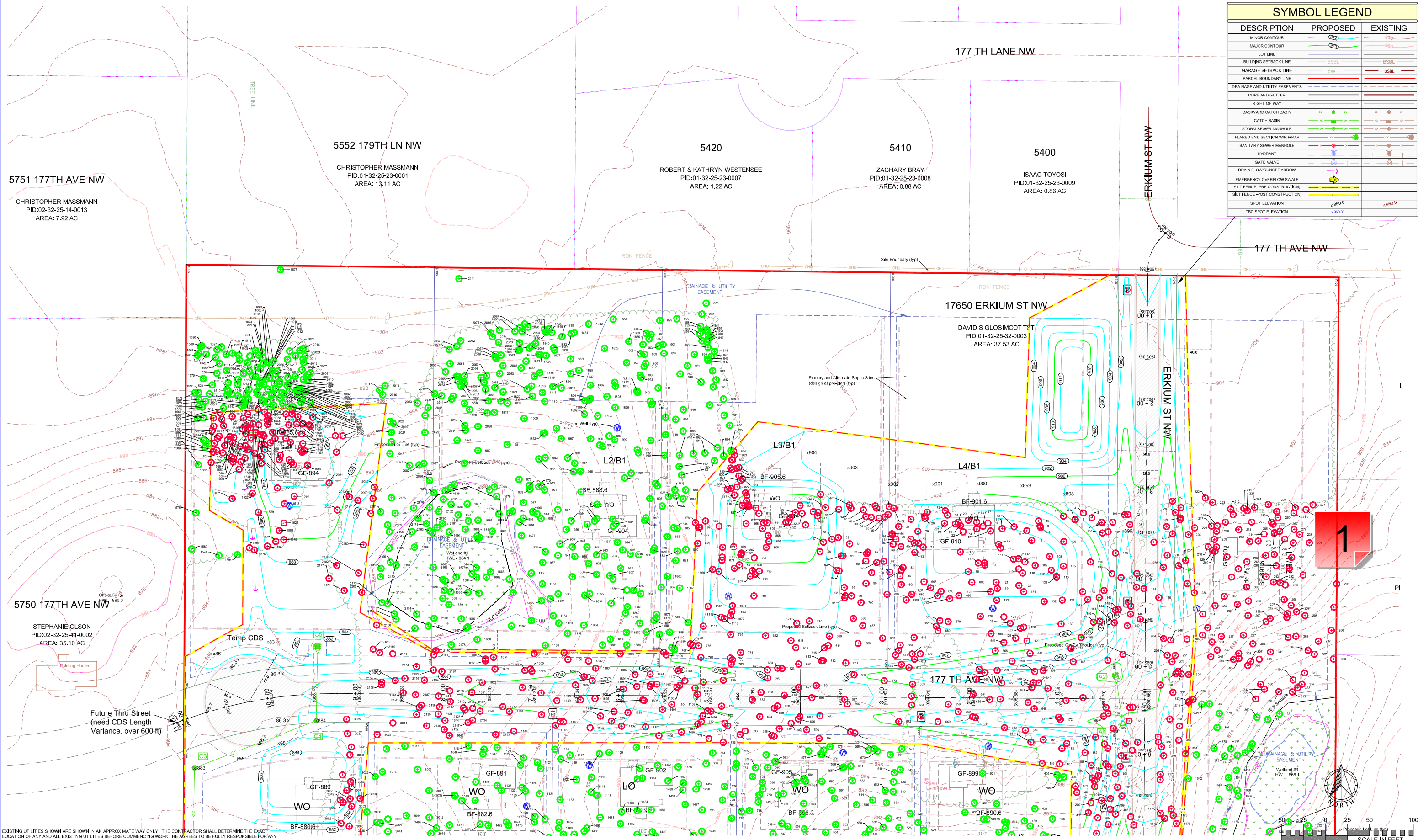
3 - Landscape Plan

Created by: Chris Anderson
On: 08/06/2026 10:45 AM

For any lot that will not have trees saved between the house and the street, a minimum of two (2) front yard trees will be required to be installed. Conifers shall be a minimum height of five (5) feet and deciduous trees shall have a minimum caliper of one (1) inch. All lots shall have four (4) inches of topsoil, with no more than 35% sand content, applied over all disturbed areas not otherwise improved with impervious surfacing (house, driveway, walkways, etc.). If in-ground irrigation will be installed, it must include both a rain sensor and some form of water efficient technology, such as a weather compensating smart controller.

A landscape plan should be submitted that includes 2 trees per lot, with a note that if existing trees are preserved between the home and street (essentially saving trees in the front yard) then no additional plants would be required. The landscape plan shall also include a Tree Planting Detail and the aforementioned notes about topsoil and irrigation.

----- 0 Replies -----



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRAP-AROUND		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

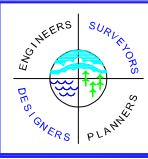
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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkiun	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	City Comments - 07/27/26
RSM				
DATE				
02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

TREE PRESERVATION PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
18
30

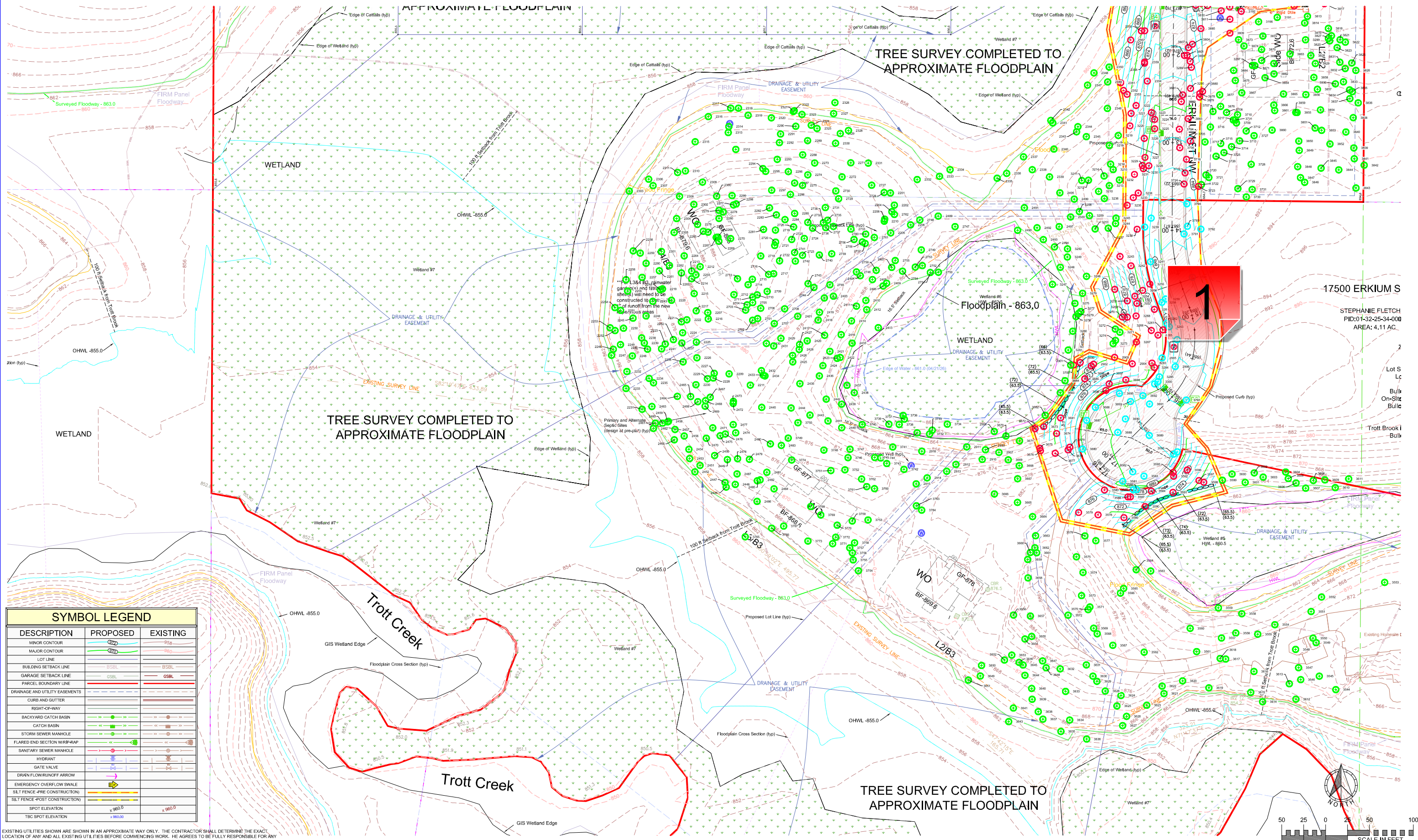
1.18 - TP - RRR.pdf V3 - Changemark Notes (1 Note)

1 - Why shown as removed?

Created by: Chris Anderson
On: 08/06/2026 10:26 AM

There is no proposed contours shown in this area, so why are all these trees shown as being removed? What impacts will be occurring here prior to construction of a home?

----- 0 Replies -----



SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURBS AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/IMP-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE - PRE CONSTRUCTION		
SILT FENCE - POST CONSTRUCTION		
SPOT ELEVATION		
TBC SPOT ELEVATION		

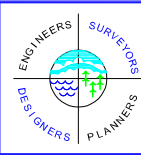
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DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
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RSM				
DATE				
02-01-26				

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ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--
RAMSEY, MINNESOTA

TREE PRESERVATION PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020
20
30

1 - Off-Site Trees

Created by: Chris Anderson
On: 08/06/2026 10:32 AM

All of these trees shown as being 'off-site' are actually on the land being developed. Please update the symbol to reflect these trees being removed (presumably) and update the tree inventory table and removal calculations accordingly.

----- 0 Replies -----

3263 Basswood	8		8	3573 Northern Pn Oak	31	31	3675 Northern Pn Oak	29	29	3793 Northern Red Oak	1	21	21
3264 Basswood	14		14	3574 Northern Pn Oak	32	32	3676 Northern Pn Oak	16	16	3794 Northern Red Oak	1	20	20
3265 American Elm	10	10		3575 Basswood	8	8	3677 Northern Pn Oak	17	17	3801 White Oak	1	24	24
3266 Basswood	8	8		3576 Northern Pn Oak	31	31	3678 Northern Pn Oak	14	14	3804 American Elm	1	8	8
3267 American Elm	11	11		3577 Northern Pn Oak	16	16	3679 White Oak	8	8	3806 Quaking Aspen	1	9	9
3268 Northern Red Oak	14	14		3578 Bur Oak	36	36	3680 Northern Pn Oak	27	27	3807 Red Maple	1	10	10
3269 Northern Red Oak	18	18		3579 Northern Pn Oak	15	15	3681 Northern Pn Oak	14	14	3808 Basswood	1	10	10
3270 Red Maple	11	11		3580 Northern Pn Oak	18	18	3682 Bur Oak	4	4	3809 White Oak	1	24	24
3271 Bur Oak	18	18		3581 Northern Pn Oak	20	20	3683 Northern Pn Oak	26	26	3810 White Oak	1	11	11
3272 White Oak	16	16		3582 Northern Pn Oak	25	25	3684 Northern Pn Oak	18	18	3811 White Oak	1	17	17
3273 Paper Birch	12	12		3583 Northern Pn Oak	17	17	3685 Northern Pn Oak	11	11	3812 Red Maple	1	10	10
3274 Paper Birch	11	11		3584 Northern Pn Oak	13	13	3686 Northern Pn Oak	11	11	3813 American Elm	1	10	10
3275 Sugar Maple	11	11		3585 Northern Pn Oak	12	12	3687 Northern Pn Oak	14	14	3814 Northern Red Oak	1	18	18
3276 Basswood	8	8		3586 Green Ash	20	20	3688 Northern Pn Oak	19	19	3815 Red Maple	1	14	14
3277 American Elm	10	10		3587 Northern Pn Oak	12	12	3689 Basswood	9	9	3816 White Oak	1	14	14
3278 Basswood	8	8		3588 Bur Oak	11	11	3690 Northern Pn Oak	14	14	3817 Red Maple	1	9	9
3279 Basswood	8	8		3589 Basswood	8	8	3691 Basswood	9	9	3818 Red Maple	1	16	16
3280 Northern Red Oak	16	16		3590 Basswood	12	12	3692 Northern Pn Oak	40	40	3819 Basswood	1	10	10
3281 Northern Red Oak	27	27		3591 White Oak	20	20	3693 Basswood	8	8	3820 Red Maple	1	8	8
3282 Basswood	8		8	3592 American Elm	8	8	3694 Bur Oak	12	12	3821 Green Ash	1	9	9
3283 Basswood	8	8		3593 American Elm	9	9	3695 Northern Pn Oak	13	13	3822 Basswood	1	13	13
3284 Basswood	8	8		3594 Bur Oak	12	12	3696 Northern Pn Oak	17	17	3823 Black Cherry	1	13	13
3285 Basswood	8		8	3595 Bur Oak	13	13	3697 Northern Pn Oak	18	18	3825 Basswood	1	10	10
3289 Sugar Maple	9	9		3596 Basswood	10	10	3698 Northern Pn Oak	13	13	3826 Basswood	1	15	15
3295 White Oak	15	15		3597 Basswood	8	8	3699 Northern Pn Oak	10	10	3827 Red Maple	1	8	8
3297 American Elm	8	8		3598 Black Cherry	9	9	3700 White Oak	9	9	3828 Red Maple	1	9	9
3298 Red Maple	9		9	3599 Basswood	8	8	3704 Quaking Aspen	11	11	3829 White Oak	1	5	5
3299 Red Maple	27	27		3600 Black Cherry	8	8	3705 Basswood	8	8	3830 Basswood	1	13	13
3300 Basswood	10		10	3601 Basswood	11	11	3706 Basswood	8	8	3831 Hackberry	1	8	8
3501 Northern Pn Oak	13	13		3602 Northern Pn Oak	27	27	3707 Northern Red Oak	18	18	3832 Hackberry	1	11	11
3502 Northern Red Oak	23	23		3603 Basswood	9	9	3708 Northern Red Oak	16	16	3833 Slippery Elm	1	17	17
3503 White Oak	20	20		3604 Bur Oak	12	12	3709 White Oak	16	16	3834 Hackberry	1	13	13
3504 Northern Pn Oak	17	17		3605 American Elm	9	9	3710 Northern Red Oak	22	22	3835 Basswood	1	14	14
3505 Red Maple	11	11		3606 Basswood	9	9	3711 Northern Red Oak	20	20	3836 Boxelder	1	14	14
3506 Red Maple	11	11		3607 Basswood	8	8	3712 Basswood	8	8	3837 Basswood	1	10	10
3507 Bur Oak	38	38		3608 Basswood	8	8	3713 American Elm	8	8	3838 Black Cherry	1	11	11
3508 Basswood	8	8		3609 Bur Oak	13	13	3714 Northern Red Oak	23	23	3839 Red Maple	1	10	10
3509 Northern Pn Oak	22	22		3610 Bur Oak	6	6	3715 American Elm	8	8	3840 American Elm	1	11	11
3510 American Elm	11	11		3611 Northern Red Oak	15	15	3716 Basswood	8	8	3841 Northern Red Oak	1	18	18
3511 Northern Pn Oak	23	23		3612 Bur Oak	17	17	3717 Basswood	10	10	3842 White Oak	1	9	9
3512 American Elm	11	11		3613 Bur Oak	20	20	3718 Basswood	8	8	3843 Northern Red Oak	1	27	27
3513 American Elm	8	8		3614 Bur Oak	16	16	3719 Paper Birch	8	8	3844 Northern Red Oak	1	22	22
3514 Northern Pn Oak	22	22		3615 Bur Oak	10	10	3720 Basswood	9	9	3845 Basswood	1	8	8
3515 American Elm	9	9		3616 Basswood	43	43	3721 White Oak	15	15	3846 Boxelder	1	8	8
3516 Bur Oak	12	12		3617 Eastern Cottonwood	8	8	3722 Northern Red Oak	22	22	3847 Northern Red Oak	1	21	21
3517 White Oak	18	18		3618 Eastern Cottonwood	10	10	3723 Basswood	8	8	3848 Northern Red Oak	1	16	16
3518 Bur Oak	9	9		3619 Bur Oak	35	35	3724 American Elm	8	8	3849 Northern Red Oak	1	20	20
3519 Eastern Cottonwood	13	13		3620 Basswood	9	9	3725 Northern Red Oak	16	16	3850 American Elm	1	8	8
3520 Basswood	14	14		3621 Bur Oak	13	13	3726 Basswood	9	9	3851 American Elm	1	8	8
3521 Basswood	14	14		3622 Basswood	8	8	3727 Basswood	8	8	3852 Red Maple	1	12	12
3522 Basswood	8	8		3623 Bur Oak	25	25	3728 Basswood	8	8	3853 Northern Red Oak	1	25	25
3523 Basswood	10	10		3624 Basswood	8	8	3729 Northern Red Oak	16	16	3854 Hackberry	1	13	13
3524 Red Maple	9	9		3625 Northern Pn Oak	17	17	3730 Basswood	10	10	3855 Basswood	1	14	14
3525 Ironwood	20	20		3626 Bur Oak	7	7	3731 Northern Red Oak	17	17	3856 Sugar Maple	1	9	9
3526 Basswood	10	10		3627 Basswood	8	8	3732 American Elm	8	8	3857 American Elm	1	9	9
3527 Basswood	10	10		3628 Northern Pn Oak	21	21	3733 American Elm	10	10	3858 Sugar Maple	1	13	13
3528 Basswood	14	14		3629 Bur Oak	12	12	3734 Silver Maple	14	14	3859 White Oak	1	8	8
3529 Ironwood	8	8		3630 Bur Oak	14	14	3735 White Oak	8	8	3860 Northern Red Oak	1	24	24
3630 Bur Oak	11	11		3631 Bur Oak	23	23	3736 Silver Maple	20	20	3861 American Elm	1	8	8
3631 Basswood	32	32		3632 Northern Pn Oak	30	30	3737 Northern Red Oak	16	16	3862 Basswood	1	12	12
3632 Basswood	39	39		3633 Bur Oak	11	11	3738 White Oak	13	13	3863 Sugar Maple	1	17	17
3633 Basswood	13	13		3634 Basswood	9	9	3739 American Elm	9	9	3864 American Elm	1	9	9
3634 Basswood	50	50		3635 Northern Pn Oak	16	16	3740 White Oak	10	10	3865 Northern Red Oak	1	26	26
3635 Basswood	57	57		3636 Bur Oak	11	11	3741 Northern Red Oak	14	14	3866 Northern Red Oak	1	20	20
3636 Basswood	93	93		3637 Bur Oak	8	8	3742 American Elm	8	8	3867 Basswood	1	10	10
3637 Basswood	78	78		3638 American Elm	8	8	3743 Northern Red Oak	28	28	3868 Basswood	1	14	14
3638 Basswood	12	12		3639 Bur Oak	11	11	3744 Northern Red Oak	19	19	3869 Basswood	1	8	8
3639 Bur Oak	24	24		3640 Basswood	8	8	3745 White Oak	15	15	3870 Basswood	1	14	14
3640 Bur Oak	11	11		3641 Northern Pn Oak	32	32	3746 White Oak	15	15	3871 Red Maple	1	10	10
3641 Bur Oak	25	25		3643 Bur Oak	11	11	3747 American Elm	8	8	3872 Sugar Maple	1	12	12
3642 Bur Oak	23	23		3644 Bur Oak	10	10	3748 Northern Red Oak	66	66	3873 Basswood	1	11	11
3643 Bur Oak	23	23		3645 Bur Oak	11	11	3749 Northern Red Oak	25	25	3874 American Elm	1	8	8
3644 Silver Maple	11	11		3646 Northern Red Oak	15	15	3750 American Elm	8	8	3875 Northern Red Oak	1	23	23
3645 Bur Oak	14	14		3647 Northern Red Oak	22	22	3751 Boxelder	10	10	3876 Basswood	1	8	8
3646 Bur Oak	13	13		3648 Northern Red Oak	20	20	3752 American Elm	8	8	3877 Northern Red Oak	1	22	22
3647 Basswood	26	26		3649 Bur Oak	8	8	3753 Bur Oak	28	28	3878 Basswood	1	8	8
3648 Basswood	11	11		3650 American Elm	8	8	3754 Bur Oak	14	14	3879 Sugar Maple	1	10	10
3649 Basswood	14	14		3651 Northern Red Oak	21	21	3755 Bur Oak	14	14	3880 Basswood	1	8	8
3650 Basswood	12	12		3652 Northern Red Oak	24	24	3756 Bur Oak	10	10	3881 Bigtooth Aspen	1	9	9
3651 Boxelder	11	11		3653 Northern Red Oak	13	13	3757 Northern Red Oak	16	16	3882 Quaking Aspen	2	14 8+6	14
3652 Eastern Cottonwood	27	27		3654 Northern Red Oak	20	20	3758 Northern Red Oak	17	17	3883 Red Maple	1	12	12
3653 Bur Oak	7	7		3655 American Elm	8	8	3759 Bur Oak	21	21	3884 Basswood	1	8	8
3654 Bigtooth Aspen	9	9		3656 Basswood	9	9	3760 Northern Red Oak	46	46	3885 Sugar Maple	1	9	9
3655 Paper Birch	8	8</											

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DRAWING NAME	NO.	BY	DATE	REVISIONS
Layout-Erkium	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	City Comments - 03/27/26
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY				
RSM				
DATE				
02-01-26				

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Robert S. Molstad
ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428



1.27 - TP - RRR.pdf V2 - Changemark Notes (2 Notes)

1 - Update Inventory Table

Created by: Chris Anderson
On: 08/06/2026 10:36 AM

As an example, tree #3691, a 9" Basswood, is located in the center of the proposed cul-de-sac, which is part of the development area. It is not off-site. Please revise the tree inventory table accordingly for not just this tree, but for all of the trees errantly shown as off-site (essentially in or near the cul-de-sac of Erkium St). Also need to amend their symbols to be shown 'Tree Removed' and update the removal calculations at the end of the tree inventory table.

----- 0 Replies -----

2 - Update Calculations

Created by: Chris Anderson
On: 08/06/2026 10:43 AM

A number of trees in or around the proposed Erkium St cul-de-sac are currently shown as 'Off-Site' when they are actually part of the development land. So, the overall removal calcuation will need to be updated.

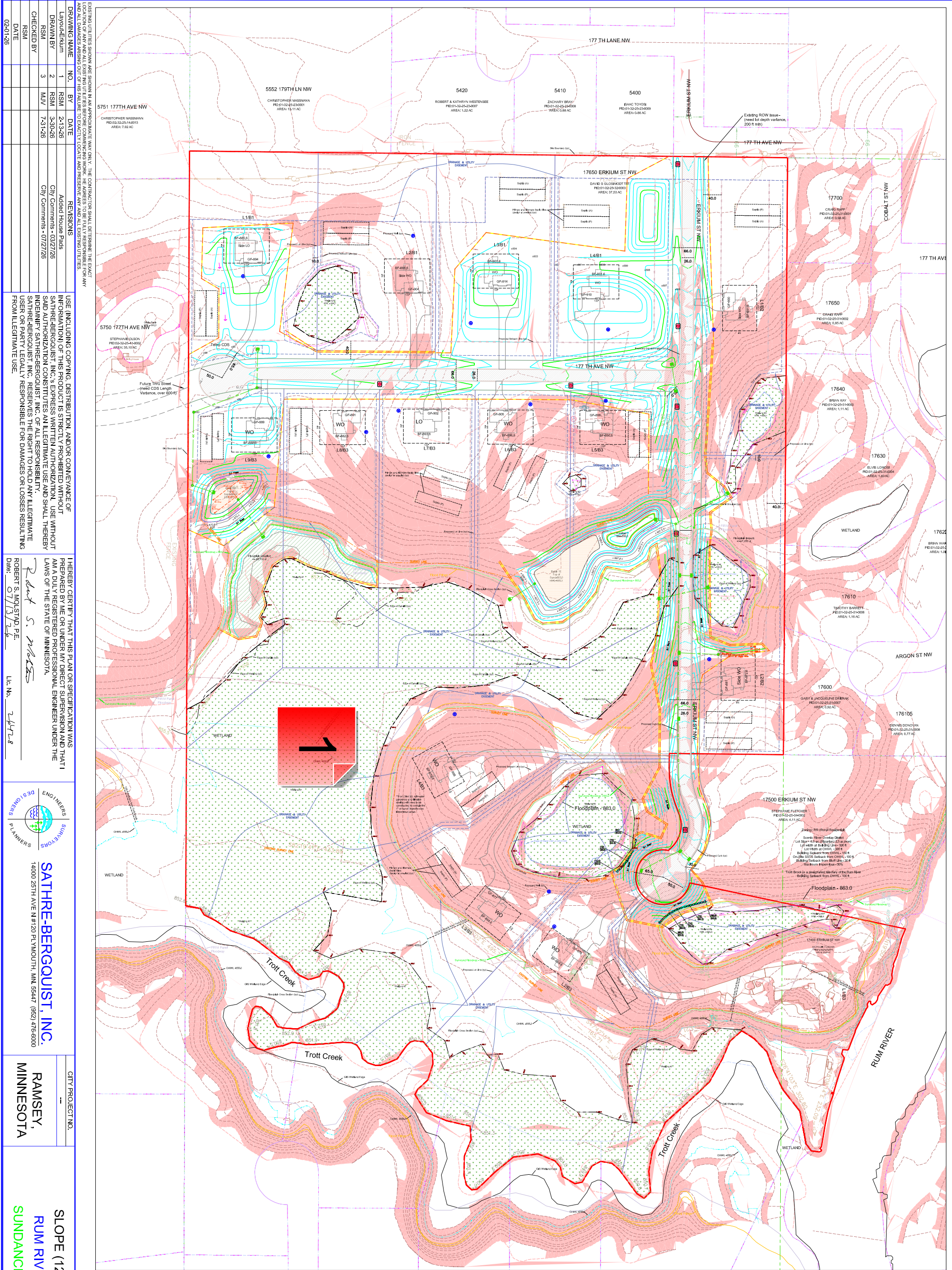
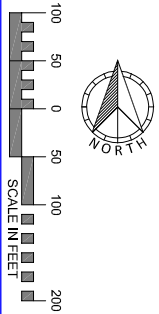
----- 0 Replies -----

SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR		
MAJOR CONTOUR		
LOT LINE		
BUILDING SETBACK LINE		
GARAGE SETBACK LINE		
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DRAINAGE AND UTILITY EASEMENTS		
CLUB AND GUTTER		
RIGHT-OF-WAY		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/SPREAD		
SWAIN'S SEWER MANHOLE		
HYDRAUNT		
GATE VALVE		
DRAIN FLOW/RAINAGE ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE (POST CONSTRUCTION)		
SILT FENCE (POST CONSTRUCTION)		
SPOT ELEVATION		
100 YEAR FLOOD		

GENERAL NOTES:

1. AREAS WITH 12% + SLOPES TO BE AVOIDED WHEN PLACING STRUCTURES AND SEPTIC SYSTEMS IF POSSIBLE. OTHERWISE, MUST MEET SCREENING & EROSION CONTROL MEASURES LISTED IN ACCORDANCE WITH CITY CODE SECTION 106.955.

DENOTES - SLOPES 12%+



DRAWING NAME	NO.	BY	DATE	REVISIONS
LAYOUT	1	RSM	2-13-26	Added House Pads
DRAWN BY	2	RSM	3-30-26	CIV Comments - 03/27/26
CHECKED BY	3	MJV	7-31-26	CIV Comments - 07/27/26
RSM				
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02-01-26				

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Robert S. Molstad PE
Date: 07/13/26 Lic. No. 76778

SATHRE-BERGQUIST, INC.
14000 26TH AVE N #120 PLYMOUTH, MN 55447 (952) 476-6000

ENGINEERS & PLANNERS

CITY PROJECT NO. ---
RAMSEY, MINNESOTA

SLOPE (12% +) EXHIBIT
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO. 19214-420
30

30

1.30 - SE - RRR.pdf V1 - Changemark Notes (1 Note)

1 - Steep Slopes

Created by: Chris Anderson
On: 08/10/2026 10:55 AM

Due to the topography and slopes being greater than 12%, at the time of building permit application submittal, please include information on how screening will be accomplished, how sanitary provisions will be accomplished, how erosion will be addressed, and what measures will be implemented to avoid destabilizing the slope(s).

----- 0 Replies -----

From: [Todd Larson](#)
To: [Chris Anderson](#)
Subject: FW: Strong Opposition to Sketch Plan – Project No. 26-106 (Thomas Allen Homes LLC, 17400 & 17650 Erkium Street NW – 15-lot subdivision)
Date: Monday, August 24, 2026 10:03:22 AM

From: Amanda Stoltz <stoltzmandy13@gmail.com>
Sent: Monday, August 24, 2026 9:20 AM
To: Todd Larson <tlarson@cityoframseymn.gov>
Subject: Strong Opposition to Sketch Plan – Project No. 26-106 (Thomas Allen Homes LLC, 17400 & 17650 Erkium Street NW – 15-lot subdivision)

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Sent from my iPhone

Begin forwarded message:

From: Amanda Stoltz <stoltzmandy13@gmail.com>
Date: August 23, 2026 at 10:29:41 PM CDT
To: planning@cityoframsey.com
Cc: Todd Larson <tlarson@cityoframseymn.gov>
Subject: Strong Opposition to Sketch Plan – Project No. 26-106 (Thomas Allen Homes LLC, 17400 & 17650 Erkium Street NW – 15-lot subdivision)

Dear Planning Commissioners and Staff,

I am a Ramsey resident living near the proposed Rum River Retreat development. Although my property is not directly adjacent to the proposed development, I have significant concerns about the potential impact this project could have on the rural character, safety, traffic, wildlife, and quality of life in this area of Ramsey.

Adding 15 additional residential properties, along with the associated roads, vehicles, infrastructure, and land clearing, represents a substantial change to an area that has retained much

of its quiet, wooded, rural character. My family, like many others who chose to purchase and invest in this part of Ramsey, values the peace, open space, natural surroundings, and rural atmosphere that make this area unique.

I live near the intersection of Highway 47 and County Road 27, an area that already experiences significant congestion during busy traffic periods. I am concerned that additional homes and the resulting increase in vehicle traffic will place further pressure on an already busy transportation network.

I am also deeply concerned about the impact of the proposed development on wildlife habitat and the existing wooded areas. Clearing land for homes, roads, and infrastructure would permanently change the natural landscape and reduce the wooded buffers that help preserve the rural character of this portion of Ramsey.

This development also raises safety concerns for children in the area. I have two young children who enjoy the nature, open space, and peaceful surroundings of our community. They have friends who live on 177th Avenue NW, and under the current conditions, I feel comfortable with my children walking through the wooded area to visit their friends. The proposed changes to the road and the anticipated increase in traffic would change that. I would have greater concerns about children walking or biking in the area, particularly along a road that could experience substantially more traffic.

I am also concerned about the children who currently wait for their school buses along this road. Increased traffic and changes to the surrounding area could create additional safety risks for these children.

I understand that Ramsey will continue to grow and that property owners have the right to develop their land consistent with applicable regulations. However, I respectfully ask the Planning Commission to carefully consider whether this particular development is appropriate for the existing rural character and

infrastructure of this area.

Once wooded land, wildlife habitat, and the quiet rural nature of a community are replaced by additional roads, homes, and traffic, those characteristics cannot easily be restored. Many of us chose to live and invest in this part of Ramsey specifically because of those qualities, and I am concerned that continued development is gradually eroding what makes this area special.

For these reasons, I respectfully ask the Planning Commission to carefully evaluate the proposed Rum River Retreat development and its impacts on traffic, road safety, children, wildlife habitat, land clearing, and the rural character of the surrounding community. I respectfully request that the Planning Commission not recommend moving forward with the proposal as currently presented.

Thank you for taking the concerns of area residents into consideration and for your service to the Ramsey community.

Sincerely,

Amanda Stoltz

5750 179th ln NW

Ramsey, MN 55303

August 27, 2026

Via Email (planning@cityoframseymn.gov)

Members of the Planning Commission
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Rum River Retreat
Project #26-106
Our File No. 32858

Dear Planning Commissioners:

We represent Paul and Stephanie Olson, who own and reside on the 35-acre parcel located at 5750 177th Ave NW. Our clients' property is immediately adjacent and to the west of the parcel on which Sundance Woods, LLC, ("the Applicant") proposes to create 15 lots consisting of 14 new homes and one existing home ("the Project"). In order to proceed with the Project, the Applicant requires two variances from the City of Ramsey. Specifically, the applicant seeks a variance from the maximum cul-de-sac length set forth in the City's subdivision ordinance and a variance from the minimum lot depth requirement found in the City's zoning ordinance. For the reasons outlined below, the requested variances must be denied.

As you may be aware, the City's authority to grant variances is governed by statute. As a result, the City may grant a variance only if doing so is consistent with statutory requirements. Here, there are two different statutes at play because the Applicant is seeking variance from two different ordinances. Variances from a requirement of a zoning ordinance are governed by Minn. Stat. § 462.357, whereas Minn. Stat. § 462.358 governs variances from a requirement of a subdivision ordinance. These two statutes impose very different rules for the two types of variance.

Variance from the maximum cul-de-sac length

The Subdivision Ordinance, and specifically Sec.117-614(c)(7), provides that "[t]he maximum length of cul-de-sac streets shall be 600 feet[.]" Neither the project narrative nor the staff report provides the length of the proposed unnamed east-west cul-de-sac that is part of the Project, but from the proposed preliminary plat it appears that that street is over 1,100 feet in length.

Section 462.358 authorizes the City to grant variances from the Subdivision Ordinance, but places an important limitation on that power. The relevant subdivision reads as follows:

Subdivision regulations may provide for a procedure for varying the regulations as they apply to specific properties where an unusual hardship on the land exists, ***but variances may be granted only upon the specific grounds set forth in the regulations.***

Minn. Stat. § 462.358, subd. 6. Based on the bold language in subdivision 6, a city may grant a variance from a requirement of its subdivision ordinance but only on the specific grounds stated in the subdivision ordinance.

Review of the City's Subdivision Ordinance shows that it allows for variances to be granted in three different circumstances, none of which applies here.

1. Section 117-048 provides for the possibility of a variance from strict conformity with "this subdivision." The subdivision in which Sec. 117-048 is found is the Stormwater Pollution Control subdivision, set forth in Secs. 117-383 through Sec. 117-410. The maximum cul-de-sac length restriction is not found in the Stormwater Pollution Control subdivision.
2. Section 117-426(d) provides that "[v]ariances from the strict enforcement of this chapter may be granted in accordance with the procedures and requirements of section 117-51." Section 117-51 does not appear to exist. It was either previously repealed or never enacted in the first place.
3. Finally, Section 117-561 provides for procedural variances. Specifically, that section provides that "[t]he board of adjustment may adopt a resolution to grant a variance from procedural requirements of this chapter[.]" A variance from the maximum cul-de-sac length would be a variance from a substantive requirement of the Subdivision Ordinance, not a procedural requirement.

Because the legislature has not authorized the City to grant variances from its Subdivision Ordinance beyond those specifically identified in the Subdivision Ordinance, and because the City's Subdivision Ordinance does not authorize variances from substantive requirements such as the maximum length of a cul-de-sac, the City does not have the legal authority to grant the requested variance. *See Costley v. Caromin House, Inc.*, 313 N.W.2d 21, 27 (Minn. 1981) ("In Minnesota, ... a municipality has no inherent power to enact zoning regulations [and...] cannot exceed the limitations imposed by the enabling legislation.")

The cul-de-sac variance must be denied for lack of statutory authority, but it should be noted that even if statutory authority existed it would still have to be denied for the lack of a showing of any "unusual hardship." The length of the cul-de-sac is the result of design choices made by the Applicant to maximize the number of homes and therefore the revenue that can be generated from this project. It is therefore the product of choice, not any unusual hardship. This would require denial of the variance even if it had a proper statutory basis.

Moreover, the justification for the variance provided in the staff report—that the non-compliant cul-de-sac will just be temporary—is lacking any support in record. The contemplated future connection to the west would require an extension across property owned by the Olsons, which is not part of this application and is not controlled by the Applicant. The Applicant has identified no existing easement, right-of-way, development agreement, construction deadline, or other legally enforceable mechanism requiring that connection. Finally, the Olsons have no intention of selling their land, at any price. The City must therefore evaluate the road as what the present application actually creates: an indefinite 1,100-foot dead-end street, nearly twice the maximum length allowed by ordinance.

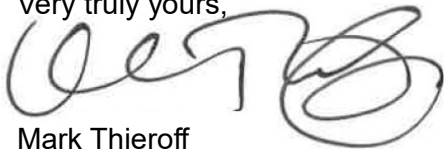
Variance from the 200' lot depth minimum

The zoning ordinance, and specifically Sec. 106-430, imposes a minimum lot depth of 200 feet for lots in the RR zoning district. Two of the lots proposed as part of the Project are only 185 feet deep. The Zoning Code and specifically Sec. 106-220 authorizes the City to grant a variance from the minimum lot depth requirement, but only if certain criteria are satisfied. Those criteria include that the "plight of the landowner is due to circumstances unique to the property not created by the landowner" and that "economic considerations alone do not constitute practical difficulties."

Neither of those requirements is satisfied here. The proffered justification for the variance is the location of an existing dedicated right of way, but the Applicant can take the necessary steps to shift that right of way slightly to the west. This is not an immutable characteristic of the property, and thus not a unique circumstance. The Applicant has simply chosen to seek a variance rather than eliminate the need for the variance in order to maximize the development potential of the property.

For all of the foregoing reasons, the Olsons request that the Planning Commission recommend denial of Resolution #26-187 and the preliminary plat dependent upon it.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark Thieroff', written over a light gray circular stamp.

Mark Thieroff

612-337-6102 | Direct
markthieroff@siegelbrill.com

cc. Chris Anderson (via email: canderson@cityoframseymn.gov)

6.02: Public Hearing: “Rum River Retreat” – Preliminary Plat and Variance Request for 17400 and 17650 Erkium Street NW (Project No. 26-106); Case of Sundance Woods, LLC

Public Hearing

Chairperson Gengler called the public hearing to order at 6:41 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that staff recommends approval of both variances and the Preliminary Plat, contingent upon compliance with staff’s review comments. He noted that two written comments were received and emailed to the Commission. He stated that at the time of the Sketch Plan review, a “petition” was received identifying concerns related to traffic, emergency access, environmental/wildlife impacts, and infrastructure capacity. He explained that an EAW is only mandatory for 250 or more unattached units, and this proposal would create 15 lots (14 new units). Engineering has reviewed traffic and road capacities and did not have any concerns. Public Safety has reviewed the plans regarding access and did not have any objections or concerns.

Commissioner Musgrove comments that the custom grading is a good plan in an attempt to preserve trees.

Citizen Input

Paul Olson, 5750 177th Avenue NW, asked that the cul-de-sac be evaluated as a dead-end road, as there is no mechanism to extend the road in the future. He also noted that the Commission would need to evaluate the hardship that would make an overlength cul-de-sac necessary. He stated that the question is not whether 15 lots can be created through variances, but what could be created through reasonable use of the property. He asked that exceptions not be granted to fit a lot count, noting that the plan should meet City standards, and asked that the Commission deny the variance requests and Preliminary Plat until the applicant provides a less dense and Code-compliant proposal.

Elvis Lomosi, 17630 Cobalt Street NW, commented that he has concerns with traffic and emergency access. He noted that equipment has been sold in the neighborhood through auctions, which has caused traffic issues in the area. He commented that the neighbors have not received prior notice about this, and it is causing issues for the people who live there. He believed that construction would cause similar problems for neighbors. He asked for better coordination from the developer and communication with the neighborhood. He commented that while the plan looks practical on paper, it would not be as fluid in person.

Senior Planner Anderson replied that there is an ordinance that regulates hours of construction between 7 a.m. and 10 p.m. Monday through Saturday, and any work on a Sunday would require Council approval. He noted that the end time could be negotiated to an earlier time if needed.

Tom Dean, applicant, 11261 Fernbrook Lane, St. Francis, stated that he is not the property owner, so he did not hold the auction. He stated that he was told the last piece of equipment was removed on Monday.

Jim Steffen, 5431 173rd Avenue NW, asked for clarification on the location of lots one and two.

Senior Planner Anderson identified the two lots and explained that both lots are over 2.5 acres in size and have more than 200 feet of lot width, but each has a depth of 185 feet because of the location of the existing road easement.

Mr. Steffen asked if there would be two or three lots along Trott Brook.

Senior Planner Anderson explained that the existing home would remain and three additional lots would be along Trott Brook, noting that those are larger lots, all over five acres in size.

Mr. Steffen asked if the homes on those lots would be placed away from Trott Brook.

Senior Planner Anderson identified the potential home pads for those lots and explained that homes cannot be placed within the identified floodway. He noted that those homes would be closer to the road than the Brook.

Mr. Steffen asked if those lots would have any special considerations for the scenic overlay.

Senior Planner Anderson reviewed the related requirements for those four lots, noting that all four of those lots would meet the scenic river overlay district requirements.

Mr. Steffen agreed with Commissioner Musgrove that the custom grading would be a great idea to preserve trees. He asked if the trees within the floodway would be protected.

Senior Planner Anderson explained that those trees were not counted because they would not be touched as part of the project. He stated that when homeowners purchase a lot, there would be nothing preventing them from removing a diseased tree.

Mr. Steffen asked if there is another similar development with lots ranging from 2.5 to nine acres.

Senior Planner Anderson replied that there is rural residential development that occurs, although it is not as common as more urban developments. He referenced a recent plat along 175th Avenue which had acreage lots and received a variance for a long cul-de-sac.

Mr. Steffen asked if the mentioned petition has any relevance.

Senior Planner Anderson stated that staff feels that the points of concern raised through that petition have been adequately addressed.

Mr. Steffen commented that this is a beautiful piece of property along the Trott Brook corridor and asked that they do this right, not cut any corners, and pay attention to the custom grading and tree removal to ensure it stays a beautiful property.

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

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Lubarski, Allshouse, Cochrane, and Sanoe. Voting No: None. Absent: Commissioner Bauer.

Chairperson Gengler closed the public hearing at 7:23 p.m.

Commission Business

Commissioner Musgrove asked if the road easement is driving the size of the lots in that area.

Senior Planner Anderson stated that there is an existing road easement that runs through the property and provided information on dedications that were made as a part of a previous development. He stated that the applicant is proposing to divide that land in half, with one lot to the north and south of the dividing lot. He explained that it is not a result of a request of the applicant, but the applicant working with the existing conditions, noting that the dedicated land would become right-of-way dividing the two lots.

Commissioner Musgrove asked the reasons that could be used to deny the variance request.

Senior Planner Anderson replied that, based on the staff review and input from the City Attorney, they feel that this request would meet the practical difficulties test for a variance, as the existing road easement is in place and was not created by the applicant. He stated that shifting the line by 15 feet would result in additional tree removal, and tree removal was a top concern of the existing residents in that neighborhood. He stated that when the Commission reviewed the Sketch Plan, direction was given to the applicant not to adjust that line because it would result in more tree removal.

Commissioner Musgrove commented that she does agree with that variance, as the alternative would result in more tree removal.

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Resolution #26-187 Granting a Variance to Lot Depth for Lots 1-2, Block 2.

Further discussion

Mr. Olson asked why the cul-de-sac length was removed from the variance request.

Senior Planner Anderson stated that the cul-de-sac is considered a temporary turnaround for a potential future street. He recognized that temporary could mean one year or 50 years.

Mr. Olson commented that they just purchased the adjacent property and have no plans to sell. He expressed concern with the extended length of the cul-de-sac and believed it to be irresponsible.

Todd Blanchard, 17500 Erkium Street, commented that they would not lose more trees if the property line and road were shifted west.

Senior Planner Anderson stated that ideally, they like to center a road within the right-of-way and believed that there would be additional tree loss if the road corridor is shifted or bent. He noted that there are also significant slopes to the west.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Lubarski, Allshouse, Cochrane, and Sanoe. Voting No: None. Absent: Commissioner Bauer.

Motion by Commissioner Musgrove, seconded by Commissioner Allshouse, to recommend that City Council adopt Resolution #26-188 Approving the Preliminary Plat for Rum River Retreat.

Further discussion

Commissioner Musgrove commented that the developer has tried to maintain the rural character of the lot and area, so she will be supporting this request.

Motion Carried. Voting Yes: Chairperson Gengler, Commissioners Musgrove, Allshouse, Cochrane, Lubarski, and Sanoe. Voting No: None. Absent: Commissioner Bauer.

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

RESOLUTION #26-188

**RESOLUTION APPROVING THE PRELIMINARY PLAT
OF “RUM RIVER RETREAT”**

WHEREAS, Mr. Tom Dehn with Sundance Woods, LLC, hereafter referred to as “Applicant,” properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 1, Township 25, Range 32, Anoka County, Minnesota

-And-

Lot 2, Block 1, Riverbrook, Anoka County, Minnesota

-Or upon recording-

Lots 1-4 (inclusive), Block 1, Rum River Retreat, Anoka County, Minnesota; and

Lots 1-2 (inclusive), Block 2, Rum River Retreat, Anoka County, Minnesota; and

Lots 1-9 (inclusive), Block 3, Rum River Retreat, Anoka County, Minnesota

(the ‘Subject Property’); and

WHEREAS, the Subject Property is guided Rural Developing in the adopted 2040 Comprehensive Plan; and

WHEREAS, the Subject Property is zoned RR—Rural Residential with the southern portion of it within the Scenic River Protection Overlay; and

WHEREAS, an existing home with private utility systems is currently on the Subject Property and will remain after platting; and

WHEREAS, proposed Lots 1-2, Block 2 do not meet the lot depth requirement of the Rural Residential zoning district, though a variance deviating from that standard is addressed in Resolution #26-187; and

WHEREAS, the proposed cul-de-sacs exceed the maximum length of 600 feet permitted in City Code, though a variance deviating from this standard is addressed in Resolution #26-187; and

WHEREAS, the Environmental Policy Board reviewed the Preliminary Plat at their August 17, 2026 meeting.

WHEREAS, the Planning Commission held a Public Hearing on August 27, 2026, to review the Preliminary Plat; and

WHEREAS, the Planning Commission recommended the City Council approve/deny the two variances and Preliminary Plat; and

WHEREAS, the City Council considered the Preliminary Plat on September 10, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants approval of the Preliminary Plat for Rum River Retreat in accordance with relevant City Codes, subject to the following conditions:

- a) Approval from the Lower Rum River Watershed Management Organization.
- b) The Applicant enters into a Development Agreement with the City.
- c) Removal of existing detached accessory buildings associated with the current parcel of 17400 Erkium Street.
- d) Compliance with City Staff's review comments.

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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

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

RESOLUTION #26-187

**A RESOLUTION APPROVING A VARIANCE TO LOT DEPTH FOR
LOTS 1-2, BLOCK 2, RUM RIVER RETREAT**

RECITALS

1. The City of Ramsey received a Land Use Application from Mr. Tom Dehn with Sundance Woods, LLC (the “Applicant”) seeking a variance to lot depth for two (2) proposed lots within a Preliminary Plat known as Rum River Retreat legally described as:

Lots 1-2 (inclusive), Block 2, Rum River Retreat, Anoka County, Minnesota.

(the ‘Subject Property’); and

2. That the Subject Property is guided as Rural Developing in the 2040 Comprehensive Plan.
3. That the Subject Property is zoned RR, Rural Residential District, as are all surrounding properties.
4. That City Code Section 106-460 specifies that the minimum lot depth for rural residential lots is 200 feet.
5. That there is an existing permanent road easement that restricts the lot depth of the Subject Property to 185 feet.
6. That shifting the road corridor for construction of the public street known as Erkium Street to meet the 200 foot lot depth requirement would result in greater tree loss.
7. That several of the existing, abutting lots east of Lots 1-2, Block 2, Rum River Retreat, also have a lot depth of approximately 185 feet.
8. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on August 27, 2026, and that said public hearing was properly advertised, and that the minutes of said public hearing are available.
9. That the City Council reviewed the Planning Commission’s recommendations at their regular meeting on September 8, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the depth of Lots 1-2, Block 2, RUM RIVER RETREAT, Anoka County, Minnesota, may be reduced to 185 feet.

The variance is based on a “practical difficulty” as the slightly reduced lot depth will not alter the essential character of the surrounding neighborhoods.

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 8th day of September, 2026.

Mayor

ATTEST:

City Clerk

September 3, 2026

Via Email (planning@cityoframseymn.gov)

Members of the City Council
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Rum River Retreat
Project #26-106
Our File No. 32858

Dear Mayor Heineman and members of the City Council:

We represent Paul and Stephanie Olson, who own and reside on the 35-acre parcel located at 5750 177th Ave NW. Our clients' property is immediately adjacent and to the west of the parcel on which Sundance Woods, LLC, ("the Applicant") proposes to create 15 lots consisting of 14 new homes and one existing home ("the Project"). On your agenda for September 8 is an application for approval of a preliminary plat and a requested variance for the Project. For the reasons outlined below, those requests should be denied.

To be approved, a proposed preliminary plat must be in conformity with the requirements of the City Code. See Sec. 117-614(a). The proposed preliminary plat for the Project fails to comply with Code requirements in two ways. First, it includes a cul-de-sac that exceeds the 600' maximum permitted length for cul-de-sacs. Second, two of the proposed lots violate the minimum 200' depth requirement, and there is no proper basis for granting a variance from that requirement.

The proposed cul-de-sac violates the 600' maximum length requirement

The Subdivision Ordinance, and specifically Sec.117-614(c)(7), provides that "[t]he maximum length of cul-de-sac streets shall be 600 feet[.]" Neither the project narrative nor the staff report provides the length of the proposed unnamed east-west cul-de-sac that is part of the Project, but from the proposed preliminary plat it appears that that street is over 1,100 feet in length – i.e., nearly twice the maximum allowable length.

Recognizing the non-compliance of the proposed cul-de-sac, staff informed the Applicant it would need a variance from the 600' maximum rule. The Applicant accordingly applied for the variance and staff noticed the required public hearing. Staff also prepared a draft resolution approving a variance from the cul-de-sac length limit for the Planning Commission to consider.

In advance of the public hearing, the Olsons submitted a letter to the Planning Commission explaining that the City lacked the legal authority to grant the requested cul-de-sac variance. Specifically, the Olsons explained that Minn. Stat. § 462.358 authorizes the City to grant variances from the Subdivision Ordinance but limits that authority in an important way. Specifically, the statute provides that “variances may be granted only upon the specific grounds set forth in the regulations.” Minn. Stat. § 462.358, subd. 6. Here, there is no provision in the Subdivision Ordinance (the relevant “regulations”) that would allow the City to grant a variance from the maximum cul-de-sac length rule, as the Olsons explained in their letter. The City therefore may not grant a cul-de-sac length variance. See *Costley v. Caromin House, Inc.*, 313 N.W.2d 21, 27 (Minn. 1981) (“In Minnesota, ... a municipality has no inherent power to enact zoning regulations [and...] cannot exceed the limitations imposed by the enabling legislation.”)

Staff reviewed the Olsons’ letter and came to the public hearing with it apparently viewed as a solution to the City’s lack of authority to grant the variance that staff has previously concluded was necessary. Staff told the Planning Commission that upon further consideration it had concluded that the cul-de-sac is not a cul-de-sac governed by Sec.117-614(c)(7) after all. Instead, staff attempted to rechristen the cul-de-sac as a “temporary cul-de-sac”, which, according to staff, is not subject to the length limit in the Subdivision Ordinance.

Staff’s “solution” is seriously flawed. First, as a legal matter, the 600’ limit on the length of a cul-de-sac does not include any exceptions for “temporary” cul-de-sacs. It applies to all cul-de-sacs. Second, there is no basis in the record for concluding that this cul-de-sac will be in any way temporary. The Olsons own the land to the west and as Paul Olson explained at the public hearing, they have put significant investment into the improvements on the property and they have no intention of selling their land. And staff openly recognized this reality. During the public hearing, Mr. Anderson referred to the potential extension of the cul-de-sac as an “if or when” eventuality, and he plainly stated about the Olsons’ property to the west, “we aren’t saying that property will ever be developed.” He even acknowledged that the cul-de-sac might be there for “50 years.” Third, even if the cul-de-sac might someday be eliminated by development to the west, the life-and-safety purposes of the maximum cul-de-sac rule will apply to this particular cul-de-sac from day one and last throughout its existence.

For these reasons, the City cannot lawfully approve the proposed preliminary plat in its current form. Either the applicant will have to revise its plan to limit the cul-de-sac to 600’ or less or the City will have to amend its Subdivision Ordinance to provide for the possibility of a variance from this requirement, and the applicant would then have to apply for and receive the necessary variance. Approval of this preliminary plat on the current record would be plainly arbitrary and capricious and subject to judicial reversal.

Variance from the 200’ lot depth minimum

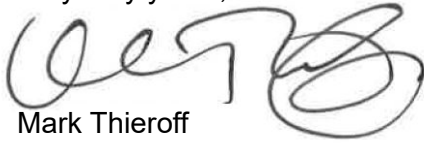
The preliminary plat also requires a variance from the Zoning Code requirement regarding minimum lot depths. Specifically, Sec. 106-430 imposes a minimum lot depth of 200 feet for lots in the RR zoning district. Two of the lots proposed as part of the Project are only 185 feet deep. The Zoning Code and specifically Sec. 106-220 authorizes the City to grant a variance from the minimum lot depth requirement, but only if certain criteria are satisfied. Those criteria include that the “plight of the landowner is due to circumstances unique to the property not created by the landowner” and that “economic considerations alone do not constitute practical difficulties.”

Neither of those requirements is satisfied here. The proffered justification for the variance is the location of an existing dedicated right of way, but the Applicant can take the necessary steps to

shift that right of way slightly to the west. This is not an immutable characteristic of the property itself, and thus not a unique circumstance. The Applicant has simply chosen to seek a variance rather than eliminate the need for the variance in order to maximize the development potential of the property.

For all of the foregoing reasons, the Olsons respectfully request that the City deny approval of the Rum River Retreat preliminary plat.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Mark Thieroff', with a stylized, cursive script.

Mark Thieroff

612-337-6102 | Direct
markthieroff@siegelbrill.com

cc. Chris Anderson (via email: canderson@cityoframseymn.gov)

CC Regular Session**Meeting Date:** 09/08/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Adopt Resolution #26-186 — Approving a Conditional Use Permit for a Restaurant with a Drive-Thru at 14340 Ramsey Blvd. NW (Scooter's Coffee).

Purpose/Background:

Harlow Beckett Enterprises is proposing to construct and operate a a coffee shop with a drive-thru along the west side of Ramsey Boulevard and south of Sunwood Drive and the Casey's store. The 664-square-foot Scooter's Coffee shop is classified as a "restaurant" in the Zoning Code, which is a permitted use in the COR-3 zoning district, though the drive-thru is considered a conditional use. Therefore, a conditional use permit (CUP) is required. The application includes a minor subdivision that creates the parcel for Scooter's (located elsewhere on tonight's agenda). The applicant has been working with the City's Economic Development Authority (EDA) to purchase roughly 0.89 acres of the land from the City. The purchase agreement was approved by the City Council earlier this summer. Now the applicant is pursuing the Land Use Application portion of the entitlements.

Building Design

The small building will be constructed with brick and cement fiberboard panels. The proposed building elevations appear to meet the requirements and intent of the COR Framework architectural standards that emphasizes masonry exterior materials. Wall signage and awning will be located on the building as well. The drive-thru window will be on the south end of the building while a window for walk-up service will be on the north side of the building. Only employees will be allowed inside the building. There will be a small patio north of the walk-up window that will only accommodate a handful of chairs.

The COR-3 regulations require that a building is constructed between the front property line (in this case, the eastern property line) and a maximum setback of 30 feet. The proposed building is shown with a setback of 50 feet, exceeding the build-to requirement. There is an exception, however, where a decorative wall, fence, or hedge may be used instead of where the built-to condition cannot be met. The increased building setback is due to the dive-thru, the patio area and the parking lot setback. The applicant will satisfy the exsection by installing an ornamental fence along the east frontage with a gap for the walkway connection. This fence is envisioned to look similar to the one constructed with the Taco Bell and Chipotle projects along the west side of the COR in similar circumstances. On the site plan, the fence and sign location may switch, pending the final design of the sign.

Access, Drive-Thru, and Parking

Vehicular access will come from the west side of the property via an extension to the shared drive between Casey's and O'Reilly Auto Parts. Scooter's will not have a driveway directly to Ramsey Boulevard. This shared private roadway is envisioned to extend south to intersect an extension of Veterans Drive between Rhinestone Street and Ramsey Boulevard at an existing street stub. The shared driveway is currently City-owned, though the future intention is that it will be privately owned and maintained. A cross-access and maintenance agreement will be required to be signed and recorded with the Anoka County Recorder's Office.

Most of the traffic entering the site is expected to turn south to access the drive-thru lane, which wraps counter-clockwise around the building before exiting out the same western driveway. City Code requires drive-thrus to accommodate stacking for six vehicles. The proposed site plan notes the outline of six vehicles, though there will be room for approximately ten cars. Driving customers using the walk-up window and employees will park in the spaces northwest of the building. The applicant has noted that the proposed number of spaces will accommodate the employees and the number of driving customers who would use the walk-up

window. The applicant is also proposing a bypass lane that will also serve as the delivery truck parking area, though it could be converted to additional drive-thru stacking should the queue extend onto the shared roadway.

Pedestrian Connections

A walkway will connect the multi-use trail along the west side of Ramsey Boulevard with the building. This walkway will extend west for access to the parking spaces and to the trash enclosure. A bike rack is proposed along the east side of the building.

Utilities

The building will be serviced by municipal water and sanitary sewer via stubs along Ramsey Boulevard. These stubs are intended for connecting the mains, not as direct building services, to serve other sites in the vicinity. The mains will be extended to the west. Credit will be given for the portion of the sanitary sewer and water mains west of the building services. A fire hydrant will be constructed in the south-west corner of the site to provide fire protection for this building and future buildings.

Storm Water Management

Storm water in the COR is collected into regional basins to maximize the developable area of the site. To connect to the basins to the south, the applicant will need to connect to the storm sewer main running underneath the southerly extension of Peridot Street. There will be a temporary connection to the storm sewer main; this will become permanent as the land in this area is further developed. The applicant will also contribute an amount of money, in lieu of creating onsite ponding, towards the regional basin.

Landscaping

From the EPB's review, it was noted that the site is devoid of any significant trees and, therefore, a Tree Inventory and Preservation Plan is not required. A Landscape Plan was included with the submittal. The Landscape Plan includes sixteen (16) deciduous trees and forty-three (43) shrubs, including a mixture of deciduous and coniferous species. All proposed species and sizes are compliant. The Subject Property is only about 0.89 acres in size, with a majority of the site being impervious. The COR Design Framework really emphasizes streetscape plantings. However, the only public road frontage abutting the Subject Property is Ramsey Boulevard, which is an Anoka County Highway, where tree plantings are not required.

Signage

The site plan shows the locations of two monument signs on the site, though plans of the signs themselves were not provided. The signs will be reviewed for compliance with City Code Chapter 108 requirements at the time the applicant submits for sign permits. The architectural plans note proposed and potential signage locations. It appears that some of the potential signage could exceed the 15 percent allowed by City Code. The applicant will need to provide measurements at the time of permit to ensure compliance. As noted earlier, the monument sign location and decorative fence may switch pending the final design of the sign and its ability to clear the top of the ~42-in fence.

Lighting

A lighting plan with photometrics was submitted, but does not meet City Code lighting levels. Staff has asked that this plan be revised and is noted as a condition of approval in the attached resolution.

Waste Management

A detached trash enclosure is shown west of the building. The enclosure must be constructed out of the same masonry materials as the building, should it be a stand-alone structure. The COR Framework gives preference to trash enclosures that are attached and integrated into the main building, though allowances have been made for detached enclosures.

Plat

Accompanying this project is a minor plat titled "COR Seven" that subdivides an outlot into a buildable lot for development and outlots. Consideration of this plat is on a separate agenda item.

Notification:

Public hearing notices were sent to property owners within 350 feet of the site. A "Proposed Development" sign was placed on the property. A notice was published in the August 14 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:

Alternatives to Consider:

1. Approve the Conditional Use Permit (CUP) as recommended by the Planning Commission and staff.
2. Approve the CUP with modifications.
3. Deny of the CUP based on certain findings.

Funding Source:

All costs associated with this project are the responsibility of the applicant. The applicant is purchasing the property from the City. Reimbursements will be provided for extending the water main to serve additional properties.

Recommendation:

At its meeting on August 27, the Planning Commission recommended approval of the Conditional Use Permit.

Outcome/Action:

Motion to Adopt Resolution #26-186 approving a Conditional Use Permit for a restaurant with a drive-thru located at 14340 Ramsey Boulevard Northwest.

Attachments

Site Location
Civil Plans
Landscape Plan
Architectural Plans
Resolution #26-186

Form Review

Inbox

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 09/03/2026

Reviewed By

Brian Hagen

Date

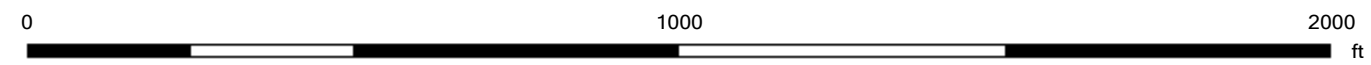
09/03/2026 12:57 PM

Started On: 08/28/2026 08:12 AM



Located Southwest
of Ramsey
Boulevard and
Sunwood Drive NW

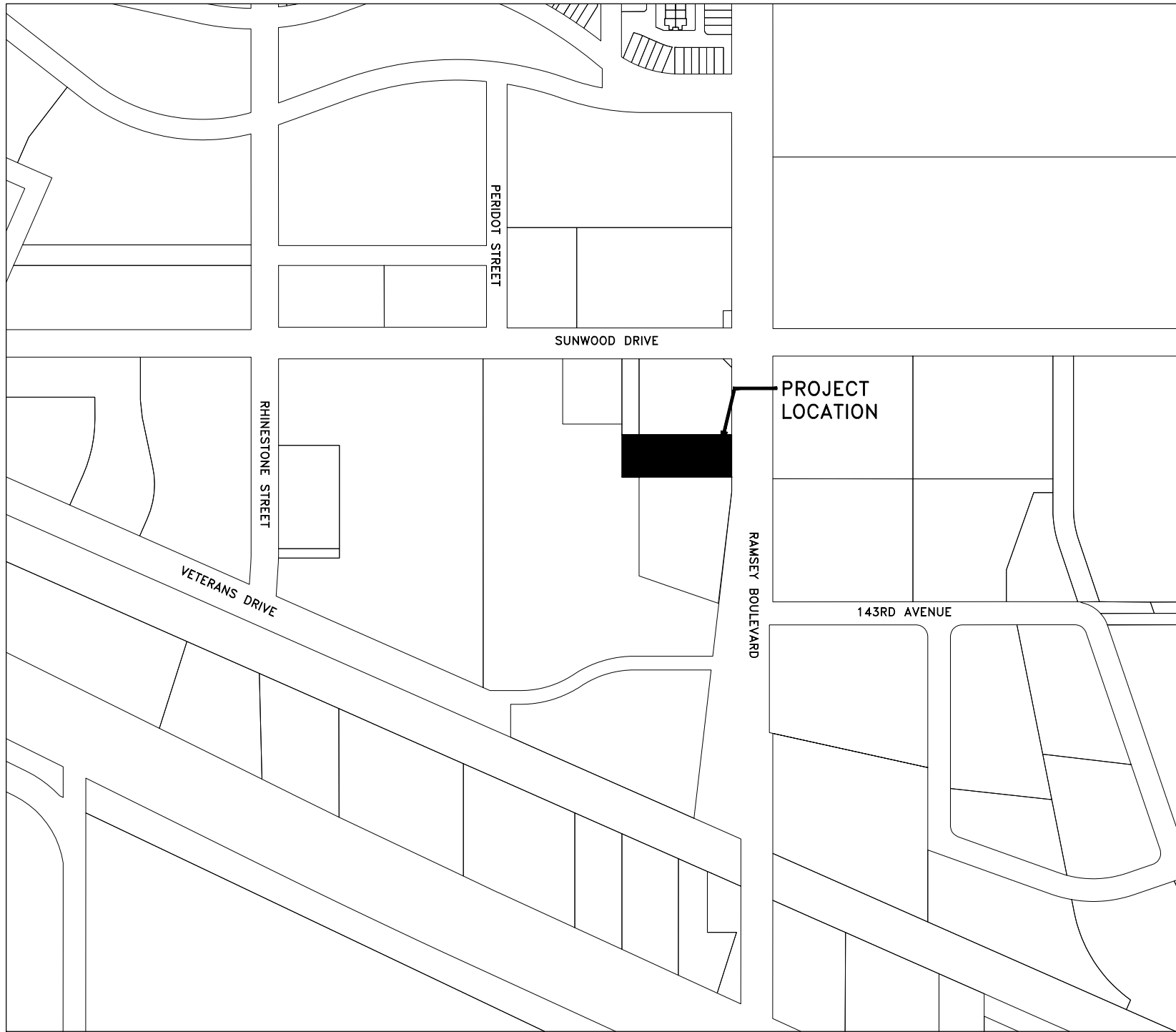
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SCOOTER'S COFFEE

SITE IMPROVEMENT PLANS

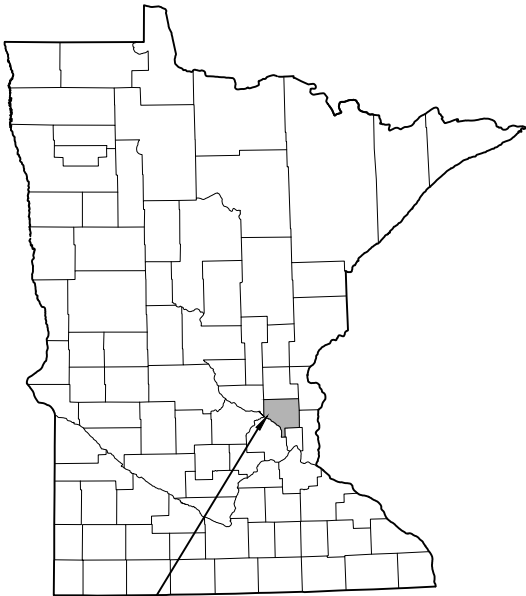
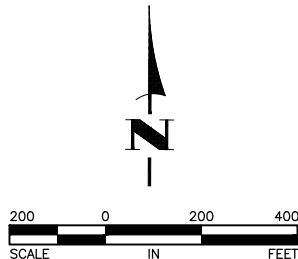
CITY OF RAMSEY, MINNESOTA



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



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CITY OF RAMSEY
ANOKA COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

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

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS SHALL APPLY.

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.

ENGINEERING AND DESIGN STANDARDS FOR THE CITY OF RAMSEY DATED
2/5/2024.

SHEET INDEX

THIS PLAN CONTAINS 12 SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
------------------	--------------------

1	TITLE SHEET
2	NOTES AND DETAILS
3	DETAILS
4	EXISTING CONDITIONS AND REMOVALS PLAN
5	PAVEMENT AND STRIPING PLAN
6	GRADING AND EROSION CONTROL PLAN
7-8	UTILITY PLAN
9-10	SWPPP
11	STAKING PLAN
12	SITE PLAN

PROJECT LEGEND

900	EXISTING CONTOUR
900	PROPOSED CONTOUR
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
FO-BUR	BURIED FIBER OPTIC CABLE
T-BUR	BURIED TELEPHONE CABLE
G	GAS MAIN
P-BUR	BURIED ELECTRIC CABLE
P-OH	OVERHEAD ELECTRIC CABLE
	UTILITY PEDESTAL
⊗	POWER POLE
⊙	GUY WIRE
☆	LIGHT POLE
⊗	SIGNAL POLE
---	STORM SEWER
⊗	STORM SEWER MANHOLE
	CATCH BASIN
<	FES
---	WATERMAIN
⊗	WATERMAIN MANHOLE
⊙	HYDRANT
⊗	GATE/BUTTERFLY VALVE
⊗	WATER SERVICE
---	SANITARY SEWER
⊗	SANITARY SEWER MANHOLE
●	SANITARY CLEANOUT
⊗	SEWER SERVICE
	TRUNCATED DOMES
====	CONCRETE CURB & GUTTER
+	SIGN
Ⓜ	MAILBOX
2 3	DETAIL NUMBER
	SHEET NUMBER
----	SAWCUT BITUMINOUS OR CONCRETE

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



 CRAIG J. JOCHUM, P.E., P.E.
 HAKANSON ANDERSON
 DESIGN ENGINEER

23461 DATE 8/6/2018
 LIC. NO.

DATE	REVISION

SHEET 1 OF 12 SHEETS

5261.01

GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION. 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. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
5. 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.
6. 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.
7. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
8. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATION GROWTH. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE MN/DOT EROSION CONTROL HANDBOOK.
2. 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.
3. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
4. 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.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.

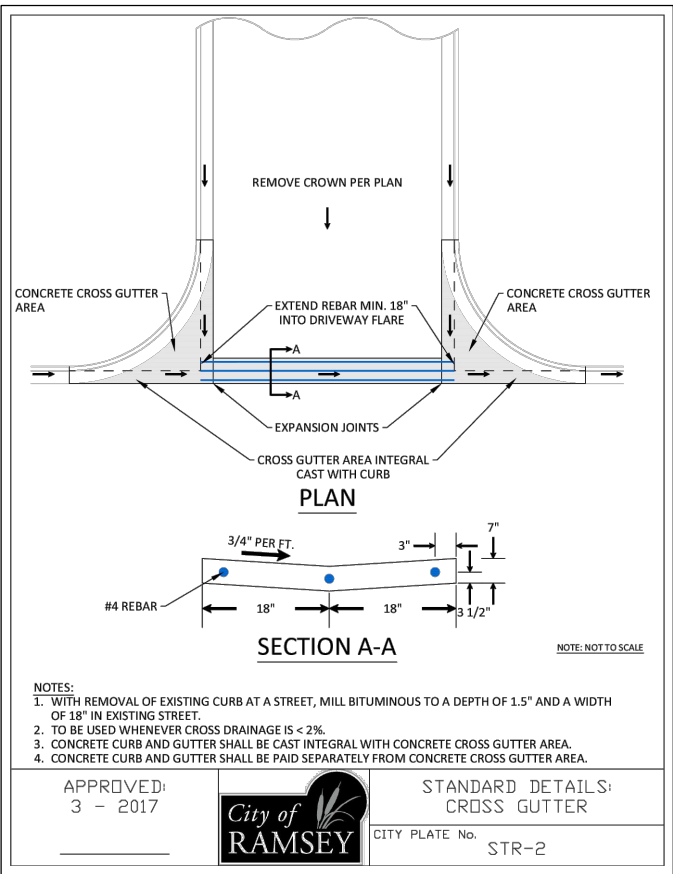
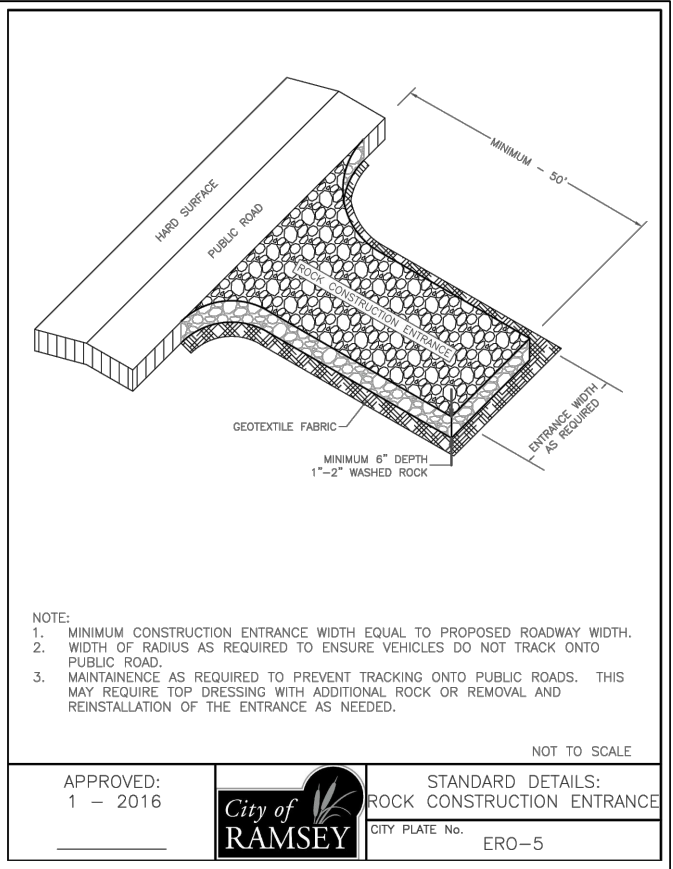
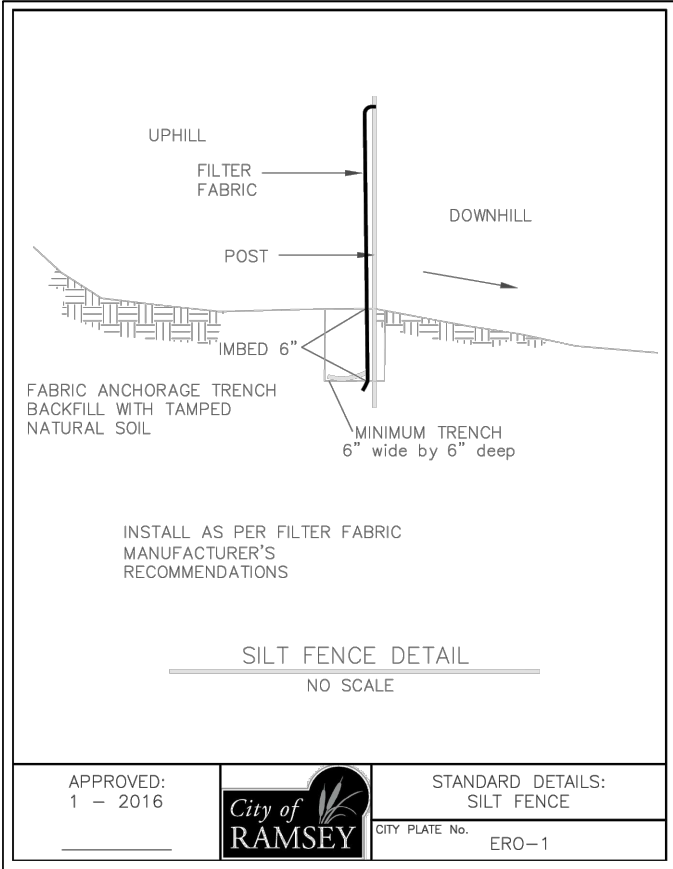
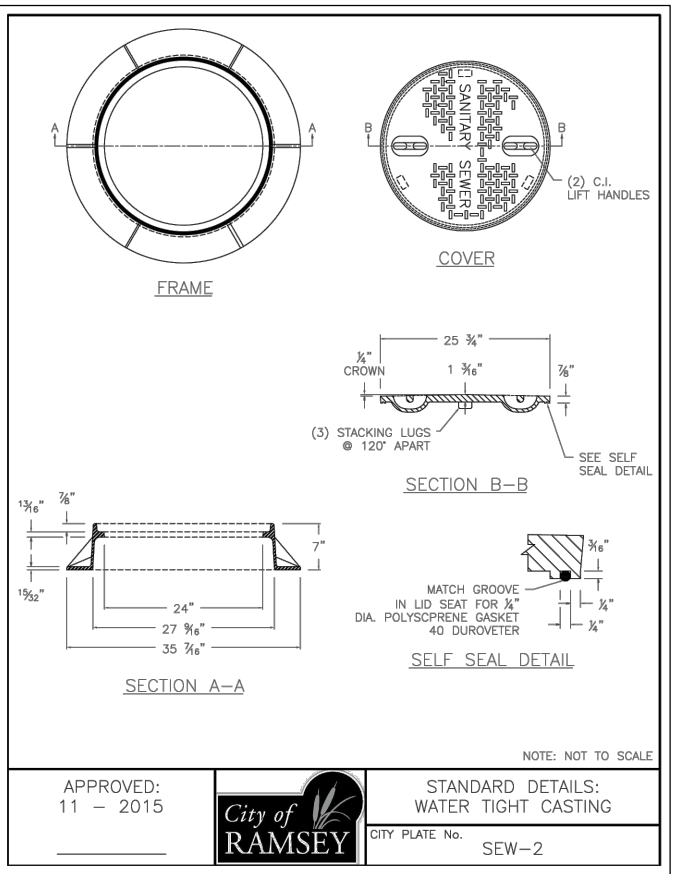
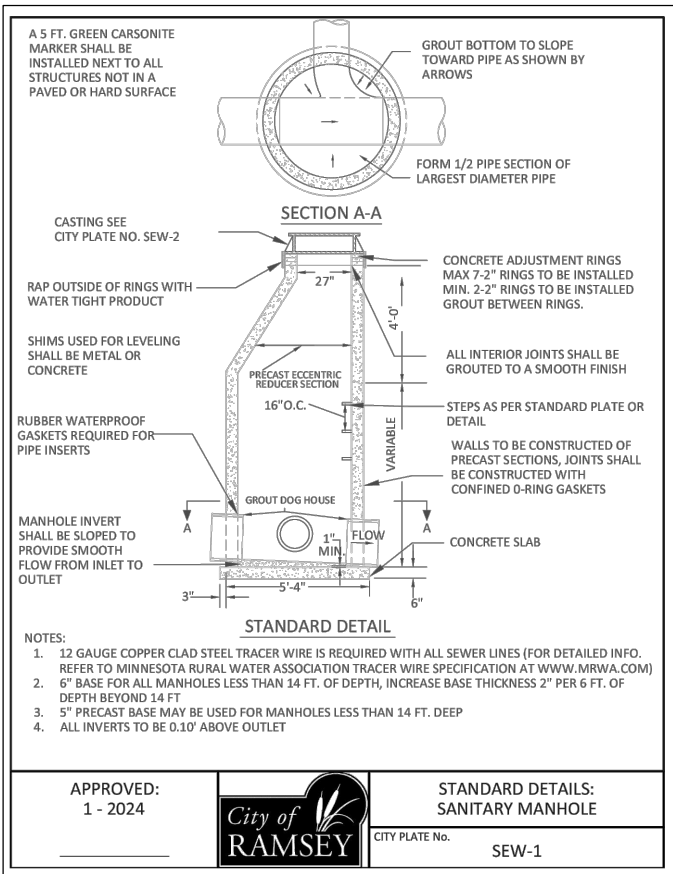


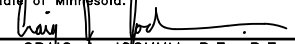
TABLE A MODIFIED CLASS 5 SPECIFICATIONS		
	% PASSING	
1"	100	
3/4"	90	100
3/8"	50	80
No.4	35	70
No.10	20	60
No.40	10	35
No.200	5	10

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.



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.


CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
CJJ



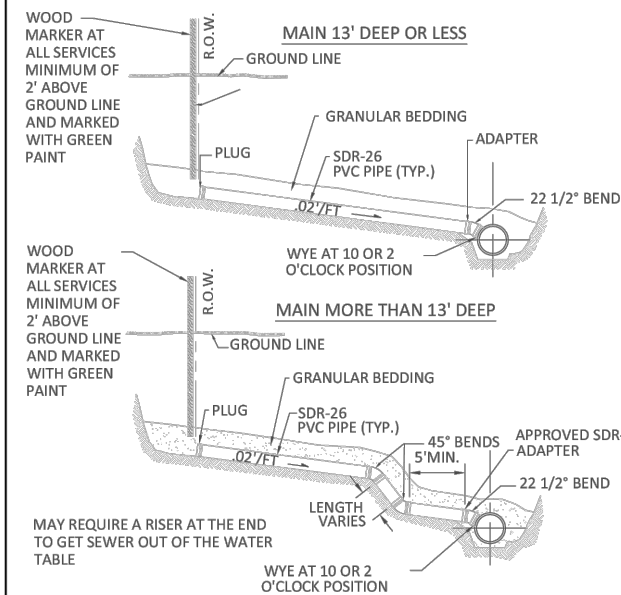
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Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

SCOOTER'S COFFEE

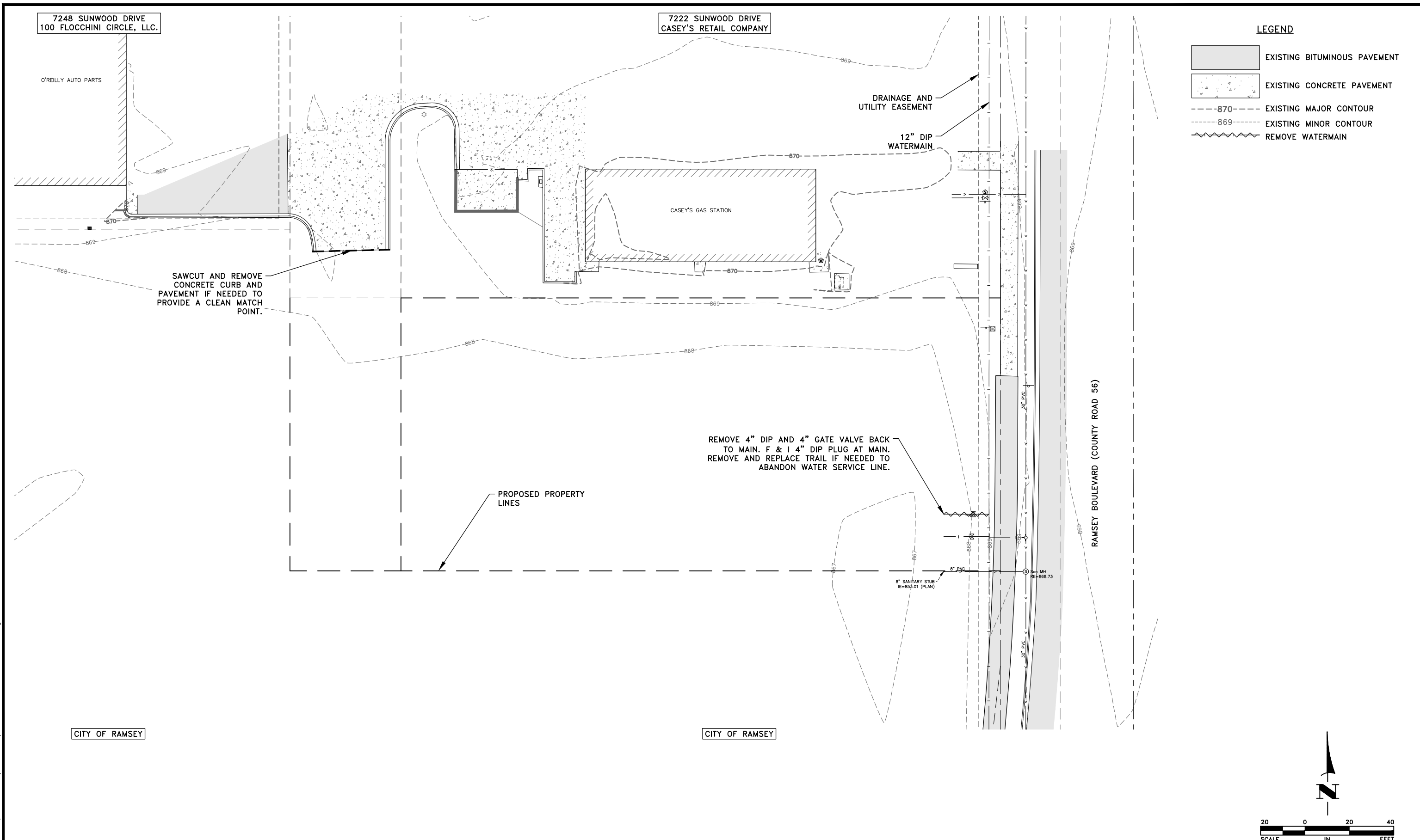
NOTES AND DETAILS

CITY OF RAMSEY, MINNESOTA

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Craig J. Jochum
CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

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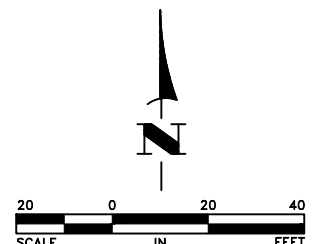
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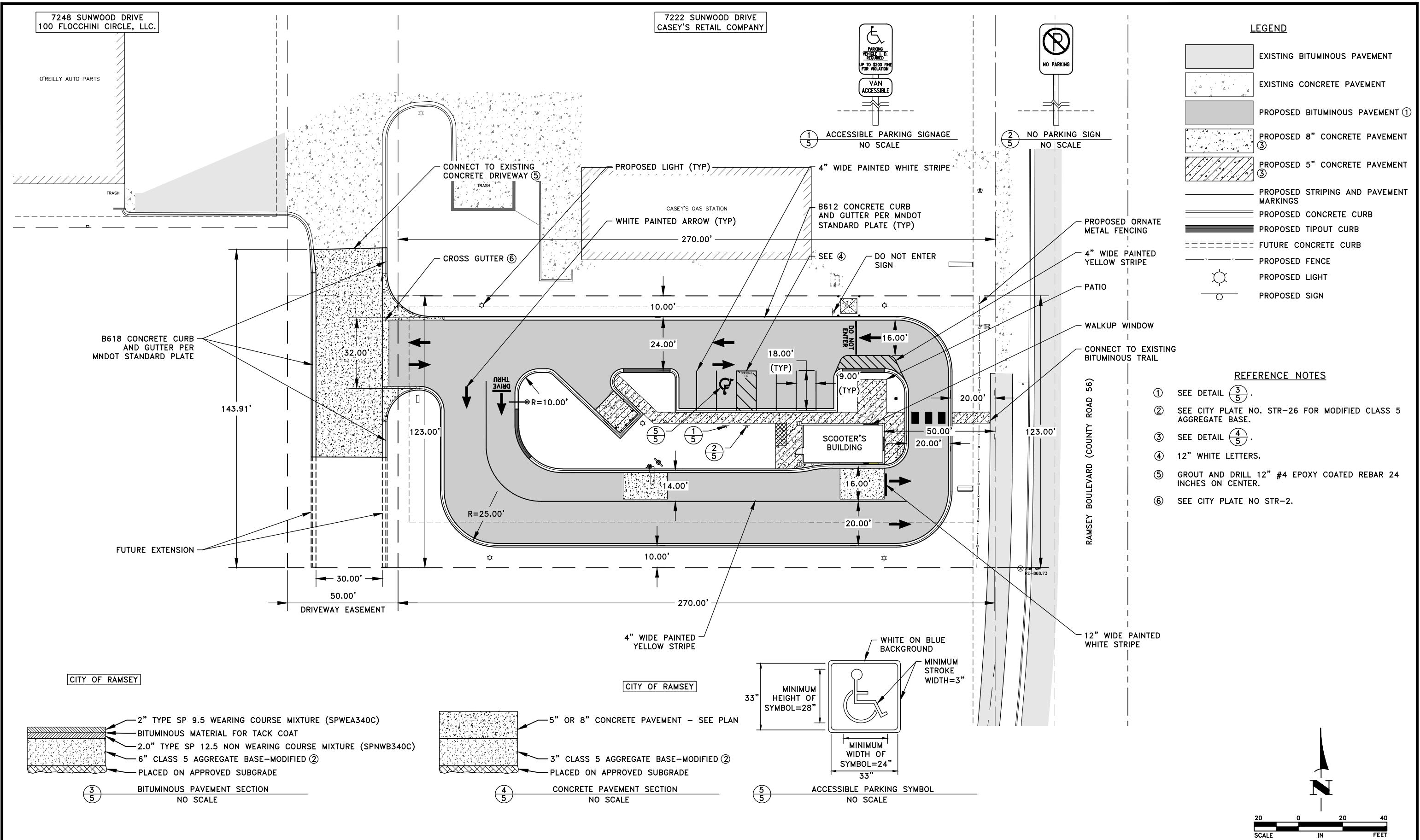
EXISTING CONDITIONS AND REMOVALS PLAN

CITY OF RAMSEY, MINNESOTA

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CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

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SCOOTER'S COFFEE

PAVEMENT AND STRIPING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET

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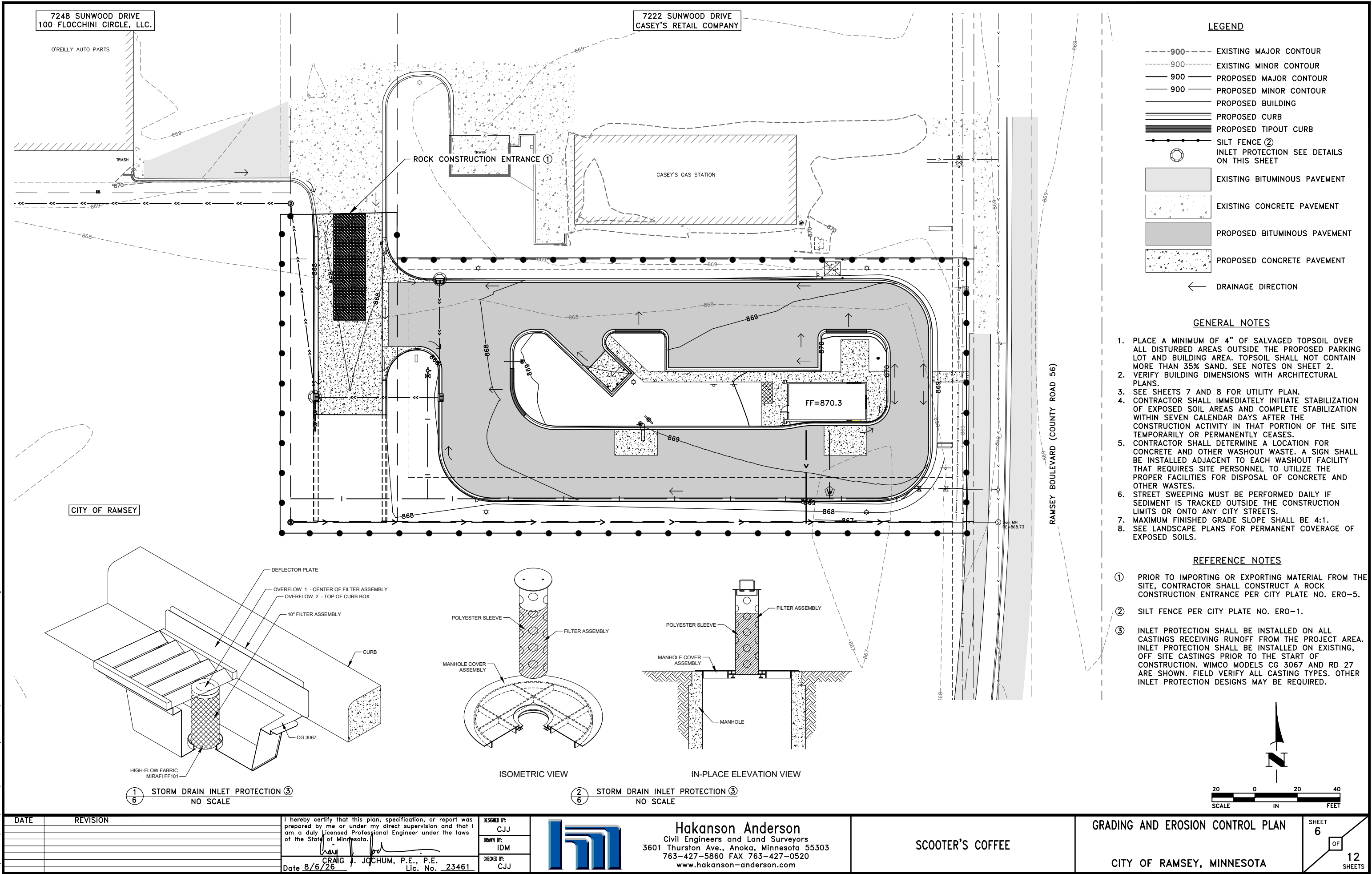
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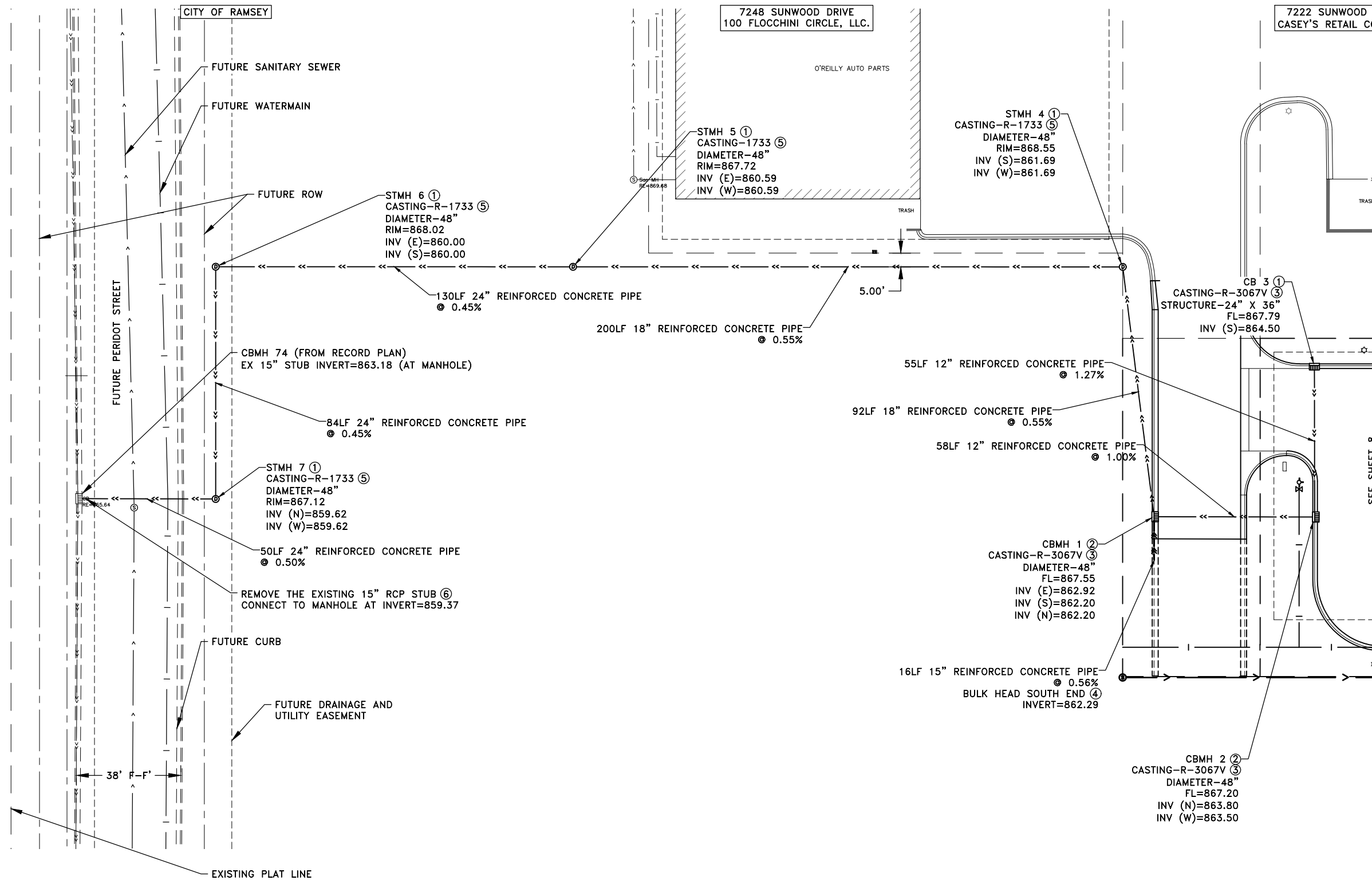
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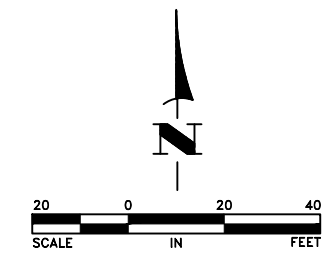


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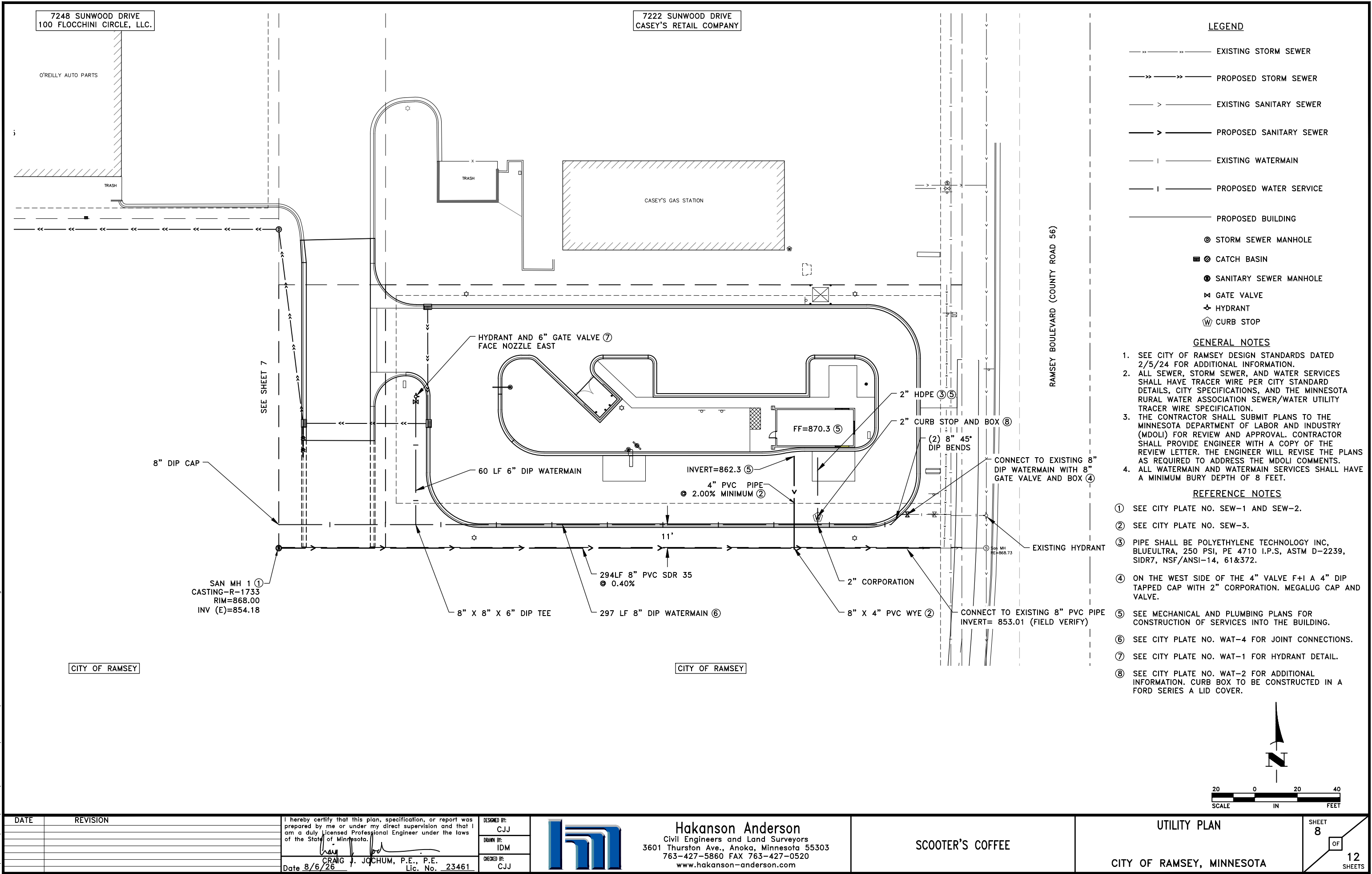
- LEGEND**
- EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATERMAIN
 - PROPOSED WATER SERVICE
 - PROPOSED BUILDING
 - STORM SEWER MANHOLE
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - GATE VALVE
 - HYDRANT

- REFERENCE NOTES**
- SEE CITY PLATE NO. STO-1.
 - SEE CITY PLATE NO. STO-1 AND STO-5.
 - SEE CITY PLATE NO. STO-4.
 - PIPE TO CONTINUE SOUTH IN THE FUTURE.
 - SEE CITY PLATE NO. STO-14. COVER SHALL HAVE A 27" DIAMETER OPENING.
 - CONTRACTOR SHALL REMOVE EXISTING 8 L.F. OF 15" RCP. MANHOLE BRICK SHALL BE USED TO PATCH EXISTING OPENING. CONNECTION SHALL INCLUDE INTERIOR GLOVE FINISHED GROUT AND CONCRETE ENCASEMENT ON THE EXTERIOR.



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.	DESIGNED BY: CJJ	DRAWN BY: IDM	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	SCOOTER'S COFFEE	UTILITY PLAN	SHEET 7 OF 12 SHEETS
		CRAIG J. JOCHUM, P.E., P.E. Date 8/6/26 Lic. No. 23461						CITY OF RAMSEY, MINNESOTA	5261.01

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SWPPP NARRATIVE:

1. IF THE CONTRACTOR DISTURBS MORE THAN 1 ACRE OF LAND, THE CONTRACTOR AND OWNER MUST APPLY FOR PERMIT COVERAGE UNDER THE GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY AS REQUIRED BY THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II PROGRAM ISSUED AUGUST 1, 2023. COVERAGE WILL BEGIN 7 DAYS AFTER ONLINE SUBMISSION OF THE PERMIT APPLICATION.
2. THIS SWPPP INCLUDES BOTH PERMANENT AND TEMPORARY BEST MANAGEMENT PRACTICES (BMPs). THE LOCATION AND TYPE OF BMPs ARE DEPICTED ON THE GRADING, DRAINAGE AND EROSION CONTROL PLAN. CONSTRUCT ALL BMPs IN ACCORDANCE WITH THE APPLICABLE DETAILS IN THESE PLANS.
3. DISCHARGE OF ANY MATERIAL OTHER THAN STORMWATER OR DISCHARGES ASSOCIATED WITH DEWATERING FROM THE SITE ARE PROHIBITED.
4. THIS SWPPP IS NOT DESIGNED FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY. PERMITTEES MUST OBTAIN COVERAGE FOR DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES UNDER A SEPARATE NPDES PERMIT AFTER DAY TO DAY OPERATION ACTIVITIES COMMENCE EVEN IF CONSTRUCTION IS ONGOING.
5. IF A GENERAL STORMWATER PERMIT FOR CONSTRUCTION IS REQUIRED THE PERMITTEES MUST SUBMIT A NOTIFICATION OF TERMINATION WITHIN 30 DAYS OF TERMINATION OF PROJECT. THE CITY OF BECKER MUST APPROVE THE NOTICE OF TERMINATION BEFORE IT IS SUBMITTED TO THE MPCA.

PROJECT CONTACTS:

DESCRIPTION	COMPANY	CONTACT PERSON	PHONE
OWNER	SCOOTER'S COFFEE	BRIGIT MARSHALL	763-300-5849
CONTRACTOR	TBD	TBD	TBD
SWPPP DESIGNER	HAKANSON ANDERSON	SAM JOCHUM	763-427-5860

ANTICIPATED CONSTRUCTION SEQUENCE:

1. PERIMETER SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT GRADING, UTILITIES, BUILDING AND PARKING AREA.
4. STABILIZE ALL DISTURBED AREAS.

PROJECT INFORMATION:

ONSITE DISTURBED AREA (ACRES)	0.95
EXISTING IMPERVIOUS SURFACE (ACRES)	0.00
PROPOSED IMPERVIOUS SURFACE (ACRES)	0.56
PLANNED CONSTRUCTION START DATE	9/15/2026
ESTIMATED CONSTRUCTION COMPLETION DATE	7/1/2027
COUNTY	ANOKA
LATITUDE	45.2315
LONGITUDE	-93.4505

TEMPORARY SEDIMENT BASINS:

1. TEMPORARY SEDIMENT BASINS ARE REQUIRED WHERE 10 OR MORE ACRES DRAIN TO A COMMON LOCATION. TEMPORARY SEDIMENT BASINS MUST HAVE A LIVE STORAGE FOR A 2 YEAR, 24 HOUR STORM EVENT OR 1800 CUBIC FEET PER ACRE DRAINED.

MORE THAN 10 ACRES OF DISTURBED AREA DRAINING TO COMMON LOCATION	NO
TEMPORARY SEDIMENT BASIN REQUIRED	NO
VOLUME REQ'D BASED ON 2-YEAR STORM OR 1800 CF / ACRE	NOT APPLICABLE

TIMING OF EROSION CONTROL:

1. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING SEVEN CALENDAR DAYS.
2. ADJACENT TO SURFACE WATERS, STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAL FEET OF PERMANENT OR TEMPORARY DRAINAGE DITCHES OR SWALES WITHIN 24 HOURS.

SURFACE WATERS MAP



Aug 07, 2026 - 11:14am
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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. Date 8/6/26
		SAMUEL G. JOCHUM, P.E. Lic. No. 61933

DESIGNED BY: SGJ
DRAWN BY: IDM
CHECKED BY: CJJ



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3601 Thurston Ave., Anoka, Minnesota 55303
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SCOOTER'S COFFEE

SWPPP

CITY OF RAMSEY, MINNESOTA

SHEET
9
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SHEETS

Aug 07, 2026 -- 11:14am
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ESTIMATED QUANTITIES:

PERIMETER SEDIMENT CONTROL: SILT FENCE, SEDIMENT CONTROL LOGS	907	LIN FEET
STORM DRAIN INLET PROTECTION	10	EACH
STABILIZED CONSTRUCTION EXIT	1	EACH

PERMANENT COVERAGE OF EXPOSED SOIL AREAS:

EXPOSED SOIL THAT WILL REMAIN A PERVIOUS SURFACE SHALL BE RESTORED WITH 4” OF TOPSOIL, MN/DOT SEED SOUTHERN BOULEVARD (160 LBS/ACRE), TYPE 1 FERTILIZER (300 LBS/ACRE), AND HYDRAULIC BONDED FIBER MATRIX (3500 LBS/ACRE) OR TYPE 1 DISK ANCHORED MULCH (2 TONS/ACRE). TOPSOIL SHALL NOT CONTAIN MORE THAN 35% SAND. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE MATERIAL LISTED ABOVE IS CONSTRUCTED PER THE MNDOT SEEDING MANUAL 2024 EDITION.

TEMPORARY EROSION PREVENTION AND BMP DESIGN CONSIDERATIONS:

THE FOLLOWING FACTORS WERE ACCOUNTED FOR IN DESIGNING EROSION CONTROL PREVENTION AND BMPS FOR THIS SITE:

1. THE EXPECTED AMOUNT, FREQUENCY, INTENSITY, AND DURATION OF PRECIPITATION.
2. THE NATURE OF STORMWATER RUNOFF AND RUN-ON AT THE SITE, INCLUDING FACTORS SUCH AS EXPECTED FLOW FROM IMPERVIOUS SURFACES SLOPES, AND SITE DRAINAGE FEATURES.
3. THE STORMWATER VOLUME, VELOCITY, AND PEAK FLOWRATES TO MINIMIZE DISCHARGE OF POLLUTANTS IN STORMWATER AND TO MINIMIZE CHANNEL AND STREAMBANK EROSION AND SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS.
4. THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT.

INSPECTIONS AND MAINTENANCE:

1. PERMITTEE MUST PROVIDE A TRAINED PERSON TO INSPECT THE SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAT 1/2 INCH IN 24 HOURS.
2. DURING EACH INSPECTION, INSPECT CONSTRUCTION SITE EXIT LOCATIONS AND REMOVE ACCUMULATED SEDIMENT WITHIN ONE CALENDAR DAY OF DISCOVERY.
3. DURING EACH INSPECTION, INSPECT SILT FENCE AND SEDIMENT CONTROL LOGS AND PERFORM MAINTENANCE IF THEY ARE NON-FUNCTIONAL OR WHEN SEDIMENT REACHES 1/2 THE HEIGHT OF THE DEVICE.
4. DRAIN AND REMOVE SEDIMENT FROM SEDIMENT BASINS WHEN SEDIMENT COLLECTED REACHES 1/2 THE STORAGE VOLUME.
5. INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES, FOR SEDIMENT DEPOSITION. IF NECESSARY, OBTAIN APPROVALS FOR REMOVING DELTAS FROM SURFACE WATERS AND REMOVE SEDIMENT AND STABILIZE WITHIN SEVEN CALENDAR DAYS OF DISCOVERY.
6. SEND INSPECTION LOG TO CITY INSPECTOR AFTER EVERY 1/2 INCH RAIN EVENT AND WEEKLY. COMPLETE HISTORY OF ALL INSPECTION LOGS MUST BE SENT TO THE CITY AFTER PROJECT COMPLETION.

CONSTRUCTION DEBRIS CONTAINMENT:

1. ALL WASTE MATERIAL MUST BE CONTAINED IN A COVERED DUMP BOX AND SHALL NOT BE ALLOWED TO SCATTER ON OR OFF SITE.

SPECIAL + IMPAIRED WATERS:

1. A SUMMARY OF ALL SPECIAL AND IMPAIRED WATERS THAT ARE WITHIN MILE OF THE PROJECT BOUNDARY ARE AS FOLLOWS:

NAME OF WATERBODY	TYPE	SPECIAL WATER WITHIN 1 MILE	IMPAIRED WATER WITHIN 1 MILE	TYPE OF IMPAIRMENT
MISSISSIPPI RIVER	RIVER	NO	YES	FECAL COLIFORM, MERCURY IN FISH TISSUE, NUTRIENTS, PCBS IN FISH TISSUE

IF A NPDES CONSTRUCTION PERMIT IS REQUIRED THE FOLLOWING RULES SHALL BE FOLLOWED:

THIS SITE IS WITHIN ONE MILE OF THE MISSISSIPPI RIVER, WHICH IS AN IMPAIRED WATER PER THE MPCA. ALL REQUIREMENTS OF ITEMS 23.9 AND 23.10 OF THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT APPLY TO THIS SITE.

ITEM 23.9 STATES THAT “PERMITTEES MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS, AS DESCRIBED IN ITEM 8.4, AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES”.

ITEM 23.10 STATES THAT “PERMITTEES MUST PROVIDE A TEMPORARY SEDIMENT BASIN AS DESCRIBED IN SECTION 14 FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME”.

DOCUMENT RETENTION:

1. THIS SWPPP SHALL REMAIN ON THE PROJECT SITE AT ALL TIMES.
2. MAINTAIN RECORDS OF INSPECTIONS, INCLUDING TIME AND DATE.
3. NAME OF PERSONS CONDUCTION INSPECTIONS.
4. ACCURATE FINDINGS OF INSPECTIONS.
5. CORRECTIVE ACTIONS TAKEN.
6. DATE OF ALL RAINFALLS GREATER THAN 1/2 INCH IN 24 HOURS, INCLUDING AMOUNT OF RAINFALL IN EACH EVENT.
7. DESCRIPTION OF ANY DISCHARGE DISCOVERED DURING INSPECTIONS.
8. ANY AMENDMENTS NECESSARY TO THE SWPPP.

SWPPP PREPARER INFORMATION:

SAM JOCHUM
SWPPP TRAINING: DESIGN OF CONSTRUCTION SWPPP

CONTRACTORS SWPPP MANAGER(S) INFORMATION:

NAME:
EMERGENCY PHONE NUMBER:
SWPPP TRAINING:
EXPIRATION:

PERMANENT STORMWATER MANAGEMENT:

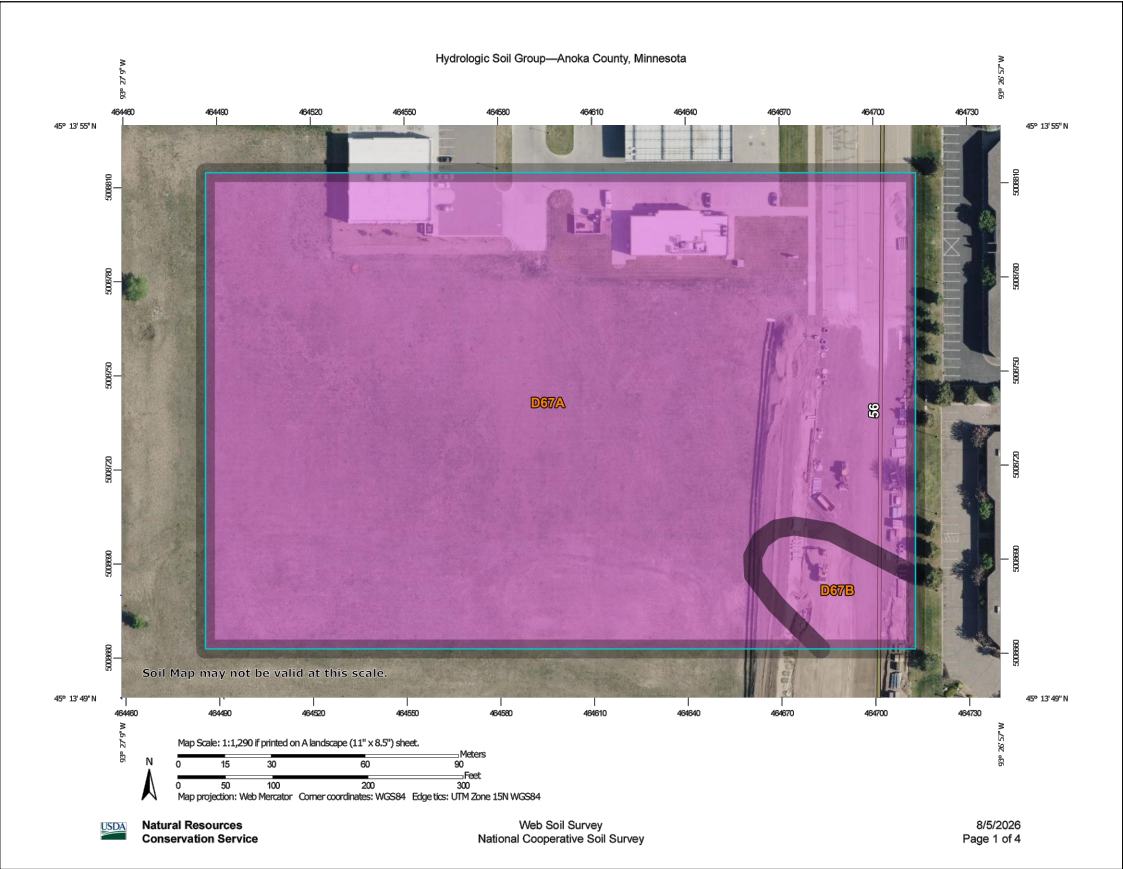
1. THE PROPOSED IMPERVIOUS AREA WILL BE MORE THAN THE EXISTING IMPERVIOUS AREA. THEREFORE, PERMANENT STORMWATER TREATMENT WILL BE NEEDED ON SITE.

INFILTRATION BASIN	
FILTRATION BASIN	
WET SEDIMENTATION BASIN	
REGIONAL BASIN	X
NOT REQUIRED	

ENVIRONMENTAL CONSIDERATIONS:

WAS ENVIRONMENTAL REVIEW REQUIRED FOR THIS PROJECT?	NO
ARE STORMWATER MITIGATION MEASURES REQUIRED FOR THIS PROJECT DUE TO ENDANGERED SPECIES REVIEW, ARCHEOLOGICAL OR OTHER REVIEW REQUIREMENT?	NO
IS COMPLIANCE WITH TEMPORARY SEDIMENT BASIN INFEASIBLE FOR THIS PROJECT?	N/A
CHEMICAL AND/OR CHEMICAL TREATMENT PROCESS PROPOSED FOR ENHANCING SEDIMENTATION PROCESS?	NO

SITE SOIL TYPES



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
D67A	Hubbard loamy sand, 0 to 2 percent slopes	A	8.2	95.6%
D67B	Hubbard loamy sand, 1 to 6 percent slopes	A	0.4	4.4%
Totals for Area of Interest			8.6	100.0%

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.

Samuel G. Jochum

SAMUEL G. JOCHUM, P.E.
Date 8/6/26 Lic. No. 61933

DESIGNED BY: SGJ
DRAWN BY: IDM
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

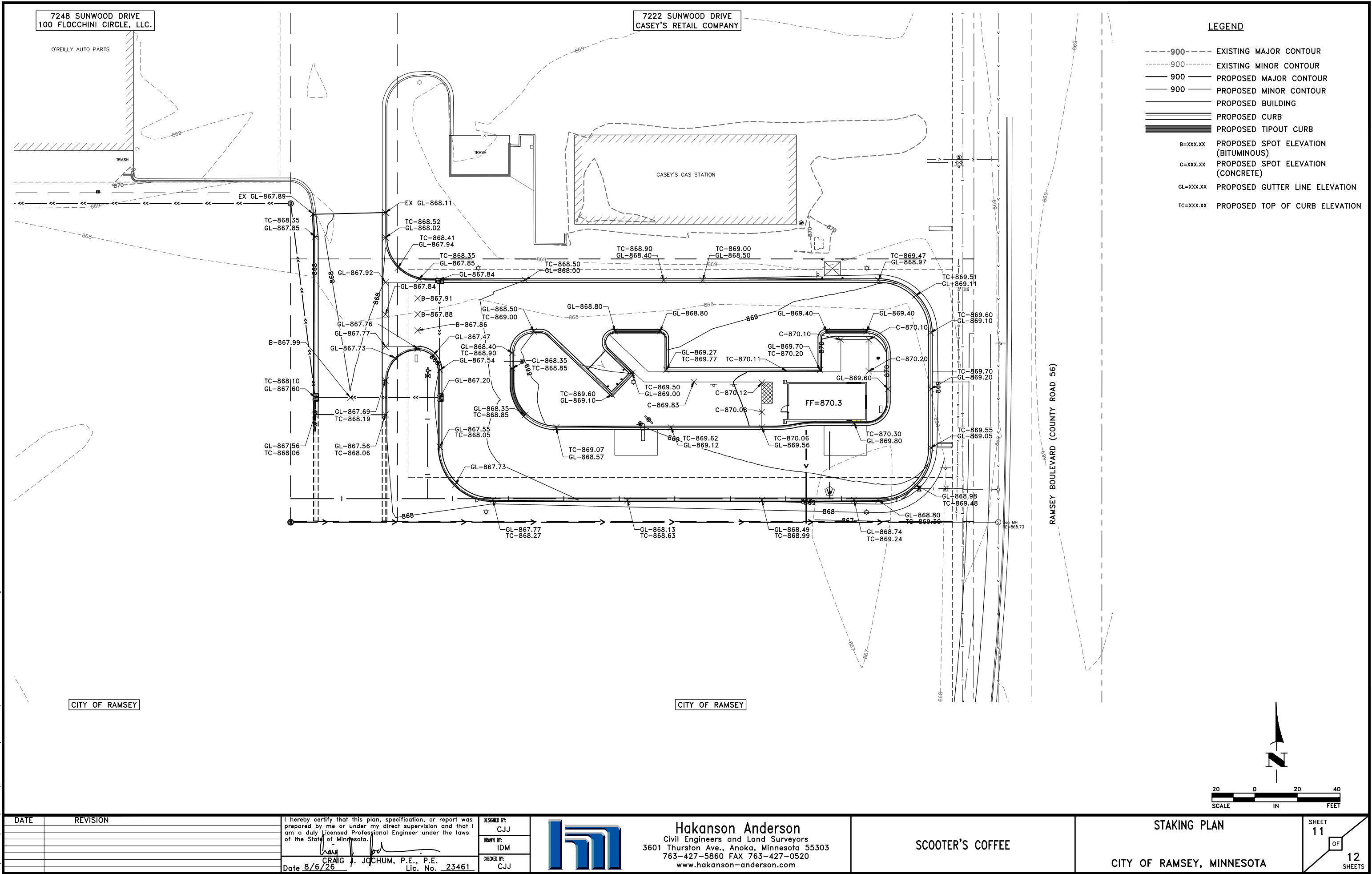
SCOOTER'S COFFEE

SWPPP

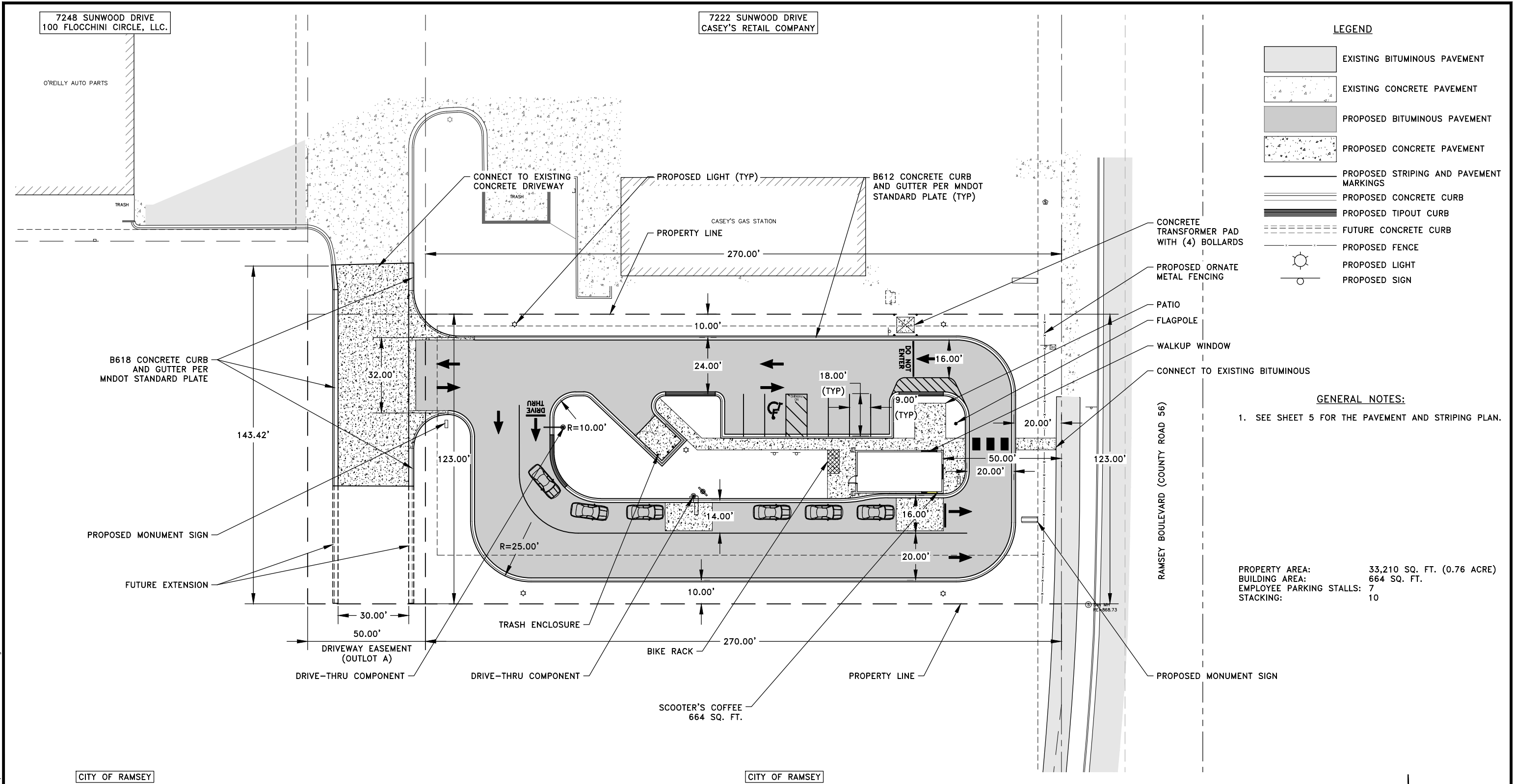
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 12 SHEETS

Aug 07, 2026 - 2:59pm
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Aug 07, 2026 - 2:59pm
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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.

CRAIG J. JOCHUM, P.E., P.E.
Date 8/6/26 Lic. No. 23461

DESIGNED BY:
CJJ

DRAWN BY:
IDM

CHECKED BY:
CJJ



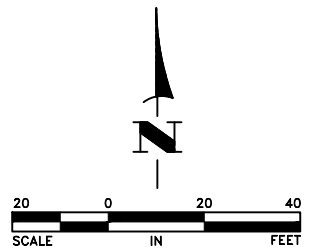
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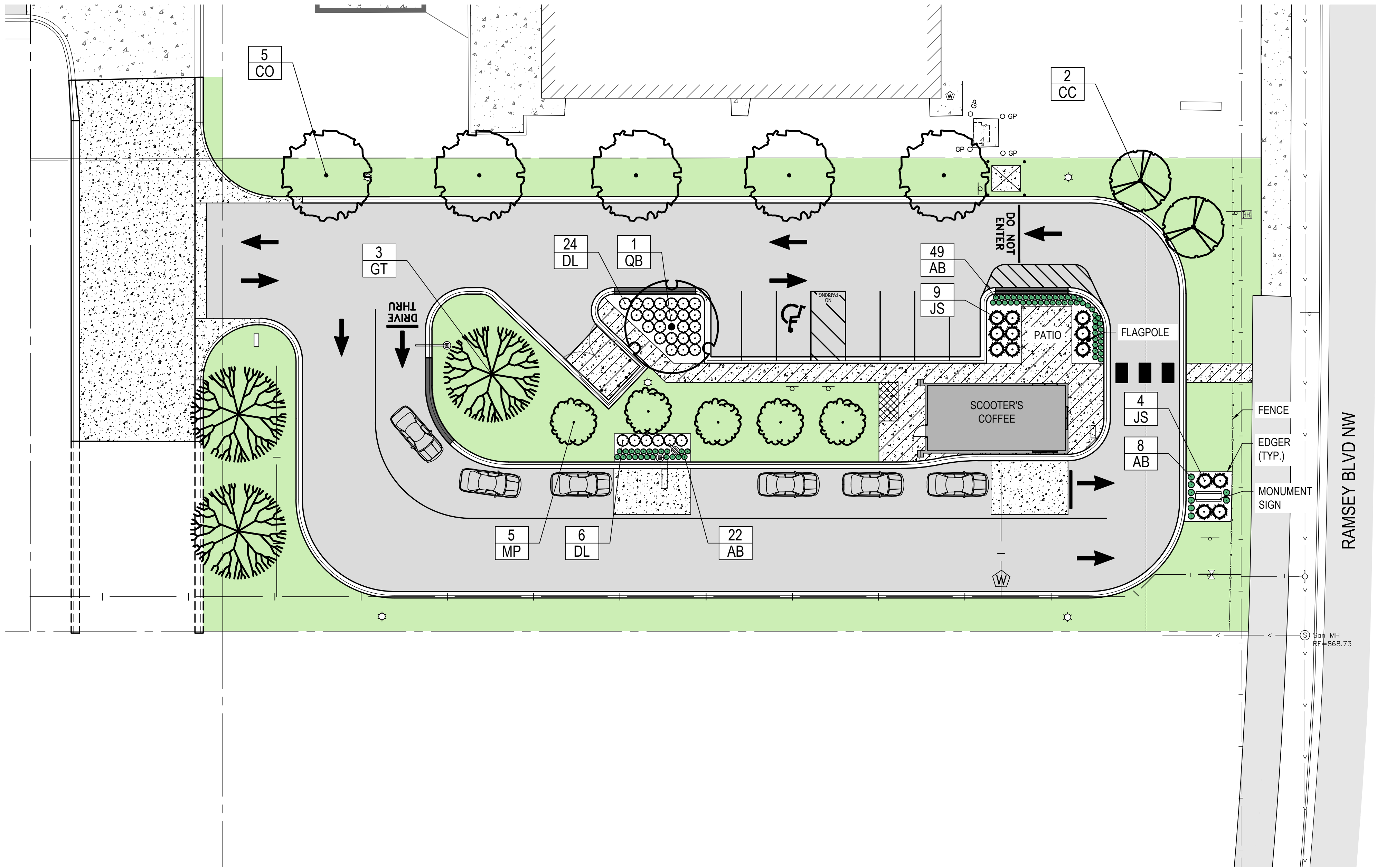
SCOOTER'S COFFEE

SITE PLAN

CITY OF RAMSEY, MINNESOTA

SHEET
12
OF
12
SHEETS





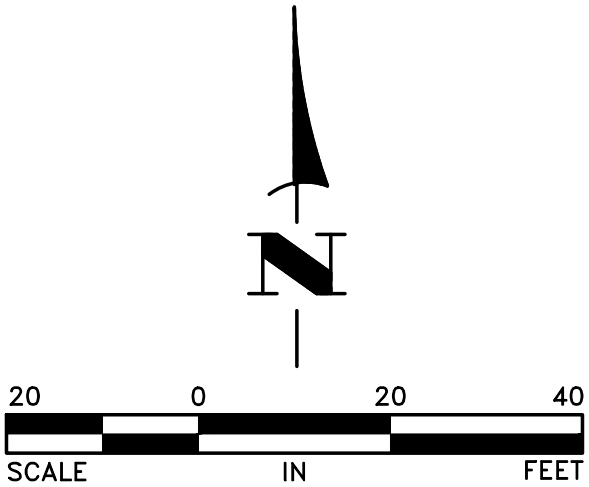
PLANT SCHEDULE

CODE	QTY	SCIENTIFIC NAME/COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)					
CO	5	CELTIS OCCIDENTALIS	2"	BB	SPACE 40' O.C.
		HACKBERRY			
GT	3	GLEDITSIA TRIACANTHOS 'HARVE'	2"	BB	SPACE 35' O.C.
		NORTHERN ACCLAIM HONEYLOCUST			
QB	1	QUERCUS BICOLOR	2"	BB	SEE PLAN FOR SPACING
		SWAMP WHITE OAK			
ORNAMENTAL TREES (ALL TREES TO HAVE STRAIGHT TRUNK & SINGLE LEADER)					
CC	2	CRATAEGUS CRUS-GALLI VAR. INERMIS	1.75"	BB	SPACE 18' O.C.
		THORNLESS COCKSPUR HAWTHORN			
MP	5	MALUS 'PINK SPIRES'	1.75"	BB	SEE PLAN FOR SPACING
		PINK SPIRES CRABAPPLE			
SHRUBS					
DL	30	DIERVILLA LONICERA	#5	CONT	SPACE 3' O.C. & SHRUBS SHALL BE A MIN. 24" WIDTH AT TIME OF INSTALLATION.
		DWARF BUSH HONEYSUCKLE			
JS	13	JUNIPERUS SABINA 'BROADMOOR'	#5	CONT	SPACE 4' O.C. & SHRUBS SHALL BE A MIN. 24" WIDTH AT TIME OF INSTALLATION.
		BROADMOOR JUNIPER			
PERENNIALS					
AB	79	AMSONIA 'BLUE ICE'	#1	CONT	SPACE 18" O.C.
		BLUE ICE AMSONIA			

- NOTES:
- SEE SHEET L2 & L3 FOR PLANTING DETAILS AND LANDSCAPE SPECIFICATIONS.
 - ALL TREES, PLANTING BEDS, AND TURF AREAS TO BE IRRIGATED; SEE SHEET L3 FOR IRRIGATION NOTES.

LEGEND

SOD



DATE	
09.21.2023	REVISED PER CITY COMMENTS & SITE PLAN UPDATES

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 Landscape Architect under the laws of the State of Minnesota. Name: Carmen Simonet
Signature: *Carmen Simonet*
License # 24236 Date 07.14.26

LANDSCAPE ARCHITECT:
Carmen Simonet Design LLC
354 Stonebridge Blvd., St. Paul, MN 55105
(651) 695-0273 carmen@simonetdesign.com
www.simonetdesign.com



Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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SCOOTER'S COFFEE

LANDSCAPE PLAN

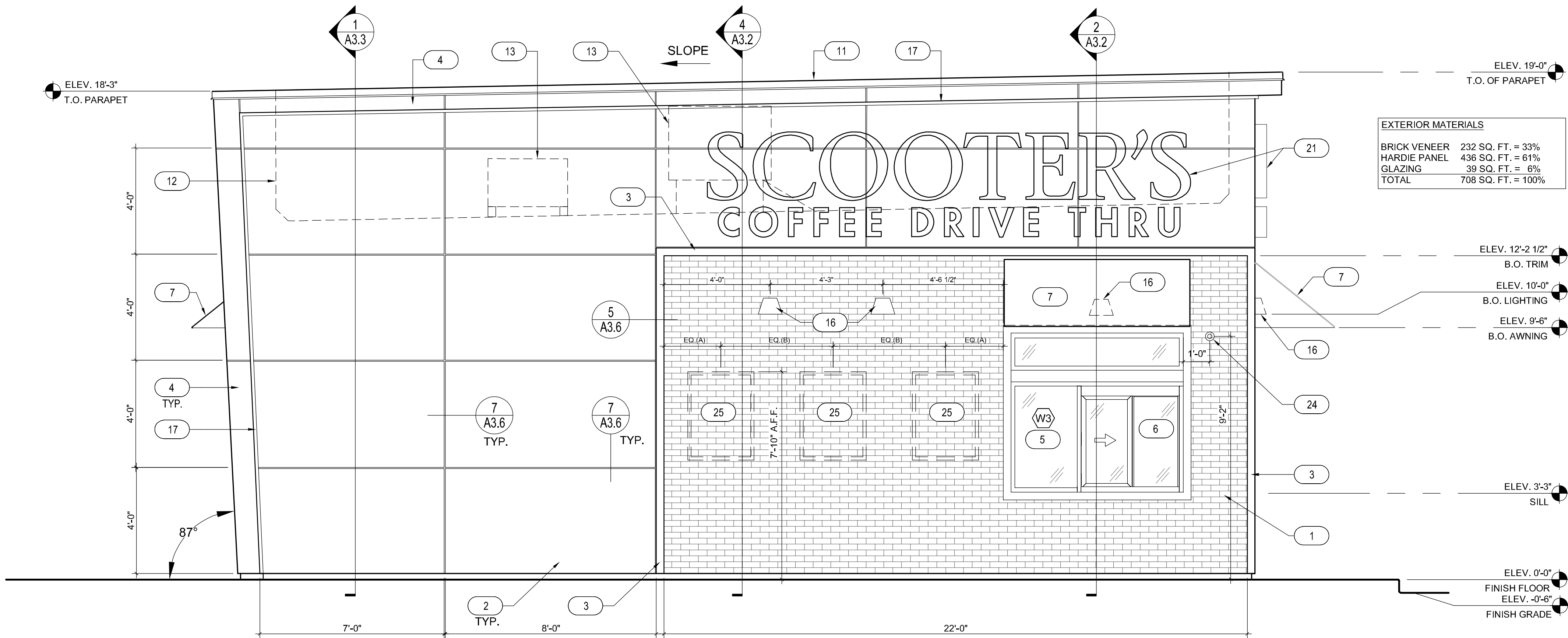
CITY OF RAMSEY, MINNESOTA

SHEET
L1
OF
L3
SHEETS

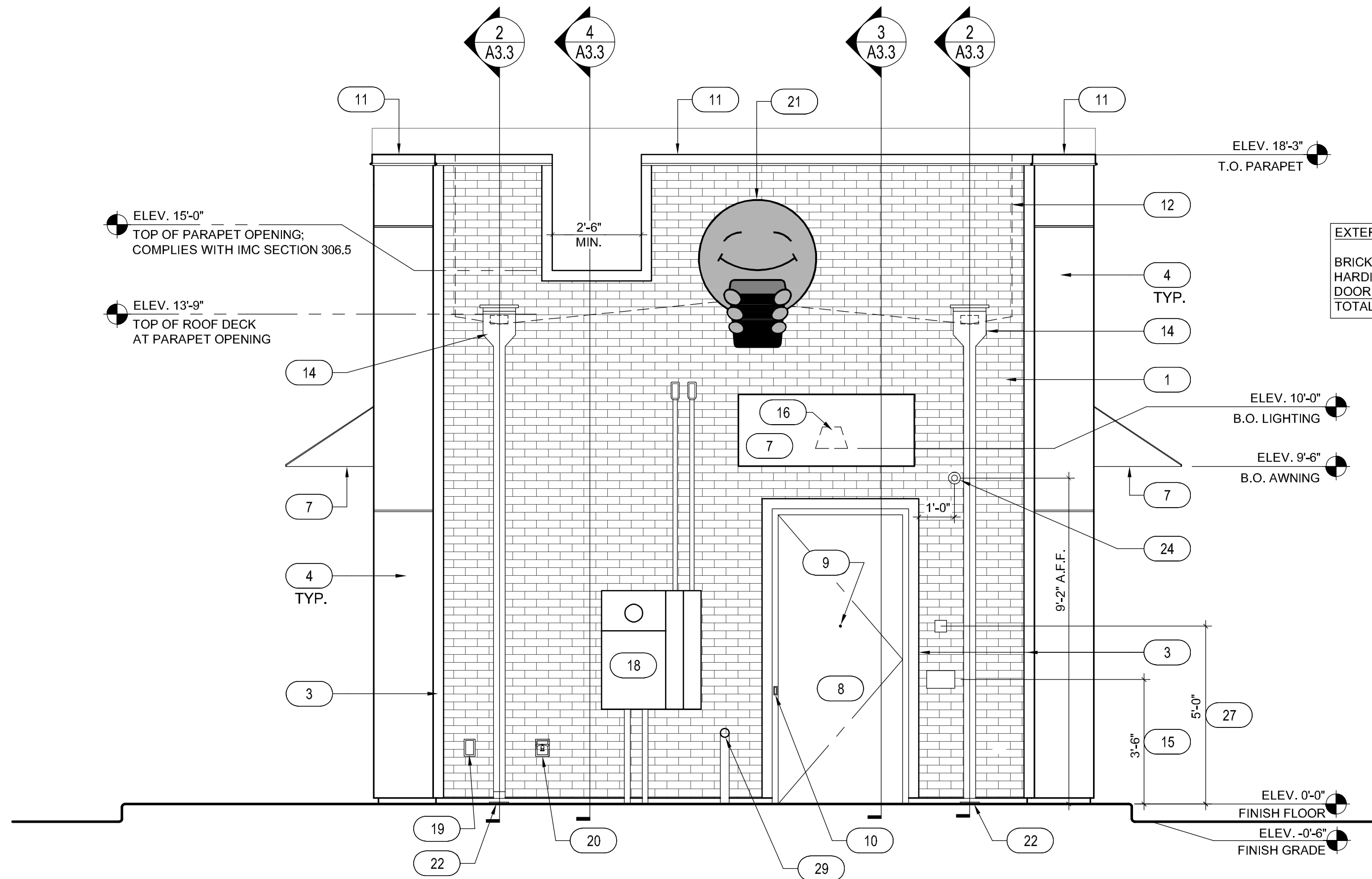


FINISH LEGEND		
Exterior Finish	Thin Brick Veneer	Endicott Thin Brick Veneer, stacked bond color: Manganese Ironspot smooth finish
Exterior Finish	Hardie Reveal Panel System WZ10, Smooth Finish	Painted to match Sherwin Williams "Skyline Steel" SW 1015
Exterior Finish	3.5" HardieTrim	Painted to match Sherwin Williams "Inkwell" SW 6992, Eggshell Finish
Window Frames	Dark Bronze Aluminum	
Door Frames	Insulated Hollow Metal Door and Frame	Painted to match Sherwin Williams "Inkwell" SW 6992, Eggshell Finish
Exterior Accents	Black 20 Gauge Metal	





2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

- KEYNOTES**
- ENDICOTT THIN BRICK VENEER, STACKED BOND - COLOR: MANGANESE IRONSPOT, SMOOTH FINISH. CLASS 1 MATERIAL PER FIGURE 152.392.01
 - 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
 - 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6
COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH. PRODUCT: SUPERPAINT STAIN.
 - HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
 - INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS.
 - QUIKSERV WINDOW - COLOR: DARK BRONZE; REFER TO DOOR SCHEDULE SHEET A5.1
 - AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED, PROVIDED AND INSTALLED BY G.C. (UNDER SEPARATE PERMIT, IF REQUIRED).
 - INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH. PRODUCT: PROINDUSTRIAL W/B ALKYD URETHANE - S/G.
 - PEEP HOLE, BY DOOR MANUFACTURER
 - DOOR BELL
 - 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
 - LINE OF ROOF BEYOND
 - ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
 - ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
 - CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBALTAR WALL MOUNTED METAL BOX
 - WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
 - LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
 - ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS
 - ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
 - HOSE BIBB, SEE PLUMBING DRAWINGS
 - SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
 - SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASHBLOCK
 - SPANDREL GLASS; REFER TO WINDOW SCHEDULE
 - SECURITY CAMERA BY OTHERS
 - OWNER PROVIDED SIGN PANELS.
 - APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
 - GAS METER; REFER TO PLUMBING PLANS.
 - SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

REGISTRATION SEAL

NOT FOR CONSTRUCTION

**ARCVISION**
ARCHITECTURE • ENGINEERING
1950 CRAIG ROAD, SUITE 300
ST. LOUIS, MO 63146
(314) 415-2400
WWW.ARCVY.COM

**SCOOTER'S COFFEE**
EST. 1998

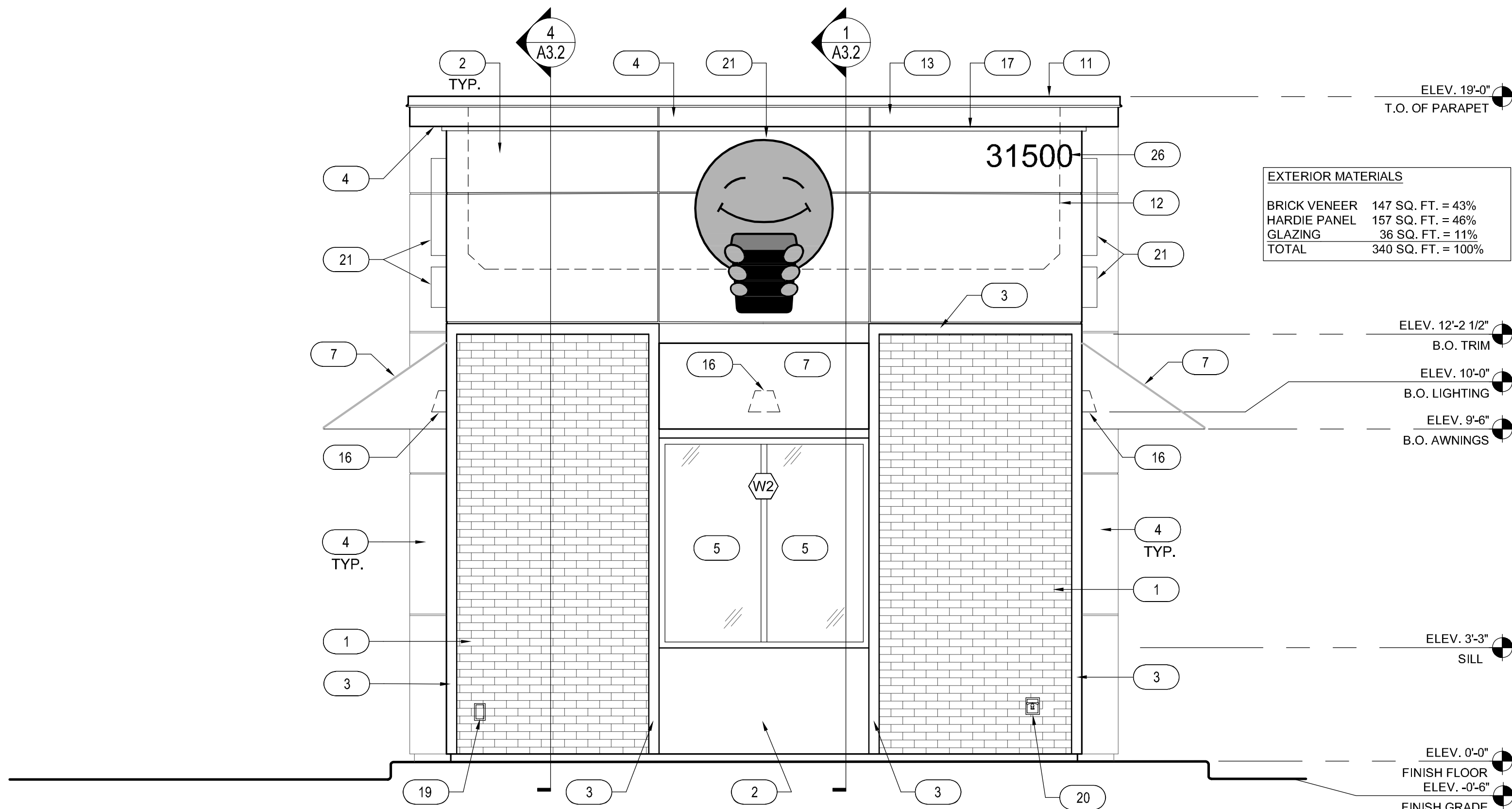
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TITLE:
EXTERIOR ELEVATIONS

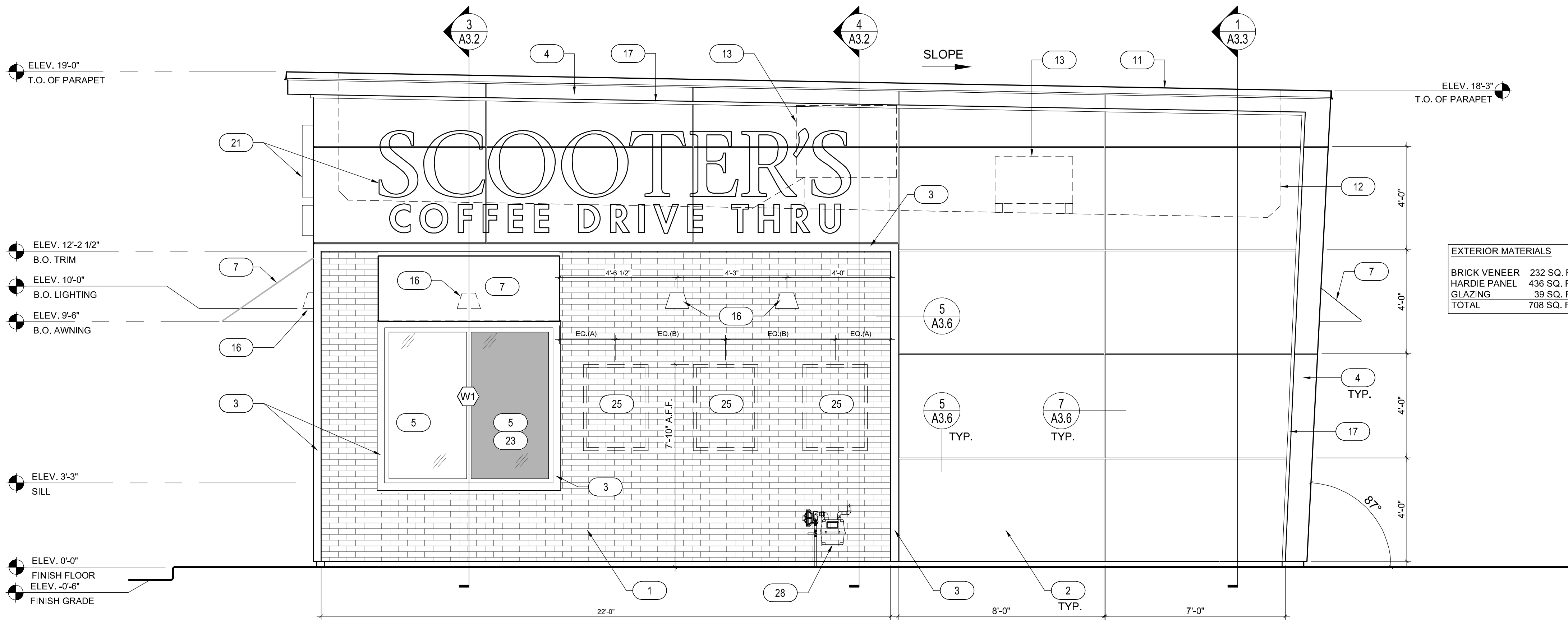
PROJECT ADDRESS:
SWC SUNWOOD DR. NW
& RAMSEY BLVD. NW,
RAMSEY, MN 55303
FRANCHISEE & STORE NUMBER:
SCOOTER'S COFFEE #2965
DANIEL & NATALIE DEWEY

KIOSK PROTOTYPE:
4.3 STANDARD PROTOTYPE
FEBRUARY 2026
ISSUE DATE:
07/XX/2026
PROJECT NO.
260351
DRAWN BY:
AGG
CHECKED BY:
MD

SHEET NO.
A2.1



2 EAST ELEVATION
SCALE: 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

KEYNOTES

1. ENDICOTT THIN BRICK VENEER, STACKED BOND - COLOR: MANGANESE IRONSPOT, SMOOTH FINISH, CLASS 1 MATERIAL PER FIGURE 152.392.01
2. 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
3. 3 1/2" HARDIE TRIM. SEE HARDIE DETAIL SHEET A3.6
COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH. PRODUCT: SUPERPAINT STAIN.
4. HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS.
6. QUIKSERV WINDOW - COLOR: DARK BRONZE; REFER TO DOOR SCHEDULE SHEET A5.1
7. AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED. PROVIDED AND INSTALLED BY G.C. (UNDER SEPARATE PERMIT, IF REQUIRED).
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH. PRODUCT: PROINDUSTRIAL W/B ALKYD URETHANE - S/G.
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
15. CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBALTAR WALL MOUNTED METAL BOX
16. WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
17. LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
18. ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
22. SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASHBLOCK
23. SPANDREL GLASS; REFER TO WINDOW SCHEDULE
24. SECURITY CAMERA BY OTHERS
25. OWNER PROVIDED SIGN PANELS.
26. APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH. SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
27. KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
28. GAS METER; REFER TO PLUMBING PLANS.
29. SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

NOT FOR
CONSTRUCTION

ARCVISION
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1950 CRAIG ROAD, SUITE 300
ST. LOUIS, MO 63146
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REV	DATE	DESCRIPTION	BY
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TITLE:
EXTERIOR
ELEVATIONS

PROJECT ADDRESS:
SWC SUNWOOD DR. NW
& RAMSEY BLVD. NW,
RAMSEY, MN 55303
FRANCHISEE & STORE NUMBER:
SCOOTER'S COFFEE #2965
DANIEL & NATALIE DEWEY

KIOSK PROTOTYPE:
4.3 STANDARD PROTOTYPE
FEBRUARY 2026
ISSUE DATE:
07/XX/2026
PROJECT NO.
260351
DRAWN BY:
AGG
CHECKED BY:
MD

SHEET NO.

A2.2

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

RESOLUTION #26-186

**RESOLUTION APPROVING A RESTAURANT WITH A DRIVE-THRU
AT 14340 RAMSEY BOULEVARD NORTHWEST**

RECITALS

1. Daniel and Natalie DeWey of Harlow Beckett Enterprises and hereafter referred to as the “Applicant”, has properly applied for a Conditional Use Permit per City Code Section 106-230 to construct and operate a restaurant with a drive-thru on the property located at 14340 Ramsey Boulevard NW, and legally described as:

Lot 1, Block 1, COR Seven, Anoka County, Minnesota

(the “Subject Property”); and

2. That the Subject Property is zoned COR-3, Workplace Subdistrict, and the total area of the Subject Property is approximately 0.89 acres; and
3. That all parcels to the north, west, and south of Subject Property are also zoned COR-3; and
4. That the Subject Property is guided as Mixed Use in the 2040 Comprehensive Plan; and
5. That restaurants are listed as Permitted Uses per City Code Section 106-621 (Principal Uses) within the COR-3 Zoning District; and
6. That the proposed restaurant will have a drive-thru which are listed as Conditional Uses per City Code Section 106-622 (Accessory Uses) within the COR-3 Zoning District; and
7. That the Applicant has submitted building elevations, designed by Arcvision and dated July, 2026; and
8. That the Applicant has submitted a site and civil plans prepared by Hakanson Anderson dated August 6, 2026; and
9. That all submitted plans are in conformance with all applicable City Code regulations; and
10. That the Planning Commission held a public hearing and reviewed the request at their meeting on August 25, 2026, and recommended approval; and
11. That the City Council reviewed the request at their meeting on September 8, 2026.

FINDINGS OF FACT

1. That the drive-thru use will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare; and
2. That the drive-thru use will be designed in such a way that it will not change the essential character of the area.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants approval of a Conditional Use Permit for the operation of a drive-thru use in conjunction with a restaurant on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That the Applicant must obtain all of the necessary building permits and make those improvements in accordance with the approved plans, subject to any outstanding review comments, including an updated lighting plan meeting photometric minimums and waste enclosure plan that includes matching brick.
2. That signs must meet City Code requirements and obtain the proper permits.
3. That the Applicant signs a development agreement in order to guarantee that site improvements will be installed according to plan.
4. That a cross-access and maintenance agreement must be signed and recorded to ensure proper access to the site.
5. Queueing for the drive-thru must remain on the Subject Property. Should queueing spill onto the shared access roadway, the business operator or property owner must work with City Staff on a solution. The bypass lane may be converted to an additional drive-thru lane should the need arise.
6. That this Permit shall automatically expire if the use is not initiated within one year of approval, and issuance of a Building Permit shall constitute initiation, or the use is discontinued for 265 consecutive days.
7. That the Applicant shall be responsible for all City costs incurred in administering and enforcing this Permit.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 8th day of September, 2026.

Mayor

ATTEST:

City Clerk