City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, October 13, 2026
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

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

1. Call to Order

2. Approve Agenda

3. Presentation

4. Citizen Input

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

5. Consent Agenda

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

1. Receive August 2026 Finance Reports - General Fund, EDA, and Enterprise Funds

2. Receive Cash and Investments for Period Ending September 30, 2026

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

   Planning Commission — August 27, 2026.
   Environmental Policy Board — July 20, 2026.
   Economic Development Authority — July 9, 2026 — No Meeting.
   Park and Rec Commission — July 9, 2026.
   Public Works — July 21, 2026.

4. Approve the Following Meeting Minutes:

1. City Council Work Session dated September 22, 2026
2. City Council Regular Session dated September 22, 2026

5. Approve Business License Applications

6. Approve Request to Declare Surplus Property

7. Adopt Resolution #26-226 Approving a Development Agreement for Harlow Beckett Enterprises (Scooter's Coffee)

8. Adopt Resolution #26-227 Authorizing City Staff to Process, Authorize, and Execute Documents Necessary to Implement and Administer the Ramsey local Affordable Housing Aid (LAHA) Program.

9. Adopt Resolution #26-232 Declaring Development Agreements Satisfied and Authorized Release from Property.

10. Adopt Resolution #26-233 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 17, 2026 through October 7, 2026.

11. Adopt Resolution ~~#26-288~~ #26-228 Responsible Contractor Resolution

6. Public Hearing

1. PUBLIC HEARING: Consider a Request for a Private Kennel License at 15591 Iodine St NW

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. Introduce Ordinance #26-18 Amending Chapter 117 (Subdivision Code) Pertaining to Streets.

3. Introduce Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Streetscaping and Bulk Standards in the COR Zoning Districts

8. Mayor/Council/Staff Input

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services

9. Adjournment

CC Regular Session
Meeting Date: 10/13/2026

Primary Strategic Plan Initiative:

Title:
Receive August 2026 Finance Reports - General Fund, EDA, and Enterprise Funds

Purpose/Background:
Purpose: Receive August monthly financial reports for the funds of: General, EDA, Water, Sewer, Street Lighting, Recycling and Sorm Drainage.

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

Recommendation:
No action required. Informational only.

Outcome/Action:
No action required. Informational only.

Attachments

August 2026 General Fund Financial Report - Budget to Actual
August 2026 EDA Fund Financial Report - Budget to Actual
August 2026 Enterprise Funds Financial Reports - Budget to Actual
August 2026 Summary of Adopted Budgets/expenditures to date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Diana Lund		Started On: 09/30/2026 10:24 AM
Final Approval Date: 10/08/2026		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: August 31, 2026

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2026 BUDGET	2026 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,435,680.00	960,401.50
Building Inspections	925,013.00	556,186.62
Council/Commissions (incld charter, council contingen	316,674.00	72,901.20
Data Processing	1,302,634.00	812,343.75
Engineering	652,564.00	657,380.86
Finance (incld assessing)	697,837.00	676,279.67
Fire (incld Civil Defense)	2,471,671.00	1,299,614.47
Gen Govt Buildings	1,024,670.00	532,577.53
Parks	2,604,912.00	1,608,244.57
Planning & Zoning	1,210,213.00	780,383.18
Police (incld animal control & comm orient)	6,757,902.00	4,340,507.24
Streets (incld traffic eng & snow/ice)	3,389,829.00	2,192,698.29
Grand Total	**22,789,599.00**	**14,489,518.88**

GENERAL FUND EXPENDITURES
- BY CATEGORY -

Category	2026 BUDGET	2026 YTD GENERAL LEDGER
Capital Outlay	1,496,000.00	797,439.67
Other Services & Charges	3,886,154.00	2,606,952.07
Personal Services	15,703,113.00	10,228,077.44
Supplies	1,597,959.00	857,049.70
Transfers out	106,373.00	-
Grand Total	**22,789,599.00**	**14,489,518.88**

GENERAL FUND REVENUES
- BY CATEGORY -

Category	2026 BUDGET	2026 YTD GENERAL LEDGER
Taxes	18,209,749.00	9,551,591.72
Charges for Services	808,700.00	840,058.82
Business Licenses/Permits	89,350.00	75,740.53
Fines and Forfeits	48,000.00	38,123.92
State Intergovernmental	845,500.00	364,259.78
Interest	75,000.00	-
Local Intergovernmental	-	14,238.01
Miscellaneous	21,050.00	21,919.45
Non-Business Licenses/Permits	903,500.00	818,942.73
Transfers in	1,788,750.00	-
Grand Total	**22,789,599.00**	**11,724,874.96**

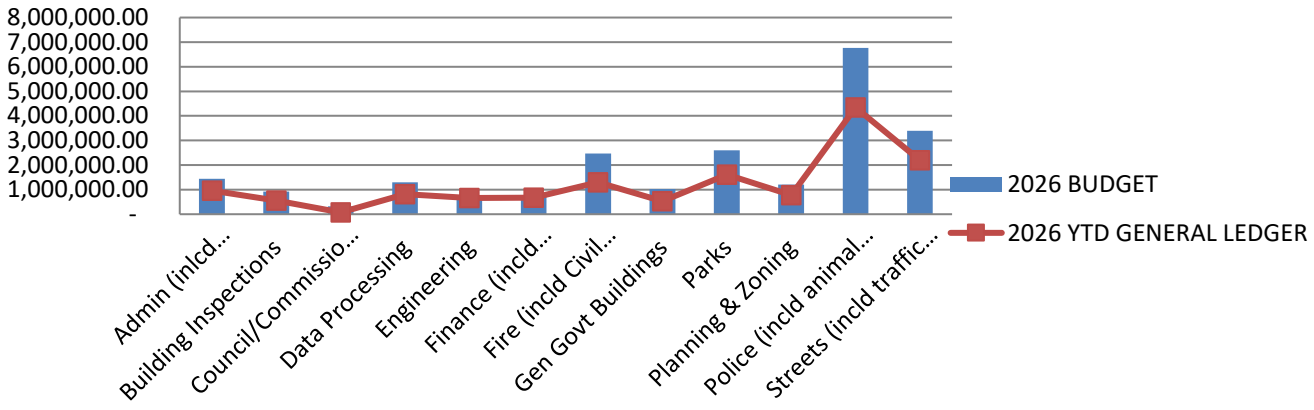
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

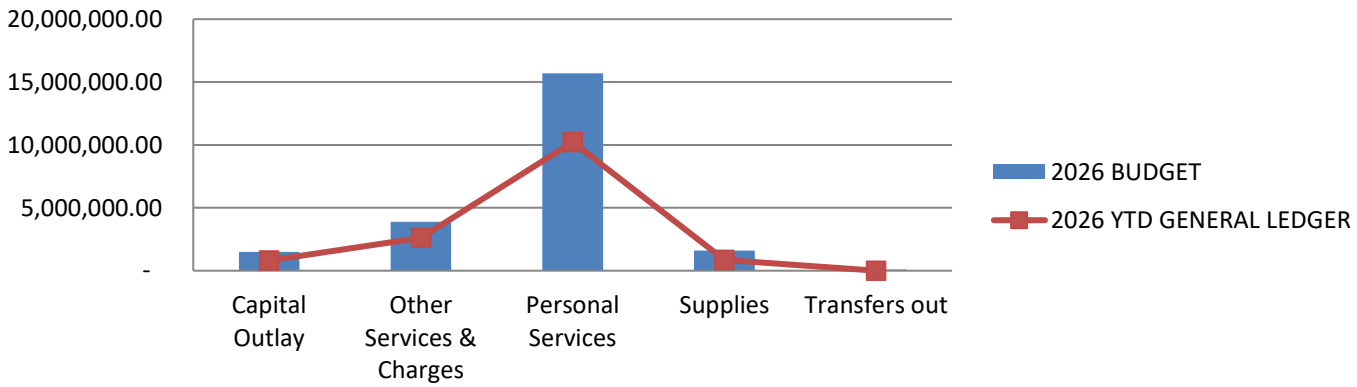
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: August 31, 2026

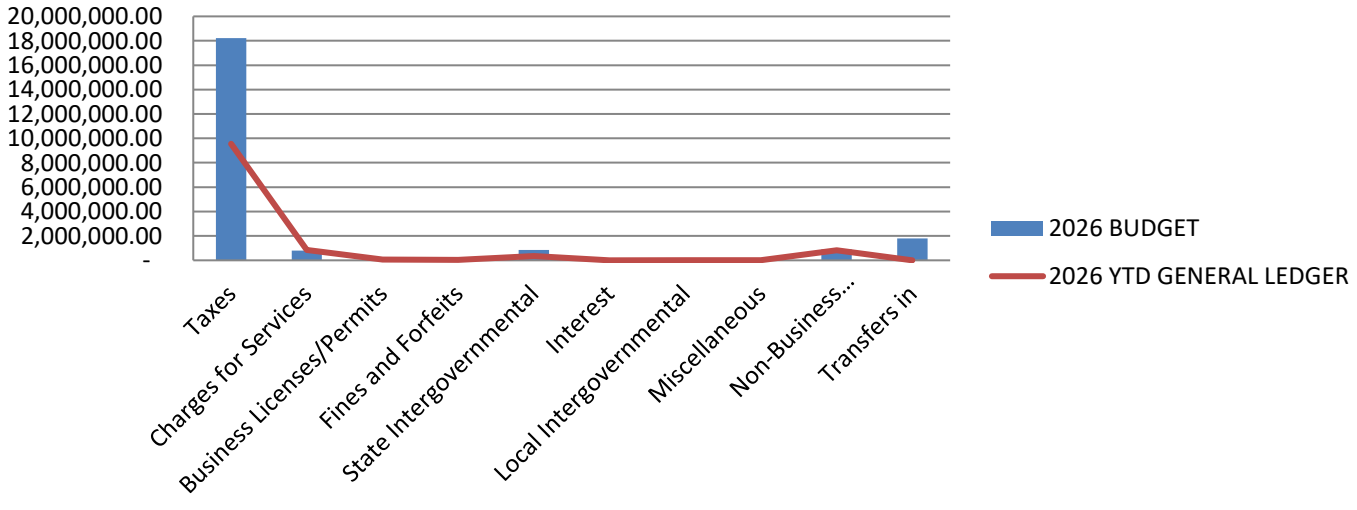
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **August 31, 2026**

REVENUES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	86,367.00	40,102.03	46.43%
4012 DELINQUENT-AD VALOREM TAXES	-	152.20	0.00%
4014 FISCAL DISPARITIES	-	5,209.02	0.00%
4015 EXCESS TAX INCREMENTS	-	18.42	0.00%
4018 PENALTY/INT-AD VALOREM TAXES	-	(19.01)	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	36.00	0.00%
4701 INTEREST ON INVESTMENTS	4,800.00	-	0.00%
Grand Total	**91,167.00**	**45,498.66**	

EXPENDITURES

BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,000.00	375.00	37.50%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	28.69	35.86%
6133 WORKERS COMP INSURANCE PREMIUM	-	1.54	0.00%
6135 PAID FAMILY MEDICAL LEAVE		1.50	0.00%
6246 MARKETING & PROMOTIONS	23,000.00	14,093.42	61.28%
6249 MISCELLANEOUS OPERATING SUPPLY	21,000.00	(8,153.47)	-38.83%
6315 MISCELLANEOUS PROFESSIONAL SER	36,000.00	4,802.02	13.34%
6331 TRAVEL & LODGING	2,500.00	156.35	6.25%
6335 TRAINING	5,100.00	1,235.00	24.22%
6361 GENERAL LIABILITY/PROPERTY INS	287.00	219.48	76.47%
6451 MEMBERSHIP DUES	2,200.00	2,854.24	129.74%
Grand Total	**91,167.00**	**15,613.77**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: August 31, 2026

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(40,000.00)	(18,435.79)	46.09%
4601	MISCELLANEOUS REVENUE		739.52	0.00%
4606	DEVELOPER FEES (WAC)	350,000.00	889,247.00	254.07%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	36,593.82	365.94%
4652	WATER SALES - RESIDENTIAL	2,234,529.00	1,309,459.23	58.60%
4653	WATER SALES-COMMERCIAL	1,247,326.00	544,089.95	43.62%
4654	WATER PENALTIES	50,348.00	41,377.80	82.18%
4655	WATER METER INSTALLATION	30,000.00	15,450.00	51.50%
4656	WATER METERS	60,000.00	42,316.89	70.53%
4657	CONNECTION/RECONNECTION FEES	150.00	100.00	66.67%
4701	INTEREST ON INVESTMENTS	150,000.00	-	0.00%
Grand Total		**4,092,353.00**	**2,860,938.42**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	528,267.00	211,593.79	40.05%
6103	FULL TIME-REGULAR-OVERTIME	25,000.00	21,273.09	85.09%
6105	TEMPORARY-WAGES & SALARIES	30,098.00	20,998.05	69.77%
6121	PERA CONTRIBUTIONS	80,886.00	19,920.43	24.63%
6122	FICA/MEDICARE CONTRIBUTIONS	43,432.00	20,859.97	48.03%
6131	GROUP INSURANCE	87,624.00	51,087.74	58.30%
6133	WORKERS COMP INSURANCE PREMIUM	18,662.00	12,677.31	67.93%
6135	PAID FAMILY MEDICAL LEAVE	2,842.00	1,190.91	41.90%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00	-	0.00%
6223	GASOLINE	9,600.00	8,438.10	87.90%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,200.00	571.60	47.63%
6231	UNIFORMS & TURN-OUT GEAR	5,500.00	4,648.77	84.52%
6239	FIRST AID SUPPLIES	100.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	17,963.76	119.76%
6257	OTHER VEHICLE PARTS	12,500.00	2,220.88	17.77%
6273	UTILITY SYSTEM MAINT SUPPLIES	675,000.00	132,609.41	19.65%
6281	SMALL TOOLS & MINOR EQUIPMENT	12,000.00	6,129.34	51.08%
6292	WATER METERS FOR RESALE	125,000.00	111,198.11	88.96%
6315	MISCELLANEOUS PROFESSIONAL SER	59,000.00	1,173.50	1.99%
6322	POSTAGE	2,100.00	49.83	2.37%
6334	MILEAGE REIMBURSEMENT	500.00	689.45	137.89%
6335	TRAINING	6,000.00	1,350.00	22.50%
6352	GENERAL NOTICE & PUBLIC INFOR	350.00	49.50	14.14%
6361	GENERAL LIABILITY/PROPERTY INS	46,000.00	78,001.33	169.57%
6371	ELECTRIC UTILITIES	200,000.00	139,178.41	69.59%
6372	WATER/IRRIGATION	2,500.00	2,371.58	94.86%
6373	GAS	9,000.00	8,985.09	99.83%
6374	REFUSE/RECYCLING	1,800.00	1,282.02	71.22%
6381	BUILDING & STRUCTURE REPAIR	18,000.00	18,677.81	103.77%
6405	OFFICE & DATA PROCESSING EQUIP	8,600.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		(62.83)	0.00%
6439	OTHER MISCELLANEOUS	67,500.00	31,351.71	46.45%
6451	MEMBERSHIP DUES	1,000.00	425.00	42.50%
6489	OTHER CONTRACTED SERVICES	85,000.00	65,733.01	77.33%
6722	DEPRECIATION	1,845,900.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	63,000.00	-	0.00%
Grand Total		**4,090,211.00**	**992,636.67**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: August 31, 2026

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(40,000.00)	(19,449.64)	48.62%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	2,683.80	38.34%
4601	MISCELLANEOUS REVENUE		739.52	0.00%
4606	DEVELOPER FEES (WAC)	200,000.00	463,844.00	231.92%
4661	RESIDENTIAL-SEWER CHARGES	2,148,295.00	1,268,654.74	59.05%
4662	COMMERCIAL-SEWER CHARGES	510,969.00	158,449.28	31.01%
4663	SEWER PENALTIES	50,000.00	38,458.56	76.92%
4701	INTEREST ON INVESTMENTS	50,000.00	-	0.00%
Grand Total		**2,926,264.00**	**1,913,380.26**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	323,085.00	111,538.21	34.52%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	3,615.69	361.57%
6105	TEMPORARY-WAGES & SALARIES	-	3,646.20	0.00%
6121	PERA CONTRIBUTIONS	45,345.00	9,165.47	20.21%
6122	FICA/MEDICARE CONTRIBUTIONS	25,103.00	9,604.19	38.26%
6131	GROUP INSURANCE	46,802.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	9,483.00	7,022.18	74.05%
6135	PAID FAMILY MEDICAL LEAVE	1,628.00	563.84	34.63%
6223	GASOLINE	4,400.00	1,608.77	36.56%
6225	DIESEL FUEL	5,000.00	2,154.20	43.08%
6229	SHOP MATERIALS	500.00	10.20	2.04%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	11,918.83	79.46%
6257	OTHER VEHICLE PARTS	8,100.00	653.09	8.06%
6273	UTILITY SYSTEM MAINT SUPPLIES	5,500.00	-	0.00%
6275	OTHER EQUIPMENT PARTS	8,000.00	231.19	2.89%
6281	SMALL TOOLS & MINOR EQUIPMENT	5,000.00	402.69	8.05%
6315	MISCELLANEOUS PROFESSIONAL SER	2,500.00	1,173.50	46.94%
6323	CELLULAR PHONES	2,500.00	855.74	34.23%
6334	MILEAGE REIMBURSEMENT	400.00	100.00	25.00%
6335	TRAINING	8,000.00	-	0.00%
6361	GENERAL LIABILITY/PROPERTY INS	28,000.00	22,856.20	81.63%
6371	ELECTRIC UTILITIES	30,000.00	15,139.42	50.46%
6372	WATER/IRRIGATION	2,500.00	1,120.53	44.82%
6373	GAS	7,500.00	2,927.66	39.04%
6374	REFUSE/RECYCLING	1,500.00	1,282.00	85.47%
6377	SEWER SERVICE CHARGE	1,398,657.00	1,048,993.02	75.00%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	3,473.75	32.06%
6489	OTHER CONTRACTED SERVICES	45,000.00	13,895.62	30.88%
6722	DEPRECIATION	817,500.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	57,000.00	-	0.00%
Grand Total		**2,915,838.00**	**1,273,952.19**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: August 31, 2026

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(6,000.00)	(2,900.77)	48.35%
4681 CHARGES FOR STREET LIGHTS	190,000.00	100,546.75	52.92%
4683 STREET LIGHTING PENALTIES	5,111.00	4,178.42	81.75%
4684 PRIORITY STREET LIGHT	60,000.00	31,561.11	52.60%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**254,111.00**	**133,385.51**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6315 MISCELLANEOUS PROFESSIONAL SER		493,976.50	0.00%
6371 ELECTRIC UTILITIES	136,200.00	82,802.55	60.79%
6489 OTHER CONTRACTED SERVICES	15,000.00	6,675.28	44.50%
6722 DEPRECIATION	45,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	34,000.00	-	0.00%
Grand Total	**230,200.00**	**583,454.33**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: August 31, 2026

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(11,000.00)	(4,315.33)	39.23%
4287	OTHER LOCAL GOVERNMENT GRANTS	97,000.00	-	0.00%
4609	OTHER MISCELLANEOUS REVENUES	2,000.00	1,451.10	72.56%
4671	RECYCLING CHARGES	471,600.00	242,013.48	51.32%
4672	RECYCLING PENALTIES	9,432.00	7,492.78	79.44%
4701	INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total		**574,032.00**	**246,642.03**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT		2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	34,049.00	16,751.53	49.20%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	202.65	20.27%
6104	PART TIME-WAGES & SALARIES	200.00	-	0.00%
6105	TEMPORARY-WAGES & SALARIES		851.10	0.00%
6121	PERA CONTRIBUTIONS	2,288.00	1,374.22	60.06%
6122	FICA/MEDICARE CONTRIBUTIONS	2,616.00	1,459.55	55.79%
6131	GROUP INSURANCE	4,167.00	-	0.00%
6133	WORKERS COMP INSURANCE PREMIUM	165.00	63.26	38.34%
6135	PAID FAMILY MEDICAL LEAVE	164.00	85.17	51.93%
6249	MISCELLANEOUS OPERATING SUPPLY	34,000.00	27,292.86	80.27%
6322	POSTAGE	120.00	-	0.00%
6489	OTHER CONTRACTED SERVICES	495,000.00	329,640.34	66.59%
Grand Total		**573,769.00**	**377,720.68**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **August 31, 2026**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(18,000.00)	(9,773.06)	54.29%
4693 STORM WATER-RESIDENTIAL	842,835.00	449,309.41	53.31%
4694 STORM WATER-COMMERCIAL	904,590.00	480,695.79	53.14%
4695 STORM WATER-PENALTIES	30,650.00	21,257.44	69.36%
4701 INTEREST ON INVESTMENTS	35,000.00	-	0.00%
4608 CONTRIBUTIONS & DONATIONS		49,915.00	0.00%
4607 BUILDERS CONTRIBUTION		105,652.00	0.00%
Grand Total	**1,795,075.00**	**1,097,056.58**	

EXPENSES

BUSINESS UNIT	(Multiple Items)	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	368,361.00	129,642.22	35.19%
6103 FULL TIME-REGULAR-OVERTIME	-	107.01	0.00%
6105 TEMPORARY-WAGES & SALARIES	-	738.50	0.00%
6121 PERA CONTRIBUTIONS	56,965.00	10,069.55	17.68%
6122 FICA/MEDICARE CONTRIBUTIONS	28,214.00	10,550.14	37.39%
6131 GROUP INSURANCE	63,417.00	9,920.72	15.64%
6133 WORKERS COMP INSURANCE PREMIUM	9,430.00	8,199.27	86.95%
6135 PAID FAMILY MEDICAL LEAVE	1,900.00	612.75	32.25%
6225 DIESEL FUEL	12,000.00	9,048.94	75.41%
6231 UNIFORMS & TURN-OUT GEAR		393.75	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	12,649.74	115.00%
6257 OTHER VEHICLE PARTS	20,000.00	9,575.08	47.88%
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	9,193.00	26.27%
6361 GENERAL LIABILITY/PROPERTY INS	10,000.00	7,794.72	77.95%
6371 ELECTRIC UTILITIES	12,000.00	5,408.47	45.07%
6372 WATER/IRRIGATION	3,500.00	1,120.53	32.02%
6373 GAS	7,200.00	2,927.66	40.66%
6374 REFUSE/RECYCLING	2,400.00	1,100.27	45.84%
6451 MEMBERSHIP DUES	62,500.00	54,381.00	87.01%
6489 OTHER CONTRACTED SERVICES	55,000.00	8,945.28	16.26%
6722 DEPRECIATION	648,852.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	53,000.00	-	0.00%
Grand Total	**1,460,739.00**	**292,378.60**	

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

CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **August 31, 2026**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	08/12 ADOPTED BUDGET (AUG)	% of Budget Used (66.67% is 08/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,435,680.00	960,401.50	957,120.00	66.90%	475,278.50
Building Inspections	925,013.00	556,186.62	616,675.33	60.13%	368,826.38
Council/Commissions (incld charter, council contingency)	316,674.00	72,901.20	211,116.00	23.02%	243,772.80
Data Processing	1,302,634.00	812,343.75	868,422.67	62.36%	490,290.25
Engineering (personnel costs allocated after year-end)	652,564.00	657,380.86	435,042.67	100.74%	(4,816.86)
Finance (incld assessing) (personnel costs allocated after year-end)	697,837.00	676,279.67	465,224.67	96.91%	21,557.33
Fire (incld Civil Defense)	2,471,671.00	1,299,614.47	1,647,780.67	52.58%	1,172,056.53
Gen Govt Buildings	1,024,670.00	532,577.53	683,113.33	51.98%	492,092.47
Parks	2,604,912.00	1,608,244.57	1,736,608.00	61.74%	996,667.43
Planning & Zoning	1,210,213.00	780,383.18	806,808.67	64.48%	429,829.82
Police (incld animal control & comm orient)	6,757,902.00	4,340,507.24	4,505,268.00	64.23%	2,417,394.76
Streets (incld traffic eng & snow/ice)	3,389,829.00	2,192,698.29	2,259,886.00	64.68%	1,197,130.71
TOTAL	*22,789,599.00*	*14,489,518.88*	*15,193,066.00*	*63.58%*	*8,300,080.12*

ENTERPRISE EXPENDITURES BY FUND	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	08/12 ADOPTED BUDGET (AUG)	% of Budget Used (66.67% is 08/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2026 BUDGET")
Water (budgeted depreciation not booked until after year-end)	4,090,211.00	992,636.67	2,726,807.33	24.27%	3,097,574.33	*$ 1,845,900.00*
Sewer (budgeted depreciation not booked until after year-end)	2,915,838.00	1,273,952.19	1,943,892.00	43.69%	1,641,885.81	*$ 517,500.00*
Street Light (budgeted depreciation not booked until after year-end)	230,200.00	583,454.33	153,466.67	253.46%	(353,254.33)	*$ 45,000.00*
Recycling	573,769.00	377,720.68	382,512.67	65.83%	196,048.32	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,460,739.00	292,378.60	973,826.00	20.02%	1,168,360.40	*$ 648,852.00*
TOTAL	*9,270,757.00*	*3,520,142.47*	*6,180,504.67*	*37.97%*	*5,750,614.53*	$ 3,057,252.00

EDA FUND EXPENDITURES	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	08/12 ADOPTED BUDGET (AUG)	% of Budget Used (66.67% is 08/12)	BUDGET AMOUNT REMAINING
Economic Development	91,167.00	15,613.77	60,778.00	17.13%	75,553.23

CC Regular Session

Meeting Date: 10/13/2026

Primary Strategic Plan Initiative:

Title:
Receive Cash and Investments for Period Ending September 30, 2026

Purpose/Background:
Purpose: Receive reports of the city's cash and investments for the period ending September 30, 2026.

Cash and investment report shows the monthly cash flow - receipts and expenditures through September 30, 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 September 30, 2026

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Diana Lund		Started On: 09/30/2026 10:21 AM
Final Approval Date: 10/08/2026		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended September 30, 2026

	September-26 CURRENT MONTH	2026 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 75,099,689.85	$ 79,966,707.36
CASH INFLOWS:		
Daily Deposit	1,190,719.50	11,977,082.56
Tax Settlements	-	14,265,135.82
U/B Receipts	68,135.67	1,690,321.70
Credit Cards (Includes Utility Billing)	385,281.72	5,933,129.92
Interest Earnings [Net of Interest Paid on Investments]	195,639.96	1,455,020.28
TOTAL CASH INFLOW	$ 1,839,776.85	$ 35,320,690.28
TOTAL CASH AVAILABLE	$ 76,939,466.70	$ 115,287,397.64
CASH OUTFLOWS:		
Prepaid Checks	952,501.49	14,568,327.18
Bills Lists	844,142.46	8,671,982.84
Pay Estimates	1,098,070.95	11,701,249.61
Credit Cards	25,394.59	89,145.18
Payroll - Net	650,448.31	6,309,200.64
Flex Reimbursement	-	-
Void Checks/Dormant Checks Paid	(1,634.44)	(15,149.94)
Debt Service	-	587,604.38
Miscellaneous [Bank Charges; etc.]	324.00	4,818.41
TOTAL CASH OUTFLOW	$ 3,569,247.36	$ 41,917,178.30
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 73,370,219.34**	**$ 73,370,219.34**
MEMO - NET 2026 CASH INFLOW (OUTFLOW)	**(1,729,470.51)**	**(6,596,488.02)**

INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 70,405,332.76**	**76,529,578.51**
Purchases	5,037,873.86	34,854,979.24
Maturities/Sales	(4,000,000.00)	(39,941,351.13)
ENDING BALANCE	**$ 71,443,206.62**	**$ 71,443,206.62**

Prepared by the City of Ramsey Finance Department
10/5/2026

2026 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2026	PURCH 2026	SOLD/ MATURE 2026	BV PRIN BAL 12/31/2026
260130A	8/3/2026	4M	4M TERM SERIES			-	4,000,000.00	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
260925	9/24/2027	4M	4M TERM SERIES				5,000,000.00	0.00	5,000,000.00
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		4,000,000.00	0.00
251212C	1/13/2027	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
									28,000,000.00
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 FAYETEE 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		79672ONA47	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		514264FGO	1,675,000.00		0.00	1,675,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJO	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		1612855D4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00

2026 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2026	PURCH 2026	SOLD/ MATURE 2026	BV PRIN BAL 12/31/2026
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY		969078QN7	2,500,000.00		0.00	2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY		745401EGO3	400,000.00		0.00	400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV		650036AX4	500,000.00		0.00	500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY		072024XF4	250,000.00		0.00	250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL		64971XSZ2	1,000,000.00		0.00	1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX		684184TC8	110,000.00		0.00	110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX		767169ER2	500,000.00		0.00	500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH		64990GS86	430,000.00		0.00	430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA		923078CZ0	400,000.00		0.00	400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH		353174JE6	1,000,000.00		0.00	1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE		64966QJL5	500,000.00		0.00	500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL		790450HN3	550,000.00		0.00	550,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX		341271AF1	1,000,000.00		0.00	1,000,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND		341271AF1	500,000.00		0.00	500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL		1164753D4	1,000,000.00		0.00	1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX		429343BT3	500,000.00		0.00	500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL		984071CC2	720,000.00		0.00	720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	1,000,000.00		0.00	1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO		798153NL2	320,000.00		0.00	320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY		010268CT5	500,000.00		0.00	500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX		655867G94	220,000.00		0.00	220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK		76223MAL6	580,000.00		0.00	580,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX		139501SB7	470,000.00		0.00	470,000.00
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
260930		UBS	UBS TREASURY FUND (FORMERLY PRIME)			0.00	37,873.86	0.00	37,873.86
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
						-			
									38,728,206.62
	TOTAL INVESTMENTS					76,529,578.51	34,854,979.24	39,941,351.13	**71,443,206.62**
			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	48,054,500.82	48,308,249.76	2,009,353.56
			Money Market Accounts			3,758,103.43	26,743,632.81	28,000,000.00	2,501,736.24
			Net Cash and Investments			79,966,707.36	109,653,112.87	116,249,600.89	73,370,219.34

CC Regular Session

Meeting Date: 10/13/2026

Primary Strategic Plan Initiative: Not Applicable

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

Planning Commission — August 27, 2026.
Environmental Policy Board — July 20, 2026.
Economic Development Authority — July 9, 2026 — No Meeting.
Park and Rec Commission — July 9, 2026.
Public Works — July 21, 2026.

Purpose/Background:
Approve the Meeting Minutes

Recommendation:
Approval

Outcome/Action:
Approval

Attachments

PC August 2026 Minutes
EPB July 2026 Minutes
PWC Meeting Minutes 07.21.26
PWC Meeting Minutes 08.18.26 No Meeting
P & R July 2026 Minutes

Form Review

Inbox	Reviewed By	Date
Mariah Albrecht	Mariah Albrecht	10/06/2026 10:08 AM
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Kalia Lor		Started On: 10/06/2026 08:31 AM
Final Approval Date: 10/08/2026		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, August 27, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Michael Allshouse Commissioner Bradley Cochrane Commissioner Jeffrey Lubarski Commissioner Debra Musgrove Commissioner Layee Sanoe (arrived at 6:32 p.m.)
Members Absent:	Commissioner Randy Bauer
Also Present:	Planning Manager Todd Larson Senior Planner Chris Anderson 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, Cochrane, and Musgrove. Voting No: None. Absent: Commissioners Bauer and Sanoe.

5. CONSENT AGENDA

5.01: Approve the July 23, 2026, Planning Commission Meeting Minutes

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

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

Commissioner Sanoe arrived.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Scooter's Coffee – Conditional Use Permit for a Coffee Shop with a Drive-Thru at 14340 Ramsey Boulevard NW

Public Hearing

Chairperson Gengler called the public hearing to order at 7:02 p.m.

Presentation

Planning Manager Larson presented the staff report stating that staff recommends approval of the Conditional Use Permit.

Citizen Input

Commissioner Musgrove asked about business hours and staffing.

Daniel and Natalie Dewy, applicants, 2680 243rd Avenue NW, St. Francis, replied that Scooters requires that there be at least two employees at all times for safety, and during busy times they would have up to five employees. She stated that they would open around 5 a.m. and would be open until at least 8 p.m. She noted that they would like to remain open as late, or later, than Caribou. They noted that there is a quick drive-thru timeline, as you should not be in the drive-thru longer than two minutes for a Scooters coffee. Mr. Dewy stated that if stacking does become an issue, they have the ability to add an additional drive-thru lane.

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

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

Chairperson Gengler closed the public hearing at 6:40 p.m.

Commission Business

Motion by Commissioner Allshouse, seconded by Commissioner Cochrane, to recommend that City Council approve of a Conditional Use Permit for a restaurant with a drive-thru located at 14340 Ramsey Boulevard Northwest.

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

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.

7. COMMISSION BUSINESS

7.01: Sketch Plan Review for "Deemer Acres," a 14-Lot Single-Family Subdivision Southeast of Sunfish Lake Boulevard and Sunwood Drive NW

Presentation

Planning Manager Larson presented the Staff Report and asked the Commission to provide feedback to the developer prior to Preliminary Plat submittal.

Commission Business

Commissioner Musgrove stated that the case mentioned land the City might retain and asked for more information.

Planning Manager Larson explained that there is a parcel north of Sunwood Drive that is also owned by the same property owner, which is almost all wetland with the exception of a sliver of land between the trail and wetland. He commented that the sliver is so minute that it does not

factor into land calculations. He stated that if the applicant does not want the land, the City would take it as a donation, but it would not be enough buildable land to be considered for park dedication.

Commissioner Musgrove asked if the current driveway access would be closed.

Planning Manager Larson confirmed that the existing driveway would be closed.

Chair Gengler invited the applicant to provide input.

Brandon Bomberg, applicant, 14501 Sunfish Lake Blvd NW, commented that he did not know Ben Deemer for long, but he had known him for the past three years and believed he would like this project.

Chair Gengler asked if some of the trees along Sunwood Drive would remain.

Planning Manager Larson commented that a lot of the trees would remain, as that is what would provide value to the lots. He commented that the next phase of the review process would include a tree inventory to determine what would need to be removed for infrastructure and home pads.

Chair Gengler invited public comments.

Brian Saastamoinen, 6130 145th Lane NW, commented on the elevation of the lot and asked if the retaining wall would remain in place and whether there would be any elevation changes.

Planning Manager Larson commented that additional information on grading would be provided through the Preliminary Plat process. He commented that entrance to the property would occur in the location where there is no retaining wall to take advantage of that location.

Commissioner Musgrove commented that this is a beautiful area and she likes the proposed entrance location. She hoped that the retaining wall could remain in place. She stated that it would be nice to have fewer homes, but the applicant has done their due diligence in plotting out the lots to meet the requirements of the City.

Chair Gengler commented that she also likes that entrance location. She asked for more information on the triangular space on the right.

Planning Manager Larson commented that it is the low spot on the site where the stormwater management basin would be anticipated.

Chair Gengler commented that she agrees that this is a well-thought-out proposal.

8. COMMISSION / STAFF INPUT

Planning Manager Larson provided an update on items of interest to the Commission.

Councilmember Peters noted the upcoming Happy Days events and encouraged interested residents to volunteer. He challenged others to try to beat him in the 5k.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:59 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, July 20, 2026, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Melissa Fetterley Board Member Reid Bernard Board Member Thomas Hagerty Board Member Paula Houts Board Member Hassan Salami
Members Absent:	Board Member Nick Burgess Board Member Daniel Payne
Also Present:	Senior Planner Chris Anderson City Council Liaison Kirsten Buscher (arrived 6:47 p.m.)

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Bernard and seconded by Board Member Houts to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated May 11, 2026

Motion by Board Member Hagerty and seconded by Board Member Salami to approve the regular meeting minutes dated May 11, 2026.

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

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects of a Minor Plat and Site Plan for Wildlife Research Center, Inc. (Project No. 26-108); Case of Wildlife Research Center, Inc.

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Wildlife Research Center, Inc. for a Minor Plat and Site Plan for the property at 14485 Azurite Street NW. The City currently owns a vacant parcel east of the subject property that the applicant will be purchasing as part of this project. The Minor Plat will combine the subject property and this vacant parcel into a single parcel so that the applicant can construct both a 36,000 square foot addition to their existing building, as well as a stand-alone storage building that will be 13,500 square feet in size.

Chairperson Fetterley asked if the drainage area is required to increase in size.

Senior Planner Anderson explained that the current ponding is based on the existing development. He noted that the proposed increase in size would accommodate the additional development on the site and would also address infiltration, which was not a requirement when the original development occurred.

Board Member Hagerty asked for more information on the restitution and how that is used.

Senior Planner Anderson explained that those funds go into the community forestry fund, which is then utilized to replant trees throughout the community.

Board Member Hagerty asked for information on the allowed impervious surface for a lot.

Senior Planner Anderson commented that this proposal would not exceed the allowance for impervious surface or building footprint.

Motion by Board Member Bernard and seconded by Board Member Hagerty to recommend approval of the natural resources aspects of this project, contingent upon compliance with staff's review comments.

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

5.02: Environmental Policy Board Participation at the Farmers Market

Senior Planner Anderson presented the staff report. He stated that the purpose of this case is to solidify the date that the EBP will staff a table at the Farmers Market this summer. Based on responses from members, it appears that August 11, 2026, is the date that works for most members. He reviewed items he would have available at the booth.

Board Member Hagerty asked if there were any rain barrels available.

Senior Planner Anderson provided background information on the rain barrels that were previously available but stated that there are currently none available. He commented that there are two weed wrenches that are available for rental, and perhaps they could have one of those at the table to make residents more aware of the rental program. He recommended that the Board work in shifts.

Board Members Hagerty and Salami volunteered for the first shift, and Chairperson Fetterley and Board Member Houts volunteered for the second shift.

6. BOARD / STAFF INPUT

- **Curbside Recycling Event: August 3 – 14, 2026**

Senior Planner Anderson provided information about the upcoming curbside recycling event taking place from August 3rd through the 14th. He also provided a brief update on organics recycling.

7. ADJOURNMENT

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

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

_____
Chris Anderson
Senior Planner

ATTEST:

_____
Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, July 21, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Michael Olson
Councilmember Dan Specht

Also Present: Public Works Director Bruce Westby
Utilities Supervisor John Nelson

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:32 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

Motion by Councilmember Olson, seconded by Councilmember Specht, to approve the agenda, as presented.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Olson and Specht. Voting No: None.

4. APPROVE MINUTES

4.01: Approve May 19, 2026, Meeting Minutes

Motion by Councilmember Olson, seconded by Councilmember Specht, to approve the following minutes:

Regular Meeting Minutes dated May 19, 2026

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Olson and Specht. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Receive Updates on Water Treatment Plant SCADA System and Water Tower #1 Painting Schedule

Utilities Supervisor Nelson presented updates on the redundancy/safety features built into the new Water Treatment Plant to ensure treated water will remain safe to drink at all times, and discussed when the water tower at Dysprosium Street and Nowthen Boulevard is scheduled to be painted.

Kraig LaFreniere with Total Control Systems, the City's contracted Supervisory Control and Data Acquisition (SCADA) system integrator, provided additional information on the SCADA system and Water Treatment Plant.

Chairperson Riley commented that the rollout of the Water Treatment Plant (WTP) and integrated SCADA system went well and this appears to be a standard operating system.

Mr. LaFreniere confirmed that these are standard systems and equipment.

Chairperson Riley asked if there is a backup to the processor.

Mr. LaFreniere provided additional information, noting that there will be a backup processor on site, along with other items/equipment that will be stocked.

Councilmember Olson asked and received confirmation that the system could be run manually, if needed.

Utilities Supervisor Nelson commented on the great outcome of the new WTP and the improved quality of the water supplied to municipal water users. He provided additional information on tours staff have given of the new WTP and presentations that have been provided at technical conferences explaining how well the WTP has been operating.

5.02: Recommend City Council Approval of Fire Hydrant Water Meter Rental Program and Ordinance #26-13 Amending 2026 Schedule of Rates, Fees, and Charges

Public Works Director Westby reviewed the staff report and recommendation to recommend City Council approval of Fire Hydrant Water Meter Rental Program and Ordinance #26-13 amending the 2026 Schedule of Rates, Fees, and Charges.

Utilities Supervisor Nelson provided additional context on the different uses by contractors, the process for rentals, and past water theft issues. He noted most cities have this type of rental program.

Motion by Councilmember Olson, seconded by Councilmember Specht, to recommend City Council approval of Fire Hydrant Water Meter Rental Program and Ordinance #26-13 Amending 2026 Schedule of Rates, Fees, and Charges.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Olson and Specht. Voting No: None.

5.03: Recommend City Council Approval of Plans and Agreements with Connexus Energy for COR Street Lighting Improvements, Improvement Project #25-12

Public Works Director Westby reviewed the staff report and recommendation to recommend City Council approval of Connexus Energy's plans and agreements for the COR Street Lighting Improvements, Improvement Project #25-12.

Chairperson Riley asked about the source of the streetlight fund.

Public Works Director Westby explained how funds are collected for that fund and how they can be used. He noted that he would provide more specific information in the Council case from the Finance Director.

Chairperson Riley asked if there would be sufficient funding left in the account for future needs.

Public Works Director Westby confirmed that there would be adequate funds for the future, noting that this lighting was always anticipated, which is why the balance in the account is what it is. He stated that now that Connexus has completed these plans, they will continue to work on the other proposed 2026 street lighting project plans for the City. He noted that there is a long lead time on the lights and poles, of about three to six months. He explained that the plan would be to install all underground wiring ahead of time and attach the poles and bases as they come in. He noted that Connexus said they have a few poles in stock, which would be placed at higher priority intersections to start.

Motion by Councilmember Olson, seconded by Councilmember Specht, to recommend City Council approval of Connexus Energy's plans and agreements for the COR Street Lighting Improvements, Improvement Project #25-12.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Olson and Specht. Voting No: None.

6. COMMITTEE / STAFF INPUT

6.01: Receive Updates on Improvement Projects, Studies, and Items of Interest

Public Works Director Westby provided an update on current and proposed City, County, and MnDOT improvement projects and studies, and on other items of interest to the Committee.

Councilmember Specht asked about full fencing of the pond near the splashpad and acknowledged that will be a discussion before the full Council.

Chairperson Riley provided input about the TH 47 trail gap, noting that he would still like to see that connection completed, with or without the assistance of MnDOT.

Public Works Director Westby commented that he is not aware of any public engagement efforts for MnDOT's proposed 2027 Highway 10 improvements at the west edge of Ramsey and into Elk River. He summarized the comments that Ramsey had submitted to MnDOT's project team and noted that those items have not been incorporated into the design plans yet.

Councilmember Specht commented that Ramsey could hold a public meeting, acknowledging that they would not be able to answer questions. He suggested that something be mailed to property owners in that area, advising them of the proposed improvements/changes.

Public Works Director Westby agreed and was hoping that MnDOT would be reaching out to property owners. He anticipated that there would be around 100 addresses if the City were to send a mailer.

Councilmember Specht recognized it is a bit awkward for the City to send the notice, but felt that it is necessary for residents to be informed. He noted that language could be included that states that this is not a City project and could provide a MnDOT contact number for residents to use for comments and/or questions.

Chairperson Riley asked if the Highway 10 pedestrian crossing elements at Jarvis Street had been removed from the project.

Public Works Director Westby stated that city staff did submit strong comments that the City does not support pedestrian crossings on Highway 10 and requested that those elements be removed, but they have not been removed as yet, and in fact an additional crossing has been added at Alpine Drive. He stated that city staff would not be comfortable operating snow removal equipment in MnDOT's Highway 10 right-of-way at Alpine Drive to keep the pedestrian crossing path clear of snow in the winter.

Chairperson Riley asked how the City can escalate these concerns.

Public Works Director Westby commented that he could attempt to contact someone higher up the chain at MnDOT.

Chairperson Riley agreed that they need to find a way to push this message harder. He also agreed that the City should mail a letter to city property owners in the area of the project with a MnDOT contact. He asked if there would be value in combining comments with Elk River.

Public Works Director Westby commented that he has not spoken to Elk River staff recently but could do that.

Chairperson Riley agreed that staff should reach out to Elk River, as the cities would have a louder voice together. He asked for an update on fiber installation in the community.

Public Works Director Westby stated that Gateway Fiber submitted three permit applications. He stated that city staff sent them the city's list of construction and right-of-way permitting requirements that had been reviewed by and received consensus approval from City Council, and

that staff reviewed the first two permit applications but have not yet received a response from Gateway. He explained that the scope of their projects in Andover and Anoka seem to have been expanded, and perhaps Ramsey will be later on their schedule. He stated that he has been contacted by three additional fiber companies looking to do business in Ramsey and has meetings set up with those companies to discuss their proposed fiber buildout projects and schedules.

6.02: Review Future Topics Calendar

Public Works Director Westby noted the highlighted items that are proposed to be removed from the calendar.

7. ADJOURNMENT

Motion by Councilmember Specht, seconded by Councilmember Olson, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:55 p.m.

Respectfully submitted,



Bruce Westby
Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee cancelled the regular meeting on Tuesday, August 18, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on July 9, 2026, at The Waterfront, 7667 Ramsey Parkway, Ramsey, Minnesota.

Commission Members Present:	Chair Shane Bennett Vice Chair Nathan Barten Commissioner Garth Anderson Commissioner Megan Ealain Commissioner Dean Olson
Commission Members Absent:	Commissioner Todd Arts Commissioner Laura Moore
Also Present:	Parks & Asst. Public Works Director Mark Riverblood

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:34 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

- Park and Recreation Commission Meeting Minutes dated May 14, 2026

- Park and Recreation Commission Meeting Minutes dated June 11, 2026 (canceled)

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

5. COMMISSION BUSINESS

5.01: Acknowledge the Water Play Project at The Waterfront

Parks & Assistant Public Works Director Riverblood recognized that this is a project that has been planned for over 20 years and provided background information on the site, preparation, and planning. He stated that one year ago, the City Council provided authorization to move forward on this park project, and he provided an overview of the project details. He reported that The Waterfront was opened to the public on July 1st. He commented that The Waterfront has been heavily used and enjoyed by residents since its opening. He provided additional information on the different equipment and features within the splashpad zones. He noted that once federal funds are released, staff will come back before the Commission and City Council to pursue the mini marina that will have paddle boats, kayaks, and perhaps a small sailboat. He noted other items that will come before the Commission at the August meeting to consider potential uses for other areas within the park.

Commissioner Barten acknowledged the hard work of Parks & Assistant Public Works Director Riverblood to get this project to fruition, while remaining under budget.

Chair Bennett also thanked the team involved with the project, as it fulfilled the vision and is a great amenity for the community.

6. COMMISSION/STAFF INPUT

6.01: July Recreation Program Update

Parks & Assistant Public Works Director Riverblood noted that a written report was included in the packet.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 6:49 p.m.

Respectfully submitted,



Mark Riverblood
Parks & Assistant Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session

Meeting Date: 10/13/2026

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated September 22, 2026
2. City Council Regular Session dated September 22, 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 September 22, 2026
2. City Council Regular Session dated September 22, 2026

Attachments

9-22-26 CCWS
9-22-26 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Katie Schmidt		Started On: 10/08/2026 09:04 AM
Final Approval Date: 10/08/2026		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, September 22, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Also Present: City Administrator Brian Hagen
Administrative Services Director Colleen Lasher
Community Development Director Stephanie Hanson
Economic Development Manager Sean Sullivan
City Attorney Amanda Johnson

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

2.01: Closed Session Pursuant to Minnesota Statute Section 13D.05, Subdivision 3(b) to Discuss Murray v. City of Ramsey and the Appeal of the Determination by City of Ramsey

City Administrator Hagen introduced the item. The purpose of the closed session was to meet with assigned counsel to discuss Murray v. City of Ramsey and the appeal concerning the City's determination regarding certain data about Karen Murray.

The Council approved moving into Closed Session pursuant to Minnesota Statute section 13D.05, subdivision 3(b). The Closed Session began at approximately 5:30 p.m.

The Council returned to Open Session at approximately 6:08 p.m.

2.02: Responsible Contractor Acknowledgment for TIF Projects

Economic Development Manager Sullivan reviewed prior Council discussions regarding responsible contractors under Minnesota Statute 16C.285 and proposed adding an acknowledgment to the City's Business Assistance Application. He explained that the application

language would notify applicants that responsible-contractor requirements apply. In contrast, enforceable provisions, reporting requirements, remedies, and any project-specific clawback language would be incorporated into the applicable TIF agreement, development agreement, loan agreement, or other financing document.

City Attorney Amanda Johnson explained that the proposed acknowledgment would require an applicant seeking City financial assistance to affirm that it meets the minimum criteria to be a responsible contractor under Minnesota Statute 16C.285, subdivision 3, and will comply with reporting requirements for itself and its subcontractors. She clarified that the application itself is not the enforcement document; enforceability would come through the subsequent agreement governing the financial assistance.

The Council discussed which City assistance programs should be covered. Examples included tax increment financing, tax abatement, revolving loan funds, land write-downs, HRA-related assistance, LAHA funding, and other City or EDA assistance. Smaller programs, including the awning program and SAC/WAC deferments, were discussed as examples that generally would not reach the proposed dollar threshold.

Councilmembers discussed whether the requirement should apply only to TIF projects or more broadly whenever the City contributes significant financial assistance. Several members favored a threshold-based approach so smaller projects would not face unnecessary administrative requirements. In comparison, larger projects receiving substantial public assistance would be subject to the responsible-contractor provisions.

The Council also discussed whether loans should be included. Concerns were raised that a conventional loan differs from a grant or forgivable assistance because the City expects repayment. Other members noted that loans still place public funds at risk and argued that responsible-contractor requirements could help protect the City's financial interest.

City Attorney Johnson explained that remedies would depend on the type of assistance and the specific agreement, and could include default provisions, letters of credit, repayment remedies, or, in a land transaction, a reverter provision.

Staff and representatives familiar with responsible-contractor requirements clarified that the proposed policy would not automatically impose prevailing-wage reporting. Contractors would generally submit an affidavit or acknowledgment confirming that they satisfy the statutory responsible-contractor criteria. The documentation could be retained electronically, with project agreements establishing consequences if an affidavit were falsified or the requirements were violated.

After discussion, the Council reached consensus to have staff prepare a policy and resolution requiring responsible-contractor provisions for projects receiving more than $50,000 in City financial assistance, regardless of the form of assistance. The applicable contract or financial agreement would contain provisions related to the responsible-contractor requirements under Minnesota Statute 16C.285. The Council requested that the proposed resolution and final language return to a future Work Session for review before formal action.

Staff noted that previously approved projects may be too far along to add the new requirements retroactively. Staff will apply the policy prospectively and tailor enforcement provisions to the circumstances of each future project.

2.03: 2026 Candidate Forums

City Administrator Hagen reviewed the City-coordinated candidate forum held in 2024 and asked whether the Council wanted the City to host a similar forum for the November 2026 General Election. The 2024 event allowed in-person public attendance and real-time question submissions, with the City providing staff support and about $200 for an audio/visual operator while the moderator volunteered their time.

The Council discussed the value of allowing residents to attend in person and submit questions. Members also acknowledged that the actual City cost includes staff time and other operational support in addition to the audio/visual operator expense.

The Council agreed to coordinate and host a candidate forum for the 2026 General Election using a format similar to the 2024 event.

The Work Session recessed at 6:55 p.m. so that the Council could conduct the regular City Council meeting.

The Work Session reconvened at 8:35 p.m.

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

Administrative Services Director Colleen Lasher introduced the item and explained that the Council would discuss the status of union negotiations, with the closed-session discussion focusing on the LELS Sergeants group. Staff indicated that other contracts were either at tentative agreement or otherwise not ready for discussion.

At 8:35 p.m., the Council closed the meeting pursuant to Minnesota Statute section 13D.03 to consider labor-negotiation strategy and developments.

The meeting reconvened in Open Session at 9:04 p.m.

Administrative Services Director Lasher reported that Council directed staff to move forward with closing the contracts. Staff will present redlined contract documents at the next regular City Council meeting for Council consideration and approval.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

City Administrator Hagen reviewed upcoming Work Session topics. Staff will bring back the responsible-contractor policy language for further review. Staff will also gather additional information regarding cannabis sales and the City's regulatory options before returning with a possible ordinance discussion.

The Council discussed whether cannabis-related penalties could eventually mirror the City's tobacco or alcohol enforcement provisions.

City Attorney Johnson explained that statutory authority for local cannabis fines remains unclear and that additional guidance from the Minnesota Office of Cannabis Management would be helpful before the City changes its ordinance.

The Council agreed that staff should continue investigating the issue and return once the available local authority is clearer.

Staff will also gather additional information regarding a utility-bill issue previously raised by the Council. Members were invited to identify specific questions they would like staff to research.

The Council reviewed the upcoming calendar. The 2050 Comprehensive Plan update is expected to begin soon. The Capital Improvement Plan review is anticipated for October 27, 2026, and the final budget review is expected at the first Work Session in November.

Councilmember Riley requested that staff quantify the budget impact of the new GIS position, including the effect of the planned August start date on the following year's budget.

Staff indicated that similar calculations could also be provided for union-contract changes.

Councilmember Buscher requested information quantifying the taxpayer impact of not assessing the remaining gravel-road improvements.

Staff recalled that most remaining improvements were expected to be funded through existing TIF resources, with a smaller portion supported by the general levy, and agreed to locate the prior analysis.

4. MAYOR / COUNCIL / STAFF INPUT

4.01: Update on Outside Committees

No updates were provided from outside committees.

5. ADJOURNMENT

The City Council Work Session adjourned at 9:14 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, September 22, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: City Administrator Brian Hagen
Finance Director Diana Lund
Police Chief Brad Bluml
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 Peters, seconded by Councilmember Stewart, to approve the agenda as presented.

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

3. PRESENTATIONS

3.01 Proclamation Declaring October 2026 as Domestic Violence Awareness Month

Mayor Heineman read a proclamation declaring October 2026 as Domestic Violence Awareness Month in the City of Ramsey. He recognized domestic violence as a critical public health and welfare concern and emphasized the importance of community partnerships in preventing abuse and supporting survivors.

Ms. Katie Kelly of Alexandra House thanked Mayor Heineman and Council for recognizing Domestic Violence Awareness Month and for the City's continued support. She noted that the City would illuminate public spaces in purple and host the Silent Witness exhibit at City Hall from October 7 through October 14. She shared information regarding the prevalence of intimate partner violence. She reported that more than 2,500 incidents involving domestic partners were reported to Anoka County law enforcement agencies during the previous year. She encouraged residents to participate in Domestic Violence Awareness Month by displaying yard signs or purple lights, wearing purple on October 22, attending Hope Fest, and having conversations about domestic and sexual violence. She emphasized that community participation was essential to raising awareness, supporting survivors, and preventing violence.

4. CITIZEN INPUT

Mr. Derek Lind identified himself as a 28-year Ramsey resident and a member of the Anoka County Election Integrity Team. He discussed a recent Minnesota Supreme Court decision concerning the authority of municipalities to use paper voter rosters rather than electronic poll pads. He explained that his organization had previously disagreed with Anoka County's interpretation of state law regarding municipal authority to discontinue poll pads and indicated the court decision supported the position that municipalities had authority over that decision. He reported that some area communities were considering or implementing paper voter rosters and requested an opportunity to discuss the issue with Council at a future work session.

Mr. Lind also expressed concerns regarding voter privacy and the electronic storage of voter names and addresses.

A Councilmember questioned whether the same voter information used to produce paper rosters was maintained electronically within the statewide voter registration system.

Mr. Lind acknowledged that the information originated from the State system but maintained that his concern involved information being accessible electronically at polling locations.

Council indicated interest in discussing the matter further at a work session.

Mr. Lance Klatt, Executive Director of the Minnesota Service Station and Convenience Store Association, explained that his organization represents approximately 300 independent retailers throughout Minnesota. He discussed retailer efforts regarding tobacco and THC age-verification compliance and reported that Ramsey retailers had a 94.1% compliance rate in federal checks conducted between January 2024 and September 22, 2026.

Mr. Klatt described TrueAge, an identification-verification system that scans driver's licenses and helps retailers detect fraudulent identification. He explained that the technology could integrate with point-of-sale systems and was available at no cost to convenience stores and fueling locations, with a relatively low cost for some other retailers. He expressed his organization's willingness to

work with Police Chief Bluml and the City to improve compliance and prevent sales to underage customers.

5. CONSENT AGENDA

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

5.01: Approve the Following Meeting Minutes:
1) City Council Work Session dated September 8, 2026
2) City Council Regular Session dated September 8, 2026

5.02: Approve Business License Applications

5.03: Affirming Tobacco License Violations and Administrative Penalty

5.04: Adopt Resolution #26-224 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 3, 2026, through September 16, 2026

5.05: Adopt Resolution #26-205 Appointing Election Judges for the General Election on November 3, 2026

5.06: Adopt Resolution #26-209 Approving a Development Agreement for LH Road LLC (Wildlife Research)

5.07: Adopt Resolution #26-212 Authorizing Final Payment to North Valley, Inc. for Maintenance Project #26-53, 2026 Skim Patching

5.08: Adopt Resolution #26-213 Authorizing an Expanded Speed Study Request for Armstrong Boulevard/CSAH 83 Between Highway 10 and Alpine Drive NW

5.09: Adopt Resolution #26-218 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-08, 2026 Neighborhood Pavement Overlay Improvements

5:10: Adopt Resolution #26-219 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-03, Carol-Rose Acres & Sports Haven Street Reconstruction

5:11: Adopt Resolution #26-220 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-04, Countryside Estates Street Reconstruction.

5:12: Adopt Resolution #26-221 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-05, Flintwood Hills 2nd and 3rd Street Reconstructions

5:13: Adopt Resolution #26-222 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-07, Section 01 Unplatted Street Reconstruction

5:14: Adopt Resolution #26-223 Approving a Union Contract for the LELS Crime Data Analyst Union

5:15: Adopt Resolution #26-225 Approving Partial Payment No. 7 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement

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

6. PUBLIC HEARING

6.01: PUBLIC HEARING: Adopt Resolution #26-214 Adopting Assessments for Past-Due Charges on Municipal Utility Bills and Current Services Rendered

Presentation
The staff report was shared with Council.

Public Hearing
Ms. Kareen Hodgman, 5540 144th Avenue NW, explained that she and her family had lived at the property since 2018 and were disputing an unusually high water bill received in January 2026. She reported that the bill reflected approximately 260,000 gallons of water usage during a winter billing period and was approximately $1,400. She immediately contacted the City because she could not identify any reason for that level of water consumption. She then hired a plumber, who found no leak or evidence of water damage to explain the reported usage. She noted that the City's records indicated the water consumption returned to normal without any action being taken to correct a leak. She had continued working with staff but remained unable to determine where the reported water had gone.

Mr. Dustin Waigiou joined Ms. Hodgman in discussing the disputed bill and the household's efforts to determine the source of the unusual water consumption. They questioned how approximately 260,000 gallons of water could have passed through the residence without producing visible evidence of a leak or substantial property damage.

Staff explained that the City's meter records water after it enters the residence and discussed how the City's tiered billing structure applies to unusually high usage. Staff had offered an adjustment based upon the City's existing policy, including reducing the charge to the applicable maximum base amount and waiving interest if the account was resolved before certification.

Ms. Hodgman responded that the proposed reduction would only reduce the approximately $1,500 charge by roughly $200 and did not address the underlying concern. She emphasized that the family was not simply requesting relief from a large bill; they wanted an explanation for the extraordinary reported consumption. She reiterated that a plumber had found no evidence of a leak and that no structural water damage existed in the home. She requested that the disputed amount not be certified to the property's taxes while the matter remained unresolved.

Mayor Heineman acknowledged the unusual circumstances and expressed confidence that staff had followed the City's procedures while also recognizing that the amount and unexplained consumption warranted additional review. He indicated he was willing to continue discussing the matter with staff and the residents after the meeting.

Citizen Input

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

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

Council Business

Councilmember Buscher asked how Council could approve the remaining assessments while temporarily excluding the Hodgman property.

City Attorney Johnson explained that Council could approve the certification list minus the identified property. Doing so would not forgive or eliminate the outstanding charge; Council would eventually need to provide additional direction on how to resolve the account.

Council discussed whether an appliance, plumbing fixture, meter issue, or another condition could explain the extraordinary usage.

Staff explained that the water meter was located inside the residence and measured water flowing through the meter.

Council acknowledged the difficulty of reconciling the meter reading with the lack of physical evidence associated with such a substantial amount of water.

Councilmember Specht initially proposed approving Resolution #26-214 while writing off the disputed bill for the Hodgman property. The motion failed for lack of a second.

Councilmember Olson suggested another potential resolution: charge the household an amount equivalent to its second-highest water bill for the year rather than eliminating the charge.

Council noted that the necessary amount was not immediately available.

Motion by Councilmember Buscher, seconded by Councilmember Olson, to adopt Resolution #26-214 adopting assessments for past-due municipal utility bills and current services rendered, excluding the property at 5540 144th Avenue NW from the certification list pending further review and directing staff to return to Council with follow-up within one month.

Mayor Heineman reiterated that excluding the property would allow additional time to review the circumstances without questioning the work City staff had already completed. He supported further discussion because of the unusual size and unexplained nature of the reported consumption.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution 26-215 Adopting Proposed 2027 Payable Tax Levies (General, Pavement Management, EDA and Debt Service) & Schedule Public Hearings for December

8, 2026; Adopt Resolution #26-216 Adopting Proposed 2027 General Fund Budget and Resolution #26-217 Adopting Proposed 2027 EDA Budget

The staff report was shared with Council.

Mayor Heineman clarified that the estimated $70 to $75 impact on a median-valued home represented an annual, not monthly, increase. He also explained that the apparent increase in the pavement-management levy should be considered in the context of the City's previous methods of financing road improvements through special assessments and franchise-fee revenues. He noted that Ramsey continued to grow, requiring infrastructure and public-safety investments before receiving all revenues associated with new residents. However, he indicated that he had hoped to see a preliminary levy increase below 6.13% and would not support the proposed amount.

Councilmember Riley noted that comparisons of municipal tax rates did not necessarily reflect other revenue sources available to individual cities, including Local Government Aid, franchise fees, municipal utilities, or municipal liquor operations.

Councilmember Buscher observed that comparisons limited to Anoka County municipalities did not necessarily account for differences in population or growth rates. She noted that comparisons with similarly sized communities provided additional context regarding Ramsey's tax position.

Councilmember Specht thanked staff for the extensive work on the budget but said he would not support the proposal because he continued to have concerns about certain staffing positions and wanted a lower levy increase.

Motion by Councilmember Peters, seconded by Councilmember Olson, to adopt Resolution 26-215 Adopting Proposed 2027 Payable Tax Levies (General, Pavement Management, EDA and Debt Service) and Schedule Public Hearings for December 8, 2026

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

Motion by Councilmember Peters, seconded by Councilmember Riley, to adopt Resolution #26-216 Adopting Proposed 2027 General Fund Budget

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

Motion by Councilmember Peters, seconded by Councilmember Specht, to adopt Resolution #26-217, Adopting Proposed 2027 EDA Budget

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

7.02: Lower-Potency Hemp Edible Retail Compliance Violation and Possible Suspension

The staff report was shared with Council.

Ms. Haley Capital, representing Ramsey Tobacco Outlet, accepted responsibility for the failed compliance check and apologized. She explained that the employee had successfully checked another young customer's identification shortly before the compliance check but mistakenly believed he recognized the compliance checker from a previous visit and assumed the individual was of legal age. She acknowledged that the assumption did not excuse the violation.

Ms. Capital reported that the business had retrained the employee and management and planned to retrain employees at its other locations. The business had also implemented a policy requiring identification to be checked for every transaction regardless of the customer's apparent age or familiarity to employees. In addition, the register system had been updated to allow identification to be electronically scanned. She requested that Council not impose a lengthy suspension and assured Council that the business was committed to compliance and preventing minors from obtaining THC or tobacco products.

Councilmember Buscher asked Chief Bluml whether the City could revise its ordinance to establish consequences for lower-potency hemp violations similar to those for tobacco violations.

Chief Bluml indicated that additional research would be necessary. He supported the business's use of identification-scanning technology. Still, he noted that approximately 30 Ramsey businesses held one or more licenses involving cannabis, alcohol, or tobacco and that only an estimated 40% currently used point-of-sale age-verification technology.

Councilmember Riley asked about information in the staff report indicating that the business could face additional penalties if the product involved in the sale had been improperly stored or was not authorized for sale.

Chief Bluml explained that OCM was reviewing the matter and could independently investigate potential additional violations.

City Attorney Johnson added that OCM had requested additional information, including the police report and a photograph of the product, and had indicated there could potentially be additional issues under state regulations.

Council discussed whether Ramsey could require point-of-sale identification scanners for THC retailers.

City Attorney Johnson cautioned that the State exercises substantial regulatory authority over cannabis and lower-potency hemp products, and additional research would be necessary to determine whether the City possessed authority to impose such a requirement.

Councilmember Stewart questioned whether not suspending would be consistent with the City's treatment of underage tobacco and alcohol sales.

Chief Bluml clarified that the consequences were structured differently. Under the applicable rules, a first tobacco violation cannot result in a suspension but carries a $300 fine. In the current lower-potency hemp case, the City Code did not establish an administrative fine, but Council could impose a registration suspension of zero to 30 days. He emphasized that the employee had already received a criminal citation and that OCM maintained separate state enforcement authority.

Mr. Alfred Jackson, 16765 New York Street NW, commended the business representative for appearing before Council and accepting responsibility. However, he encouraged Council to establish meaningful consequences for underage sales. He said the City had little precedent for lower-potency hemp violations, so that this case could set expectations for future enforcement.

Motion by Councilmember Buscher, seconded by Councilmember Peters, to determine that a lower-potency hemp age-verification compliance violation occurred on September 8, 2026.

Councilmember Specht supported suspending the registration, suggesting three to seven days to reflect the seriousness of the violation while recognizing that a 30-day suspension might be excessive.

Councilmember Buscher thanked the business representative for accepting responsibility and implementing corrective measures. She supported reviewing the City's ordinance to consider annual training, identification-verification technology, fines, and consistent suspension guidelines for future violations. She emphasized that imposing no City suspension would not eliminate other consequences because the employee had received a citation and OCM was independently reviewing the matter.

Councilmember Stewart disagreed with not suspending and said doing so would not adequately reflect the seriousness of an underage sale.

Discussion continued on the distinction between punishing the individual employee, the City's regulatory authority over the business, and OCM's state-level enforcement.

Council discussed whether additional local regulations were necessary or whether existing state and federal enforcement mechanisms were sufficient. One Councilmember supported a three-day suspension as a compromise that would recognize the violation without imposing the maximum penalty.

Councilmember Buscher agreed to a friendly amendment changing her motion from no suspension to a three-day suspension.

Councilmember Specht indicated that although he would personally have supported a somewhat longer suspension, he considered three days a reasonable compromise that demonstrated the City's expectation of compliance and established consequences for the violation.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Specht noted that early voting had begun and encouraged residents to participate in the election.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 8:24 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: 10/13/2026

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	Reviewed By	Date
Sean Sullivan	Sean Sullivan	10/08/2026 10:58 AM
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Wendy Schlueter		Started On: 10/06/2026 03:35 PM
Final Approval Date: 10/08/2026		

Report Name: License Report - License Types
Council Dates: 10/13/2026 to 10/13/2026
Status: Active, Inactive
License Type(s): 3.2 Beer Off-Sale, 3.2 Beer On-Sale Temporary, Amusement Center, Business License-1st Year, Business License-Renewal, Cannabis Mezzobusiness Retailer Registration, Cannabis Retailer Registration, Garbage Haulers, Hemp, Low-Potency Edible Retailer Registration, Liquor 2 A.M. Closing, Liquor Off-Sale, Liquor On-Sale, Liquor On-Sale Sunday, Mobile Food Unit–Annual, Multi-Family Rental, Pawnbroker, Rental, Rental - Multi-Family, Second Hand Goods Dealer, Special Events, Temporary Amusement/Carnival/Circus, Temporary Intoxicating, Therapeutic Massage Establishment, Therapeutic Massage Therapist, Tobacco, Transient Merchant/Peddler/Solicitor, Wine On-Sale

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Special Events							
Adrenaline Sports Center	Adrenaline Sports Center	ASC - North Metro Ice Show	Adrenaline Sports Center - Jason Jacob	8310 147th La NW	10/26/2026	10/13/2026	A

Special Events License Count: 1

Total Licenses: 1

CC Regular Session

Meeting Date: 10/13/2026

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

Title:
Approve Request to Declare Surplus Property

Purpose/Background:
Staff requests the City Council declare the following property surplus and authorize sale of the same:

Vehicle #401
2005 Chevrolet Colorado
VIN# 1GCDT196758248096
Mileage 118,987

Vehicle #405
2006 Ford Taurus
VIN# 1FAHP53U66A255397
Mileage 76,282

Vehicle #410
2012 Ford F250
VIN# 1FT7X2B69CEC32871
Mileage 62,954

Vehicle #676
2010 Chevrolet K3500 Silverado
VIN# 1GB6KZBK8AF147371
Mileage 82,686

Vehicle #678
2012 Ford F350
VIN# 1FDRF3H65CEC32855
Mileage 88,563

Vehicle #669
2008 International Water Truck
VIN# 3HTMKAZR98N639664
Mileage 62,719

Vehicle #660
2003 Gilcrest Paver
Model# 2331013
Serial# 2-3412

Vehicle #650
1989 16FT Tandem Trailer
VIN# 154DH1627KT004322

1994 24FT Tandem Trailer
VIN# 1C9AE2420P1271300

Vehicle #613
2000 Patch Trailer

Model Spaulding

Time Frame/Observations/Alternatives:
Unit #401 is a mid-sized pickup truck originally used by Building Division staff in the Community Development Department, and most recently used by Utilities Division staff in the Public Works Department.

Unit #405 is a passenger sedan originally used by Building Division staff in the Community Development Department, then as an Administrative staff vehicle, and most recently by Public Works Department staff.

Unit #410 is a full-sized pickup truck used by Building Maintenance Division staff in the Public Works Department.

Unit #676 is a full-sized pickup truck used by Streets Division staff in the Public Works Department.

Unit #678 is a full-sized pickup truck used by Public Works Department staff.

Unit #669 is a commercial water tank truck used by Public Works Department staff.

Unit #660 is a bituminous paving machine used by Public Works Department staff.

Unit #650 is a 16-foot tandem trailer used by Public Works Department staff.

The 1994 24-foot tandem trailer was used by Public Works Department staff.

Unit #613 is a pavement patching trailer used by Public Works Department staff.

These pieces of equipment and vehicles are being rotated out of the fleet as they have various defects making them inoperable or unsafe to operate and will therefore be sold at public auction "as is".

Recommendation:
Staff recommends the City Council declare these pieces of equipment and vehicles as surplus property and authorize sale/auction of the same "as-is".

Outcome/Action:
Motion to declare these pieces of equipment and vehicles as surplus property and authorize sale/auction of the same "as-is".

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Bruce Westby		Started On: 09/23/2026 01:07 PM
Final Approval Date: 10/08/2026		

CC Regular Session

Meeting Date: 10/13/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:
Adopt Resolution #26-226 Approving a Development Agreement for Harlow Beckett Enterprises (Scooter's Coffee)

Purpose/Background:
Last month, the City Council approved the conditional use permit and minor plat associated with the Scooter's Coffee project. The next step is approval of a Development Agreement outlining platting fees and financial guarantees for site improvements. The proposed Agreement is standard in form.

Recommendation:
Staff recommends approval of the Development Agreement.

Outcome/Action:
Motion to adopt Resolution #26-226 Approving a Development Agreement for Harlow Beckett Enterprises.

Attachments

Resolution #26-226
Development Agreement

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	09/30/2026 09:42 AM
Form Started By: Todd Larson		Started On: 09/14/2026 12:36 PM
Final Approval Date: 10/05/2026		

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

RESOLUTION #26-226

RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR HARLOW BECKETT ENTERPRISES

WHEREAS, Ms. Natalie C. Dewey of Harlow Beckett Enterprises properly applied for Final Plat (Minor Plat) and Conditional Use Permit approval of the property generally located southwest of Sunwood Drive NW and Ramsey Boulevard NW and legally described as:

Lot 1, Block 1, COR Seven, Anoka County, Minnesota; and

(the 'Subject Property'); and

WHEREAS, the City Council reviewed and approved the Final Plat of COR Seven and a Conditional Use Permit for a restaurant with a drive-thru, both on September 8, 2026, through Resolutions #26-211 and #26-186, respectively; and

WHEREAS, the plat and conditional use permit are subject to a Development Agreement guaranteeing on- and off-site improvements are installed in a timely manner; and

WHEREAS, the City Council reviewed the proposed Development Agreement on October 13, 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 Development Agreement for Harlow Beckett Enterprises in conjunction with COR Seven and the Conditional Use Permit and authorizes the Mayor and City Administrator to sign it.

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

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 13th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

HARLOW BECKETT ENTERPRISES
(SCOOTER'S COFFEE)
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

This Agreement (hereinafter the "Agreement") is dated as of this 13th day of October 2026, and is by and between the City of Ramsey, a Minnesota municipal corporation (the "**CITY**") and **Harlow Beckett Enterprises**, a limited liability company under the laws of the State of Minnesota, (the "**PERMITTEE**").

Recitals

A. The **PERMITTEE** is the fee title owner of land generally known as 14340 Ramsey Boulevard Northwest, Ramsey, MN 55303 and legally described as:

Lot 1, Block 1, COR SEVEN, Anoka County, Minnesota.

(the "**Subject Property**")

B. That on July 10, 2026, the **CITY** received a Land Use Application from Ms. Natalie Dewey of Harlow Becket Enterprises, (the "**PERMITTEE**") requesting a Minor Plat and Conditional Use Permit as a proposal to construct a restaurant with a drive-thru and associated site improvements on the **Subject Property** (cumulatively, the "**New Building**").

C. That on September 8, 2026, the City Council reviewed and approved the proposed plat through Resolution #26-211 and conditional use permit with the adoption of Resolution #26-186 on the **Subject Property**.

D. The **PERMITTEE** intends to cause the Required Improvements to the **Subject Property** to be constructed, included those Required Improvements that must be costructed on adjacent **CITY** parcels and public rights-of-way**.**

Agreement

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **CITY** approves the site plan (the "Site Plan") within the Conditional Use Permit conditioned on the **PERMITTEE** developing the **Subject Property** in accordance with the applicable provisions of City Code**.**

2. **Conformance with the Plans**. The **Subject Property** shall be developed in accordance with the final civil and landscape plans (the "**Plans**") prepared by Hakanson Anderson, and dated August 13 and September 21, 2026, respectively. The **Plans** remain subject to: (a) City Staff's review and approval of the **Plans** to, among other things, confirm that the revisions requested in the **CITY's** review have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The **Plans** shall not be attached to this **Agreement** but are in the **CITY's** files.

3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, and Zoning Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structure(s) shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief. The **PERMITTEE** herein agrees to post "No Parking" signs along driveways in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief.

6. **Required On-Site and Off-Site Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the **Subject Property** and adjacent CITY-owned property as required in accordance with the specifications and location as shown on the **Plans.** The Required Improvements and the allocated costs therefor are as follows:

Required On-Site and Off-Site Improvements	Cost	75% of Cost Release Amount
a. Removals	$410	$308
b. Earthwork	$27,300	$20,475
c. Site Work	$214,477	$160,858
d. Utilities	$134,480	$100,860
e. Erosion Control and Landscaping	$35,979	$26,984
Total	$412,646	**$309,485**

("**Required Improvements**")

The **PERMITTEE** agrees to construct the **Required On-Site and Off-Site Improvements (herein after collectively both on-site and off-site are "Required Improvements")** according to the terms and conditions of this **Agreement**, in accordance with the **Plans**, and in compliance with Staff review comments.

7. **Required Improvements Completion Date**. The **Required Improvements** shall be completed within twelve (12) months from the date of issuance of the first building permit for the New Building, subject to Unavoidable Delays. For the purposes of this Agreement, Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, global pandemic, epidemic, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, results in delays, or acts of any federal, state or local governmental unit other than the **CITY**.

8. **Required Improvements Financial Guaranty**. In order to ensure the installation of the **Required Improvements** in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or an irrevocable letter of credit ("Financial Guaranty"), approved as to form by the **CITY**, in the amount of **Three Hundred Nine Thousand Four Hundred Eighty-Five Dollars and No Cents** (**$309,485.00**), which is 75% of the estimated cost of the **Required Improvements**. Prior to the issuance of the building permit, the financial guaranty must be provided as required herein.

   At the request of **PERMITTEE**, the **CITY** shall, not more frequently than once monthly, release that part of the Financial Guaranty for any completed portion of the **Required Improvements** in the amount set forth in Section 6 that have been accepted in writing by the **CITY,** provided the initial reduced amount is at least 40 percent of the original estimated costs and subsequent reductions of at least ten percent the original estimated costs. Upon completion of the construction of all or any remaining of the **Required Improvements** and written acceptance by the **CITY**, the Financial Guaranty shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guaranty described in Section III Paragraph 11 of this **Agreement**. The determination of completion of the construction of the **Required Improvements** shall be made by the **CITY**. In the event the **PERMITTEE** fails to construct and install the **Required Improvements** as required herein, the City Council may order the completion of the **Required Improvements** with **CITY** day labor and/or by letting contracts for said completion and draw upon the Financial Guaranty for payment. Only the City Council shall have the authority to direct completion of the **Required Improvements** and withdraw from the Financial Guaranty. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the **Required Improvements** in the event of the **PERMITTEE's** default.

9. **Site Inspection Fees (escrow).** The **PERMITTEE** shall be responsible for all site inspection costs incurred by the **CITY** related to the installation of **Required Improvements**. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY ("Cash Escrow")** and the **CITY** shall have the authority to draw upon the **Cash Escrow** for the purpose of compensating for inspection services. The amount of the **Cash Escrow** shall be equal to five percent (5%) of the estimated cost of the **Required Improvements**, which equates to **Twenty Thousand Six Hundred Thirty-Two Dollars and No Cents** (**$20,632.00**). Upon completion of the **Required Improvements** to the satisfaction of the **CITY**, any **Cash Escrow** surplus balance shall be refunded to the **PERMITTEE**.

10. **Warranty for Off-Site Improvements.** The **PERMITTEE** shall provide a one-year warranty in the amount of **$45,032.00**, which is 25% of the cost of the Off-Site Improvements, less grading. Said warranty shall be due upon completion of the Off-Site Improvements and in force for one year following the final acceptance of any required improvements and shall guarantee satisfactory

performance of said improvements. The warranty must be in the form of a Letter of Credit approved by the **CITY** Finance Director or a cash escrow.

SECTION II
DEVELOPMENT FEE INFORMATION

11. The **Subject Property** is being re-platted as a buildable lot of record where development fees are required as follows:

    a. Park/Trail Dedication - **$5,168.00** (Park portion = $4,104 and Trail portion = $1,064)

    b. Water Trunk (Connection) - **$5,975**

    c. Sanitary Sewer Trunk (Connection) - **$3,307**

    d. Stormwater Management - **$4,330**

    e. In lieu of construction an on-site stormwater basin, the equivalent cost, per the engineer's estimate - **$5,475**.

SECTION III
PERMITS AND OCCUPANCY

12. **Requirements for Building Permit.**

    a. No building permit 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 and **Cash Escrow** described in Section I Paragraph 8 & 9 to the **CITY**; and (d) obtained all necessary permits from the Lower Rum River Watershed Management Organization and has provided a copy of such permit to the **CITY**, if applicable**;** and

    b. No occupancy permit 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; and (b) constructed all utilities and storm water facilities this **Agreement** requires to serve the lot and such utilities and storm water facilities are in place, operational and accepted by the **CITY.**

SECTION IV
ON-SITE AND OFF-SITE LANDSCAPING

13. **Maintenance Guaranty for Landscaping**. It is herein agreed that the **PERMITTEE** shall provide a Maintenance Guaranty to ensure the survival of the plantings. Said Maintenance Guaranty shall consist of cash or an irrevocable letter of credit, approved as to form by the **CITY**, in the amount of **Two Thousand Eight Hundred Eighty Dollars and No Cents ($2,880.00)** [# plantings (16 trees) x cost/planting ($600/tree) x 30% average non-survival rate], which shall be in effect for a two (2) year period commencing on the date of the **CITY's** written acceptance of said plantings as part of the **Required Improvements**.

At the end of the two (2) year period, the **PERMITTEE** shall contact the **CITY** to schedule a final inspection of the landscaping. The determination that all plantings that have been planted in accordance with the **Plans** have either survived or have been replaced shall be made by the **CITY**. Upon approval of the final landscape inspection by the **CITY,** the Maintenance Guaranty shall be returned to the **PERMITTEE**. In the event the **PERMITTEE** fails to maintain the required plantings for a two (2) year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the Maintenance Guaranty for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the Maintenance Guaranty. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION V
GENERAL

14. **Easement Document.** The **PERMITTEE** shall sign a cross-access and maintenance easement document regarding the shared access roadway along the west side of the **Subject Property**. This document must be recorded against all parcels affected.

15. **As-Built Record Plan.** Per City Code Section 117-615(17), upon completion of the installation of the **Required Improvements**, the **PERMITTEE** shall provide the **CITY** with copies of plans and specifications showing the **Required Improvements** as finally constructed and installed, in both digital (CAD) and paper form (PDF), as required by the **CITY**. Such as-built plans shall be certified as true and accurate by the registered engineer responsible for the installation of the **Required Improvements**.

16. **"Acceptance**" means written acceptance of the **Required Improvements** by the **CITY** after the **CITY** determines that: (a) the **Required Improvements** have been completed in accordance with the approved **Plans**, specifications, this Agreement, and applicable City standards; (b) all required inspections, testing, and sewer televising have been completed and accepted; (c) all punch-list items have been corrected; and (d) complete as-built plans and all other required closeout documents have been submitted and accepted.

17. **Survey Monumentation.** The **PERMITTEE** must protect all lot corner stakes and survey monumentation at all lot corners.

18. **Preconstruction Meeting.** The **PERMITTEE** shall schedule and hold a pre-construction meeting with the City Engineer prior to commencing site work.

19. **Boulevard and Area Restoration**. The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading performed in the development of the land.

20. **Construction Site Maintenance**. The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

21. **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.

22. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this Agreement as **Required Improvements**, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

23. **Site Plan Approval Expenses**. The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY's** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the financial guarantees or escrows required by this contract for payment.

24. **Reimbursement to the City**. The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this **Agreement**, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

25. **Existing Private Utilities.** The movement or disturbance of any private utilities on the **Subject Property**, including the costs thereof, are the responsibility of the **PERMITTEE** and must be coordinated with the applicable utility company.

26. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phrase of this **Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of this **Agreement**.

27. **Proof of Authority**. When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this **Agreement**. This proof of authority may be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

28. **Violation of This Permit**. If the **PERMITTEE** fails to perform any of the terms of this Agreement in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** Financial Guaranty, the full amount of any and all Financial Guaranties or escrow accounts. Breach of any of the terms of this Agreement by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

29. **Certificate of Occupancy**. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY's** Building Official, which authorizes the structure to be used for its intended purposes.

30. **Agreement Binding on Successors and Assigns**. The **PERMITTEE** agrees that this **Agreement** shall be binding upon its successors and assigns.

31. **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:
Harlow Beckett Enterprises
Attn: Natalie C. Dewey
2680 243rd Avenue NW
Saint Francis, MN 55070-8755

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Dr. NW
Ramsey, MN 55303

[The rest of this page left intentionally blank]

THE PERMITTEE:

Harlow Beckett Enterprises

By:_____
Natalie C. Dewey
Its: President

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Natalie C. Dewey, the president of Harlow Beckett Enterprises., a Minnesota Limited Liability Company, on behalf of the company.

_____
Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Ryan Heineman
Its: Mayor

By:_____
Brian Hagen
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____

Notary Public

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

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

CC Regular Session

Meeting Date: 10/13/2026

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

Title:
Adopt Resolution #26-227 Authorizing City Staff to Process, Authorize, and Execute Documents Necessary to Implement and Administer the Ramsey local Affordable Housing Aid (LAHA) Program.

Purpose/Background:
The Council discussed drafts of the the policy at its work sessions on February 10 and May 12, 2026, and provided direction to bring forward the attached policy that meets the needs of existing Ramsey residents.

Background Information
In 2023, a law was enacted that established a metropolitan-area sales tax with revenue only to be used for affordable housing purposes. This program is called Local Affordable Housing Aid (LAHA). The law included a provision that cities over 10,000 in population receive their share directly, based upon a formula of each city's portion of cost-burdened households. The direct allocation allows cities local control over what housing-related assistance it feels its residents need. Generally speaking, the money can be used for things such as building new affordable housing (entire buildings or a percentage of the units); preservation/renovation of existing affordable housing, and emergency rental assistance. There is a companion program that is statewide (SAHA) that Ramsey is not eligible for.

The amount of money varies from year-to-year. The current balance total is $612,611.66. In the first full year of the program, 2025, Ramsey received $317,780.38 and future allocations will likely be similar to this amount. Funds must be used by their fourth year, meaning that the 2024 allocation must be committed by the end of 2027 and spent by the end of 2028. Some exceptions can be made for projects in the works. On September 9, the City Council approved $250,000 to the Elevate Hope House project to construct three apartments limited to residents making under 80 percent area median income (AMI).

Projects can be for both rental and ownership housing and the determining factor of who is eligible is based on Area Median Income (AMI). It should be noted that AMI is based off of household size. For 2025, the AMI for a family of four in Ramsey is $132,400. The ownership projects need to benefit people with household incomes of less than 115% AMI, with preference given to household incomes less than 80% AMI. Rental projects (construction or emergency renal assistance) are limited only to those incomes below 80% AMI. The money can be used in the form of a loan or a grant (technically, a no-interest forgivable loan). There can be a cost-share component. Any money that is repaid from a loan or a claw-back provision will need to be re-used for affordable housing.

Staff met to discuss what we are seeing in the field based on code enforcement complaints, business interactions, and other anecdotal information as to what might be beneficial to the community. Staff also met with Anoka County Housing staff to discuss various program options. The following are included in the program that staff feels will be beneficial while not majorly impacting staff time.

Single-Family Home Exterior Improvements
Large-cost projects like new windows, new siding, new roofs, (potentially) repaving driveways, utility connections, and large tree removal can be cost-prohibitive for families at and below 115% AMI. These types of improvements to a home can have positive effects on the surrounding neighborhood. These items can usually be planned for several months, and the city can offer an application window scheduled around when staff has more time. Cost range estimate: $10,000 to $50,000 per house.

Single-Family or Town home Interior Improvements
Having a furnace, water heater, or air conditioner replaced can be an urgent and costly issue. Cost range estimate: $1,500 to $10,000 per home.

Issues to Consider
In putting together a program or policy on how to spend the money, staff is taking into account the following issues:

Income Verification: Staff will be responsible for verifying the recipient's income and household size for any of the home-improvement programs. This commonly-accepted way of doing this is to examine the recipient's most recent tax returns. Some jurisdictions rely on a "self reporting" form, but that would become extremely time-intensive should allegations of fraud be made.

Administering Payment: Staff will be responsible for paying the recipients of the funds and then verifying that the money is spent for its intended purpose. Our program will pay the contractors directly—both down and final payments. The attached resolution authorizes staff to take the applications and administer payments directly, without going to Council for approval. This is so that urgent repairs can be handled quickly as well as to prevent publicly exposing our vulnerable residents. The Council will be able to see the checks cut on the Bills List on each Council agenda.

Admin Fees: Right now, cities cannot use any of the money to cover staff time in administering these programs. There may be some legislation introduced this year to allow cities to tack on an administrative charge for the grants or loans.

Repayment of Loans: Staff does not have the capacity to process monthly loan payments. Our program is structured as a no-interest/forgivable-after-X-years program (essentially a lien on the home) so that the money is not used to "flip" a house or build resale value instantly before selling. Should it sell before the specified time, the money is paid back at the time of closing in full or by a reduced amount.

Not Using the Funds: The funds are meant for helping our residents or potential future residents. Should the money not be used, it will go back to Minnesota Housing and used in other communities.

Notification:
None required. Once approved, staff will begin marketing the program.

Funding Source:
Funding for the program will come from a sales tax. Staff time to process the applications is currently not covered by the sales tax, though time spent reviewing the applications and preparing the necessary paperwork is expected to be minimal. Additionally, most of the authorized improvements are required to obtain building permits and those costs are authorized.

In May, the Council provided consensus on the proposed initial allocations:
2026 Interior Improvements — $40,000
2026 Exterior Improvements — $0 (applications to begin in February 2027)
2027 Interior Improvements — $100,000
2027 Exterior Improvements — $100,000

Recommendation:
Staff recommends adopting the LAHA program.

Outcome/Action:
Motion to Adopt Resolution #26-227 Authorizing City Staff to Process, Authorize, and Execute Documents Necessary to Implement and Administer the Ramsey local Affordable Housing Aid (LAHA) Program.

Attachments

Resolution #26-227
LAHA Policy

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Todd Larson		Started On: 09/30/2026 10:23 AM
Final Approval Date: 10/08/2026		

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

CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

RESOLUTION NO. 26-227

A RESOLUTION AUTHORIZING CITY STAFF TO PROCESS, AUTHORIZE, AND EXECUTE DOCUMENTS NECESSARY TO IMPLEMENT AND ADMINISTER THE RAMSEY LOCAL AFFORDABLE HOUSING AID (LAHA) PROGRAM

WHEREAS, the Minnesota Legislature established the Local Affordable Housing Aid program under Minn. Stat. § 477A.35 to provide aid to eligible metropolitan cities and counties for the development and preservation of affordable housing; and

WHEREAS, the City of Ramsey (the "City") is an eligible recipient of Local Affordable Housing Aid ("LAHA") funds under Minn. Stat. § 477A.35; and

WHEREAS, Minn. Stat. § 477A.35, subd. 2, authorizes the use of LAHA funds for locally funded housing expenditures, including the acquisition, construction, rehabilitation, adaptive reuse, improvement, financing, and infrastructure of residential dwellings; and

WHEREAS, the City desires to use its LAHA funds to assist income-qualified residents with exterior and interior improvements to owner-occupied, homesteaded residential properties located within the City, thereby improving the safety, habitability, and appearance of homes and surrounding neighborhoods; and

WHEREAS, the City has established the Ramsey Local Affordable Housing Aid (LAHA) Program (the "Program"), which sets forth the eligibility criteria, eligible expenses, matching contributions, repayment terms, and administrative procedures for the use of LAHA funds; and

WHEREAS, the Program is structured as a forgivable grant-loan bearing no interest, with repayment secured by a repayment note, mortgage, and/or lien recorded against the assisted property with the Anoka County Recorder/Registrar of Titles, and with payments made directly to licensed contractors; and

WHEREAS, implementation and administration of the Program requires the City to process, authorize, and execute various documents, including program applications, award or commitment letters, repayment notes, mortgages, liens, homeowner/contractor agreements, lien waivers, satisfactions and releases, and other related documents; and

WHEREAS, in order to respond promptly to the needs of the City's residents and to administer the Program efficiently, the City Council desires to authorize City staff to process, authorize, and execute all documents necessary or convenient to implement and administer the Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ramsey, Minnesota, as follows:

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

2. The City Council hereby authorizes and directs City staff, including Community Development and Finance staff, to administer the Program in accordance with the Program policy adopted by the City Council, as it may be amended from time to time.

3. City staff are hereby authorized and directed to process, authorize, review, approve, and execute, on behalf of the City, all application documents, loan documents, and any other documents necessary or convenient for the implementation and administration of the Program, including without limitation program applications, award and commitment letters, repayment notes, mortgages, liens, homeowner/contractor agreements, lien waivers, and satisfactions or releases of liens or mortgages, together with all related instruments.

4. City staff are further authorized to record the applicable security documents against the assisted properties with the Anoka County Recorder/Registrar of Titles, and to take all other actions and execute all other documents reasonably necessary to carry out the intent of this Resolution and the Program.

5. This Resolution shall take effect immediately upon its adoption.

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 13th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

Ramsey Local Affordable Housing Aid (LAHA) Program

Adopted _____ 2026

Program Overview

The City has authority under Minn. Stat. § 477A.35, subd. 2(e)(iv) to use Local Affordable Housing Aid ("LAHA") funds to rehab and improve residential dwellings. The Ramsey Local Affordable Housing Aid (LAHA) program is intended to provide improvements to owner-occupied homes where the expense of such improvements would be cost-prohibitive or exceedingly burdensome to income-qualified residents. Providing assistance for exterior improvements not only help the residents of that home, but also benefit the surrounding neighborhood with improved aesthetics. Improvements to internal systems can provide for a safer and healthier living environment.

Eligible Participants

To be qualified for this program, recipients must meet all of the following criteria:

1. The household (combined total of all people residing in that house) income level must be at or below 115% Area Median Income (AMI) as defined for that year. Income verification will be done by review of tax filings.
2. The property must be owner-occupied and homesteaded with Anoka County. It may not be a relative homestead or in a trust.
3. The owner must not own or have any financial interest in any other homes or dwelling units—such as seasonal cabins, second homes, or as investment property.
4. Exterior improvements are limited to single-family homes. Interior improvements are available to single-family homes, owned manufactured homes in Oak Terrace Estates, and townhomes.
5. Must be a resident of Ramsey and the home must be located with Ramsey.

Preferred Participants – Should there be more demand than money available, first preference will be given to households below 80% AMI and second preference given to homes resided by someone over 65 years of age (identification required if not the same person as on the deed).

Eligible Expenses

The following improvements on the home are eligible for use of LAHA money:

Exterior Improvements – Minimum award amount = $5,000; Maximum award amount - $50,000 (total per home).

1. New Windows and exterior doors.
2. New Siding.
3. New Roofing.
4. Connecting wells and/or septic systems to municipal utilities and the costs of proper removal or abandonment. Replacement costs are eligible provided that municipal utilities are not available.
5. Tree trimming and/or removal if the tree poses a threat to the home or it is a tree in the front yard.
6. Bituminous or concrete driveway replacement (between the main garage and the public street only).
7. Demolition of unsafe exterior structures.

8. Demolition and replacement of unsafe decks.
9. Repair of unsafe home foundations.
10. Exterior painting of the entire house.

Interior Improvements – Minimum award amount $1,000; Maximum award amount - $10,000 (total per home).

11. Furnace, including costs of installing a natural gas service line.
12. Air conditioner.
13. Water heater.
14. Mold, lead, and asbestos remediation.
15. Electrical panel replacement and upgrading of knob-and-tube wiring.

The Council shall designate amounts each year for exterior and interior improvements.

Matching Contributions

This program is a forgivable loan with a sliding scale based on the amount the homeowner contributed to the project and the length of time that homeowner remains in the home. This money is not intended to provide a resale value increase in order to flip a property quickly. This program will reward projects that have a greater homeowner contribution with a shorter repayment period.

There will be no interest charged or collected on any repayment.

Repayment terms shall be secured by a Repayment Note recorded with the Anoka County Recorder/Registrar of Titles office. If repayment is required at the time the home sells, money received must be deposited into the City's Housing Fund as required by Law.

Repayment Portion (%) Based on Homeowner Contribution and Resale Timeframe.

	Percent Project Contribution		
Resale	0-24.99%	25-49.99%	50%+
0-2 Years	100% Repayment	100% Repayment	100% Repayment
2-4 Years	75% Repayment	66% Repayment	50% Repayment
4-6 Years	50% Repayment	33% Repayment	0 (Forgiven)
6-8 Years	25% Repayment	0 (Forgiven)	0 (Forgiven)
After 8 Years	0 (Forgiven)	0 (Forgiven)	0 (Forgiven)

Example 1: A homeowner contributes 25 percent of the project costs and sells the house in three years, 66 percent of the awarded amount must be repaid to the City:

Total Project Cost	*$20,000*
Homeowner Contribution	*$5,000 (25% of $20,000)*
Award Amount	*$15,000*
Amount Owed to City when sold in 3 years	*$10,000 (66% of $15,000)*

Example 2: A homeowner contributes nothing to a project and remains in the home for ten years. There is no repayment required.

Total Project Cost	*$20,000*

Homeowner Contribution	*$0*
Award Amount	*$20,000*
Amount Owed to City when sold in 10 years	*$0 (the award is forgiven)*

Should it be discovered after-the-fact that a recipient did not meet all of the *Eligible Participants* criteria, the entire awarded amount must be repaid at the time of sale, regardless of the timeframe between when the award was granted and the sale date. The recipient will be in default of the loan agreement and processed accordingly.

Payments to Contractors

The City will not pay homeowners directly. Instead, the City will pay the contractors directly for their services. All contractors must be properly licensed and pull the applicable building/electrical permits. The City will pay a down payment (up to 50% project cost) and then a final payment. Final payment will only be made after work is complete and passes all required inspections. Should a homeowner be including their own funds in the project, their funds must be first applied to the down payment. The contractor and homeowner will sign a form acknowledging this arrangement and that no money will be used for kickbacks, bonuses, or anything unrelated to the actual work being performed.

After-the-fact or reimbursement applications and payments are not allowed.

Due to the limitations of LAHA Funds and the City's goals with this program, improvements must be completed by licensed contractors, not the homeowners.

Application Timing

The listed *exterior* improvements are generally scheduled months in advance. Funding these improvements will be based on submitting an application and a contractor's bid during an application window during the month of February. The applicant's tax returns must be filed for the previous year to provide the most recent income verification.

The listed *interior* improvements are generally needed with little or no warning. The City will take in applications and the contractor's bid with the most recent tax returns on a rolling basis.

Should available *exterior* improvement money exceed the amounts requested during the February application window, a supplemental application period will be available on a rolling first-come/first-serve basis. This excess available money can be used for *interior* improvements.

Re-Applicants

Nothing will preclude a homeowner who received LAHA funds from applying for additional projects in in future application cycles. In order to improve as many homes as possible, priority will be given, however, to homes that that have not received any LAHA funds.

Administration

The program will be administered by Community Development staff with the payments coordinated by Finance staff.

Community Development Staff will review all of the applications for *exterior improvements* in early March after the February application window closes. Staff will prioritize those applications by *preferred applicants* noted above. Staff will select as many applicants, in order of application submittal, as possible. Should demand exceed money available, if available, Staff will request a reallocation of additional LAHA funds from the Council.

Community Development Staff will review each *interior improvement* application generally within two business days and process requests quickly as these types of improvements are generally more pressing in need.

In order to respond quickly to our residents and to keep them out of a potentially political situation, all applications and awards will be handled by staff.

Reporting

Staff will prepare a report to the Council on the types of projects the money was used each year. Staff must also provide an annual report to Minnesota Housing per State Law.

CC Regular Session

Meeting Date: 10/13/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:
Adopt Resolution #26-232 Declaring Development Agreements Satisfied and Authorized Release from Property.

Purpose/Background:
Two overlapping plats along the north side of Highway 10, Deal Industrial Park and Deal Commercial Center, were developed in the 1990s and had associated development agreements. The properties are addressed between 6701 and 6825 Highway 10 NW. One of these properties is in the RALF program and is in the process of selling to 6781 Properties LLC. It was noted that the two development agreements were on the title and the buyer would like them removed. Typically, development agreements stay on a property's title, unless the property owner requests it removed. The City Council would pass a resolution stating that all the development-associated items in the development agreement have been satisfied to formally close-out the agreement. That resolution is then recorded with the Anoka County Recorder's/Registrar of Titles office. With these two agreements, those items have long since been fulfilled and staff is comfortable releasing them both.

Notification:
None required.

Recommendation:
Staff recommends releasing the two development agreements.

Outcome/Action:
Motion to Adopt Resolution #26-232 Declaring Development Agreements Satisfied and Authorized Release from Property.

Attachments

Resolution #26-232
Deal Industrial Park Development Agreement
Deal Commercial Center Development Agreement

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	10/07/2026 12:37 PM
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Todd Larson		Started On: 10/07/2026 11:14 AM
Final Approval Date: 10/08/2026		

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

RESOLUTION #26-232

RESOLUTION DECLARING DEVELOPMENT AGREEMENTS SATISFIED AND AUTHORIZING RELEASE FROM PROPERTIES

WHEREAS, it has been requested to release properties from two completed Development Agreements associated with the following described properties located in the City of Ramsey:

Document Number 271979.1 – Deal Industrial Park
Lots, 1, 2, and 3, Block 1, and Outlot A, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

and

Document Number 303957.0 – Deal Commercial Center
Lots 1, 2, and 3, Block 1, DEAL COMMERCIAL CENTER, Anoka County, Minnesota

WHEREAS, the above-described properties are encumbered, in whole or in part, by the above-described development agreements (the "Development Agreements") for past projects;

WHEREAS, the City is declaring the Development Agreements satisfied with respect to the properties described above; and

WHEREAS, the Development Agreements will remain on the titles of the affected properties; and

WHEREAS, the City Council reviewed the request to release these Development Agreements from their respective properties on October 13, 2026.

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

1) The Development Agreements referenced above are deemed satisfied on their respective properties and may be released.

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:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of October, 2026.

Mayor

ATTEST:

City Clerk

271979.1



DEAL INDUSTRIAL PARK
DEVELOPMENT AGREEMENT
CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

THIS AGREEMENT, made and entered into by and between the **CITY OF RAMSEY,** a municipal corporation of the State of Minnesota (the **"CITY"**), and **JAMES D. DEAL** and **PAMELA S. DEAL**, husband and wife, whose address is 16191 Makah Street N.W., Andover, MN 55304, (the **"DEVELOPERS"**).

WITNESSETH:

WHEREAS, the **DEVELOPERS** are the fee owners of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lots 1, 2, 3 and Outlot A, Block 1; DEAL INDUSTRIAL PARK, Anoka County, Minnesota

("Subject Property"); and

WHEREAS, on May 23, 1995, pursuant to Resolution No. 95-05-108, the **CITY** has approved the final plat of the Subject Property which plat is known as **DEAL INDUSTRIAL PARK** (the **"Plat"**), which approval is contingent on certain requirements, including **DEVELOPERS** and **CITY** entering into this Agreement; and

WHEREAS, the **DEVELOPERS** have requested the extension of sewer and water to the Subject Property; and

WHEREAS, a trunk usage charge is required by the **CITY** for usage of its Trunk Sewer and Water System, which charge is $8468 per commercial acre and shall apply to Lots 1, 2 and 3 with Outlot A being charged at the rate in effect at the time it is platted; and

WHEREAS, the **DEVELOPERS** have requested that the **CITY** construct the following improvements in the Plat, to-wit: Sanitary sewer and watermains and appurtenances, which improvements are termed Stage I Improvements in the City Code ("Stage I Improvements"); and

WHEREAS, pursuant to said request, the **CITY** ordered the preparation of a feasibility report prepared by its City Engineer relating to the proposed Stage I Improvements; and

WHEREAS, no expenditure of **CITY** funds, including the ordering of plans and specifications, will be made until the City Code escrow requirements have been completed by **DEVELOPER**; and

WHEREAS, City Code Section 9.50.50 defines "Stage I" Improvements and "Stage II" Improvements which respective definitions are used herein when reference is made to "Stage I" and "Stage II" Improvements.

NOW, THEREFORE, the **CITY** and **DEVELOPER** agree as follows:

I.
STAGE I IMPROVEMENTS AND FINANCIAL GUARANTEES:

1. **City To Order Improvements.** The **CITY** will order the improvements to be constructed and direct the City Engineer to prepare plans and specifications and advertise for bids and will award a contract for the construction of the Stage I Improvements to the lowest responsible bidder.

2. **Incorporation of All City Code Requirements.** That the recitals above and the provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **CITY**, as amended to date hereof, are incorporated herein by reference.

3. **Improvements to be Constructed by City.** The **CITY** agrees to construct the requested Stage I Improvements as petitioned for by the **DEVELOPER.** The Stage I Improvements to be constructed are as follows: municipal water and sanitary sewer trunk and laterals.

4. **Improvements to be Constructed by Developer.** The **DEVELOPER** shall be responsible, at its expense, for rough grading of all lots in accordance with the Grading Plan consisting of one (1) sheet drawn by Hakanson Anderson Associates, Inc., dated April 18, 1995, Revision Date April 26, 1995. The **DEVELOPER** shall also be responsible, at its expense, for installation of gas, telephone, and electric utility improvements. The **DEVELOPER** shall be responsible for completing the rough grading and providing lot corner stakes prior to the installation of underground utilities.

5. **Boulevard and Area Restoration.** The **DEVELOPER** shall be responsible for the cost of establishing seed or sod in all boulevards within thirty (30) days of the completion of the project, and restoring all other areas disturbed by the development grading operation. The **DEVELOPER** shall also be responsible for the cost of cleaning any soil, earth or debris from T.H. #10 adjacent to this Plat resulting from grading performed in the development of the land.

6. Developer Reimbursement of All City Expenses. The **DEVELOPER** agrees to fully reimburse the **CITY** for all costs incurred by the **CITY** including, but not limited to, the actual cost of construction of said Stage I Improvements, engineering fees, administrative fees, legal fees, inspection fees, interest fees, costs of acquisition of necessary easements, if any, and any other cost incurred by the **CITY** relating to this Development Agreement and the installation of the aforementioned improvements. In addition, the **DEVELOPER** agrees as follows:

(a) The **DEVELOPER** agrees to reimburse the **CITY** for all costs described above pertaining to improvements by special assessments to be levied against the Subject Property payable over ten (10) years. However, special assessments against each lot in the Subject Property must be paid in full upon occurrence of any of the following with respect to each such individual lot: Prior to transfer of title, prior to issuance of an occupancy permit, or upon filing of any liens whichever occurs first. No Certificates of Occupancy will be issued without prior payment of all outstanding special assessments against any such lot.

(b) The **DEVELOPER** agrees to notify the **CITY** of all sales of lots within the Plat.

(c) The **DEVELOPER** and the **CITY** agree that the costs described above pertaining to the improvements shall be assessed against the benefitted property on a ten (10) year term for commercial lots pursuant to City Code and that the financial guarantee, described in paragraph 7 below, will be in force and effect until all such special assessments are paid and all other obligations of the **DEVELOPERS** under this Agreement are satisfied. The assessment and the specific terms of the assessment shall be pursuant to the terms of the "Deal Industrial Park Assessment Agreement", attached hereto as Exhibit "A" and incorporated herein by reference. The financial guarantee described in paragraph 7 may be applied by the **CITY** to any of the obligations set forth in this Agreement in the absolute and sole discretion of the City Council. The **CITY** may pursue any other remedy for enforcement of such obligations or collection for the costs incurred by the **CITY** in connection therewith, and is under no obligation to apply the financial guarantee to any one or number of obligations as long as the **CITY** determines that there is a reasonable basis for believing that the dollars remaining in the financial guarantee may be needed to assure compliance with other remaining obligations of the **DEVELOPER**.

7. **Developer's Financial Guarantee.** The **DEVELOPER** agrees and understands that the **CITY** has the right, privilege and authority pursuant to Minnesota Statutes Chapter 462.358 and as amended as a condition precedent to the approval of the plans and specifications and approval of a final plat, to prescribe requirements and the extent to which, and the manner in which the streets be graded or improved, and the water, sewer, and other utility mains, piping, or other facilities shall be installed and that the **DEVELOPER** shall provide a financial guarantee to the **CITY** to provide for the actual construction and installation of the required Stage I Improvements and all other obligations of **DEVELOPER** provided for herein within a period specified by the City Council.

Said financial guarantee shall provide that the **CITY** possess the statutory power to enforce such financial guarantee by all appropriate and legal remedies. The **DEVELOPERS** shall deposit with the CITY, cash in an amount equal to fifteen percent (15%) of the total cost of the project. In lieu of this cash deposit, the **DEVELOPERS** may file an irrevocable Letter of Credit or some other form of financial guarantee acceptable to the **CITY** in a minimum amount equal to twenty percent (20%) of the total cost of the project. This financial guarantee, in addition to those purposes described above, shall assure the **CITY** that the improvements required herein will be actually constructed and installed according to the specifications approved by the **CITY**, that the special assessments are paid as required herein, and that the **DEVELOPERS** will fulfill all obligations set forth in this Agreement. Because of the need to guarantee the payment of the special assessments, the escrow shall be retained until all obligations of the **DEVELOPERS**, including the payment of all special assessments, are satisfied.

The **DEVELOPERS** agree to pay all costs associated with the installation of sanitary sewer and water systems necessary to provide service to the development with the exception of those elements which are required to be oversized to enhance the overall performance of the system or to provide extra depth to service future upstream service areas. Eight inch (8") watermain and eight inch (8") sanitary sewer are considered to be normal sizes for providing lateral service.

The **DEVELOPERS** share of the total estimated cost of the Stage I Improvements is Seventy One Thousand Five Hundred Dollars and no cents ($71,500.00). Therefore, the cash deposit shall be in the amount of Ten Thousand Seven Hundred Twenty Five Dollars and no cents ($10,725.00) or Fourteen Thousand Three Hundred Dollars and no cents ($14,300) in any other form of financial guarantee. This financial guarantee, in addition to

those purposes described above, shall assure the **CITY** that the improvements required herein will be actually constructed and installed according to specifications approved by the **CITY**, and that the special assessments are paid as required herein. Because of the need to guarantee the payment of the special assessments, the escrow shall be retained for the five (10) year payment term of the assessments, or earlier date and lesser amount at such time that outstanding special assessments and all other developer obligations are less than the original cash requirement.

8. Estimated Costs. It is understood and agreed that construction cost amounts set forth in this Agreement as Stage I and Stage II Improvements, unless specified as fixed amounts, are estimated. The **DEVELOPER** agrees to pay the entire cost of said improvements including interest, fiscal engineering and legal charges.

9. Satisfaction of Sewer and Water Trunk Charges. An accounting of the charges due from Deal Industrial Park results in a sewer and water trunk charge of Fifty One Thousand One Hundred Fifty Two Dollars ($51,152.00), which shall be assessed equally over the three (3) commercial lots.

10. Date For Supplying Financial Guarantee. The **DEVELOPER** agrees to supply the financial guarantee as described above to the **CITY** prior to the **CITY** ordering preparation of the plans and specifications for construction of the Stage I Improvements.

II.
STAGE II IMPROVEMENTS AND COSTS:

11. Street/Traffic Signs, Street Lights, Street Cleaning, Seal Coating and Topographies. The **CITY** will install or provide for in the Plat, as Stage II Improvements, street/traffic signs, sealcoating and topographies. The **DEVELOPER** will pay to the **CITY** as amount equal to 100% of the City Engineer's estimated construction cost of the items prior to recording of the final Plat. The **DEVELOPER** shall also deposit an amount that is determined by the **CITY** to be adequate to aid in the operation and maintenance of street lights in locations determined by the City Engineer and installed by Anoka Electric Cooperative for the first three (3) years. The **CITY** will bill residents in the Plat at least quarterly for street light maintenance and operation costs; billings will be initiated at the time of connection to municipal water and sanitary sewer. The cost of these items is:

Topographies ($15.00 per acre)	$60.00
TOTAL	$60.00

III.
PERMITS, OCCUPANCY AND PROPERTY VALUES:

12. **Requirements for Building Permits.** No building permit for any lot in the Plat shall be issued until (a) site plan approval is granted by the **CITY** and any additional expense incurred in giving site plan approval has been reimbursed to the **CITY**; (c) a Certificate of Survey, including that information required by the **CITY**, has been supplied to the City Building Official; and (d) all the financial guarantees required by the **CITY** have been satisfied.

IV.
PARK DEDICATION:

13. **Cash Contribution.** Park dedication shall be satisfied with a cash payment in the amount of Six Thousand Dollars ($6,000.00) (4 acres x $1500/acre).

V.
GENERAL:

14. **Construction Site Maintenance.** The **DEVELOPERS** shall adhere to all City ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

15. **Plat Approval Expenses.** The **DEVELOPERS** agree that it will pay to the **CITY** all CITY expenses incurred in the approval of the Plat, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to recording of the Final Plat. Any expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.

16. **Reimbursement to the City.** The **DEVELOPERS** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

17. Execution of Agreement. The DEVELOPERS shall submit to the CITY a tax status confirmation from the Anoka County Auditor's office. All real property taxes and special assessments against the subject property shall be in a current status prior to execution of this Agreement.

18. Marketable Title. Prior to recording of the Final Plat, the DEVELOPERS shall provide the CITY proof of marketable title to the Plat either through a currently certified abstract, registered property abstract or title insurance.

19. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the City's Building Official which authorizes the structure to be used for its intended purposes.

20. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Agreement.

21. Proof of Authority. When the DEVELOPERS are a corporation, the CITY requires proof of authority by the corporation to execute this Agreement. This proof of authority could be satisfied by providing the CITY with a certified copy of minutes of the corporate Board of Directors granting such authority.

22. Recording of This Agreement. The DEVELOPERS agree that this Development Agreement shall be recorded in the office of the Anoka County Recorder and agrees that the terms and provisions of this Agreement shall run with the land and shall bind the DEVELOPER, his/her successors and assigns.

23. Violation of This Agreement. If the DEVELOPERS fail to perform any of the terms of this Agreement in the manner required by the CITY, the CITY shall be entitled to recover, from the DEVELOPERS or the issuer of DEVELOPER'S financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Agreement by the DEVELOPERS shall also be grounds for denial of Building Permits for buildings in the Plat.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this 22nd day of September, 1995.

JAMES D. DEAL

PAMELA S. DEAL

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing was acknowledged before me this 17 day of August, 1995 by James D. Deal and Pamela S. Deal, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

PATRICIA A. BOCK
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

Patricia A. Bock
Notary Public

CITY OF RAMSEY:

Mayor

ATTEST:

City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On the 22nd day of August 1995, ~~1993~~, before me a Notary Public personally appeared Glen Hardin and Ryan R. Schroeder, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Glen Hardin and Ryan R. Schroeder acknowledge said instrument to be the free act and deed of said municipal corporation.

Jacqueline K. Lizakowski

Notary Public

JACQUELINE K. LIZAKOWSKI
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Comm. Expires 1-31-00

This document drafted by:
The City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, Minnesota

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On the 22nd day of August 1995, before me a Notary Public personally appeared Glen Hardin and Ryan R. Schroeder, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Glen Hardin and Ryan R. Schroeder acknowledge said instrument to be the free act and deed of said municipal corporation.

JACQUELINE K. LIZAKOWSKI
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Comm. Expires 1-31-00

Jacqueline K. Lizakowski

Notary Public

EXHIBIT A

DEAL INDUSTRIAL PARK SPECIAL ASSESSMENT AGREEMENT

THIS AGREEMENT made this 22nd day of September, 1995, by and between the City of Ramsey, a Minnesota municipal corporation (hereinafter referred to as the "City"), JamesD. Deal and Pamela S. Deal, husband and wife.

WITNESSETH:

WHEREAS, James D. Deal and Pamela S. Deal, husband and wife, (hereinafter referred to as "Owners") are the owners of certain real property in the City of Ramsey, legally described as follows:

Lots 1, 2, 3, and Outlot A, DEAL INDUSTRIAL PARK, Anoka County, Minnesota; and

WHEREAS, Owners desire to subdivide and develop the Subject Property; and

WHEREAS, the development of the Subject Property will require the construction of certain public improvements, generally including sanitary sewer and water mains and appurtenances, (hereinafter referred to as the "Improvement Project"); and

WHEREAS, a public hearing on the Improvement Project was duly held on August 8, 1995; and

WHEREAS, the Owners wish for the City to construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy 100% of the cost of the Improvement Project against the Subject Property; and

WHEREAS, the City is willing to construct the Improvement Project as requested by the Owners without such notice or hearing, provided the assurances and covenants hereinafter stated are made by Owners to ensure that the City will have valid and collectable special assessments to finance the cost of the Improvement Project; and

WHEREAS, were it not for the assurances and covenants hereinafter provided, the City would not construct the Improvement Project without such notices and hearings and is doing so solely at the behest, and for the benefit, of the Owners;

NOW, THEREFORE, ON THE BASIS OF THE PREMISES AND THE MUTUAL COVENANTS AND AGREEMENTS HEREINAFTER PROVIDED, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Owners hereby petition the City for construction of the Improvement Project on the Subject Property.

2. Owners represent and warrant that it is the Owner of 100% of the Subject Property; that it has full legal power and authority to encumber the Subject Property as herein provided; and that as of the date hereof, it has fee simple absolute title in the Subject Property, which is not subject to any liens, interests, or encumbrances, except as listed on Attachment Two, attached hereto and hereby made a part hereof.

3. Owners request that 100% of the cost of the Improvement Project be assessed against the Subject Property. Owner understands and agrees that the cost of the Improvement Project will be determined in accordance with the Ramsey City Charter and Ramsey City Code Sections 4.60 to 4.60.23 and standard city practices and that such cost is estimated to be One Hundred Twenty Two Thousand Six Hundred Fifty Two Dollars ($122,652.00) Dollars. Special assessments shall be spread on a unit (per lot) basis in accordance with standard city assessment practices, against the Subject Property exclusive of public right-of-way or land dedicated to the public at the present time or upon future subdivision of the Subject Property.

4. Owners waive notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to City Code Section 4.60.10 and specifically requests that the Improvement Project be constructed and special assessments levied therefor without hearings.

5. Owners waive the right to appeal the levy of special assessments in accordance with this Agreement pursuant to City Code Section 4.60.12, or reapportionment thereof upon land division pursuant to City Code Section 4.60.11, or otherwise, and further specifically agrees with respect to such special assessments of reapportionment that:

a. Any requirements of City Code Sections 4.60 to 4.60.23 with which the City does not comply are hereby waived by Owner.

b. The increase in fair market value to the Subject Property resulting from construction of the Improvement Project will be in an amount of at least the amount of the total potential project cost specified in paragraph 3, above, and that such increase in fair market value is a special benefit to the Subject Property.

c. Assessment of 100% of the cost of the Improvement Project against the Subject Property is reasonable, fair and equitable and there are not other properties against which such cost should be assessed.

d. Owners further specifically waives notice and right to appeal reapportionment of such special assessments upon land division pursuant to City Code Section 4.60.11.

6. Owners understand and agrees that the City may provide for the payment of such special assessments in installments bearing such interest as may be determined by the City Council. However, the decision whether to allow payment in installments, the period of time over which the special assessments may be paid and the interest rate to be applied is in the absolute and sole discretion of the City Council, subject only to limitations imposed by law.

7. The covenants, waivers and agreements contained in this Agreement shall bind the successors, and assigns of the Owners and shall run with the land legally described in Attachment One and bind all successors in interest thereof. It is the intent and agreement of the parties hereto that this Agreement be in a form which is recordable in the office of the County Recorder of Anoka County, Minnesota and agree to make any changes in this Agreement to effect the recording and filing of this Agreement against the title of the Subject Property.

8. This Agreement shall terminate upon the final payment of all special assessments against the Subject Property levied pursuant to this Agreement for the Improvement Project, and the City shall execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

Dated: 8/17/95

CITY OF RAMSEY

By _____
Its City Mayor

ATTEST:

By _____
Its City Administrator

_____
James S. Deal

_____
Pamela S. Deal

46274

NO COPY / TORRENS

Receipt # 46274/19.50

Date/Time: 9/22/95/16:00

Doc Order 2 of 6

Recorded by: Sep Filing Fees: 19.50

Delinquents _____ Pins _____

From Cert. # 78391 A

of New Certs.: 0 Typed _____ Comp. Entry _____

Comp. doc check _____ Tract Updated: DCN / TW Comp. Complete DM

☐ Certified Copy
☐ Tax Liens/Releases
☐ Multi-Co Doc. Tax Paid
☐ Transfer ☐ New Desc.
☐ Division ☐ CAC
☐ Status ☐ Del. Spec

BK 247 PG 151 NO 78391

DOCUMENT NO. 271979.1 TORRENS

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON SEP 22 95
AT 4:00 PM AND WAS DULY RECORDED.
FEES AND TAXES IN THE AMOUNT OF $19.50 PAID.

RECEIPT NO. 95046276

EDWARD M. TRESKA
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
KHJ
BY _____
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

271979.1 TORRENS
REGISTERED ABSTRACTERS
2140 4TH AVE N
ANOKA, MN 55303

303957

DEAL COMMERCIAL CENTER
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

THIS AGREEMENT, made and entered into by and between the **CITY OF RAMSEY**, a municipal corporation of the State of Minnesota (the "**CITY**"), **PRO SPORTING GOODS, INC.**, whose address is 6781 Hwy. #10 N.W. and James D. Deal Pamela S. Deal , husband and wife, whose address is 6701 Hwy #10 N.W., Ramsey, Mn 55303 (the "**DEVELOPER**").

WITNESSETH:

WHEREAS, the **DEVELOPER** is the fee owner of the following described property situated in the CITY OF RAMSEY, County of Anoka, State of Minnesota, and legally described as follows:

Lots 1, 2 and 3, Block 1, DEAL COMMERCIAL CENTER, Anoka County, Minnesota

("Subject Property"); and

WHEREAS, on October 14, 1997, pursuant to Resolution No.97-10-296, the **CITY** has approved the final plat of the Subject Property which plat is known as DEAL COMMERCIAL CENTER (the "Plat"), which approval is contingent on certain requirements, including the **DEVELOPER** and **CITY** entering into this Agreement; and

WHEREAS, a trunk usage charge is required by the **CITY** for usage of its Trunk Sewer and Water System, which charge is $8,920.00 per commercial acre and shall apply to that part of Lot 1 lying directly north of Lots 2 and 3, and Lots 2 and 3.

WHEREAS, no expenditure of **CITY** funds will be made until the City Code escrow requirements have been completed by the DEVELOPER; and

WHEREAS, City Code Section 9.50.50 defines "Stage I" Improvements and "Stage II" Improvements which respective definitions are used herein when reference is made to "Stage I" and "Stage II" Improvements.

NOW, THEREFORE, the **CITY** and **DEVELOPER** agree as follows:

I.
STAGE I IMPROVEMENTS AND FINANCIAL GUARANTEES

1. **City Code Compliance.** That the **DEVELOPER** will develop the Plat in accordance with the City Code, Section 9.50, entitled "Subdivision".

2. **Conformance with Plan.** The Plat shall be developed pursuant to the final plat for Deal Commercial Center consisting of two sheets prepared by Hakanson Anderson Associates, Inc.

3. **Compliance with City Code.** That the recitals above and the provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **CITY** as amended to date hereof, are incorporated herein by reference.

4. **Stage I Improvements Required.** The **DEVELOPER** agrees to construct the required Stage I Improvements (sanitary sewer, municipal water, storm sewer) according to the terms and conditions of this contract and in accordance with the plans submitted to the **CITY**. Said plans shall be in general conformance with the Grading Plan prepared by Hakanson Anderson Associates, Inc. and dated September 22, 1997, Revision Date October 23, 1997, and the Utility Plan prepared by Hakanson Anderson Associates, Inc. dated September 22, 1997, Revision Date Oct. 23, 1997 The final construction plan for sanitary sewer, storm sewer, and watermain shall be submitted to the City Engineer for review and approval prior to construction. The **DEVELOPER** shall also be responsible, at its expense, for installation of gas, telephone, and electric utility improvements. The **DEVELOPER** shall be responsible for completing the rough grading and providing lot corner stakes prior to the installation of underground utilities.

5. **Satisfaction of Sewer and Water Trunk Charges.** The **DEVELOPER** agrees to pay the standard per acre sanitary sewer and water trunk charges on the entire area of Lots 2 and 3, and that portion of Lot 1 on which the trunk charge has not been previously collected as a condition of the Deal Industrial Park development agreement. The current standard charge is Two Thousand Seven Hundred and Sixty Five Dollars ($2,765.00) per acre for sewer and Six thousand One Hundred and Fifty Five Dollars ($6,155.00) per acre for water. The total acreage of the land for which the trunk charges are to be collected is 2.17 acres, resulting in a total payment of Nineteen Thousand Three Hundred Fifty Six Dollars ($19,356.00) to satisfy these trunk charges.

6. **Stormwater Management Fee.** The **CITY** has enacted a Stormwater Management Fee in the amount of Three Thousand Five Hundred Dollars per commercial acre. The amount of Stormwater Management Fee due on the **Plat,** with the exception of the underlying Lot 1, Deal Industrial Park, is Seven Thousand Five Hundred Ninety Five Dollars ($7,595.00) (2.17 acres x $3500/acre). The Stormwater Management Fee will be used to cover costs incurred to jack under T.H. #10 for storm sewer outlet.

II.
BUILDING PERMITS AND CERTIFICATE OF OCCUPANCY

7. **Requirements for Building Permits.** No building permit for any lot in the Plat shall be issued until (a) the City is provided with verification that internal easements between Lots 1, 2 and 3 for access to T.H. #10 have been recorded at the office of the Anoka County Recorder; (b) site plan approval is granted by the **CITY** and any expense

incurred in giving site plan approval has been reimbursed to the **CITY**; (c) a Certificate of Survey including that information required by the **CITY** has been supplied to the Building Official. No certificate of occupancy shall be issued to Lot 2 or Lot 3 until the **DEVELOPER** has completed construction of a paved drivelane across Lot 3 from the managed access to T.H. #10 on Lot 1 to the east boundary of Lot 2. The plans for said drivelane must coincide with the approved site plan for Lot 2 and are subject to the prior approval of the City Engineer.

III.
PARK DEDICATION

8. **Satisfaction of Park Dedication Requirements**. The Plat is located in the Mississippi Park District. Park dedication shall consist of a cash payment in the amount of Nine Thousand Four Hundred Fifty Two Dollars and no cents ($9,452.00). The formula utilized in this calculation was square feet (94,525, excluding the underlying Lot 1 of Deal Industrial Park) x fair market value of $2.00 per square foot x 5%.

IV.
GENERAL

9. **Construction Site Maintenance**. The **DEVELOPER** shall adhere to all City ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

10. **Plat Approval Expenses.** The **DEVELOPER** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to recording of the Final Plat. Any expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the CITY to draw upon any of the escrows required by this contract for payment.

11. **Reimbursement to the City**. The **DEVELOPER** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

12. **Execution of Agreement**. The **DEVELOPER** shall submit to the CITY a tax status confirmation from the Anoka County Auditor's office. All real property taxes and special assessments against the subject property shall be in a current status prior to execution of this Agreement.

13. **Marketable Title**. Prior to recording of the Final Plat, the **DEVELOPER** shall provide the **CITY** proof of marketable title to the Plat either through a currently certified abstract or registered property abstract or title insurance.

14. **Certificate of Occupancy**. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the City's Building Official which authorizes the structure to be used for its intended purposes.

15. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phase of this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Agreement.

16. **Proof of Authority**. When the **DEVELOPER** is a corporation, the **CITY** requires proof of authority by the corporation to execute this Agreement. This proof of authority could be satisfied by providing the **CITY** with a certified copy of minutes of the corporate Board of Directors granting such authority.

17. **Recording of This Agreement**. The **DEVELOPER** agrees that this Development Agreement shall be recorded in the office of the Anoka County Recorder and agrees that the terms and provisions of this Agreement shall run with the land and shall bind the **DEVELOPER**, his/her successors and assigns.

18. **Violation of This Agreement**. If the **DEVELOPER** fails to perform any of the terms of this Agreement in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **DEVELOPER** or the issuer of **DEVELOPER'S** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Agreement by the **DEVELOPER** shall also be grounds for denial of Building Permits for buildings in the Plat.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this 24th day of November, 1997.

PRO SPORTING GOODS, INC.

By: _____
Mathias A. Kuker
As: President

STATE OF MINNESOTA)
) ss
COUNTY OF Anoka)

The foregoing instrument was acknowledge before me this 24th day of November, 1997, by Mathias A. Kuker, the President of Pro Sporting Goods, Inc., a Minnesota Corporation, on behalf of the corporation.

PATRICIA A. BOCK
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

_____
Notary Public

JAMES D. DEAL

PAMELA S. DEAL

STATE OF MINNESOTA)
) ss
COUNTY OF Anoka)

The foregoing instrument was acknowledge before me this 24th day of November, 1997, by James D. Deal and Pamela S. Deal, husband and wife, to me knowns to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

PATRICIA A. BOCK
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2000

Notary Public

CITY OF RAMSEY:

Mayor

ATTEST:

Acting City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

On this 19th day of November, 1997, before me a Notary Public personally appeared Thomas G. Gamec and Linda Waite Smith, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and Acting City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Thomas G. Gamec and Linda Waite Smith acknowledge said instrument to be the free act and deed of said municipal corporation.

JO ANN M. THIELING
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Commission Expires Jan. 31, 2000

Notary Public

This document drafted by:
The City of Ramsey
15153 Nowthen Blvd. N.W.
Ramsey, Mn 55303

This document reviewed by:
Randall, Dehn and Goodrich
2140 Fourth Avenue
Anoka, Mn 55303

TORRENS

Receipt # 84662/49.00
Date/Time: 11-24-97, 4:45
Doc. Order 2 of 6
✓ by: Recordability: Kam
Filing Fees: N.S. 2950+1950
Well Certificate Received this Date: —
Refund Rec't # —

☐ Certified Copy Date Mailed
☐ Tax Liens / Releases
☐ Multi-Co Doc Tax Pd

☐ Transfer ☐ New Desc.
☐ Division ☐ GAC
☐ Status ☐ Def. Spec
☐ Other ☒ No Change
Notes: NS 3" Top left page

From 78961A
Cert. # 83163A
Typed
of New Certs.: 0
Tract Updated: /
Comp. Entry
Comp. Complete

BK 249 PG 81 NO 78961

262 123 83163

(4)

DOCUMENT NO. 303957.0 TORRENS

ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
FOR RECORD ON NOV 24 97
AT 4:45 PM AND WAS DULY RECORDED.
FEES AND TAXES IN THE AMOUNT OF $49.00 PAID.

RECEIPT NO. 97084662
EDWARD M. TRESKA
ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
BLP
BY _____
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

5

303957.0 TORRENS
REGISTERED ABSTRACTERS
2115 3RD AVE N
ANOKA, MN 55303

CC Regular Session
Meeting Date: 10/13/2026

Primary Strategic Plan Initiative:

Title:
Adopt Resolution #26-233 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 17, 2026 through October 7, 2026.

Purpose/Background:
Adopt Resolution #26-233 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 17, 2026 through October 7, 2026.

Recommendation:
Staff Recommends to Adopt Resolution #26-233 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 17, 2026 through October 7, 2026.

Outcome/Action:
Motion to Adopt Resolution #26-233 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 17, 2026 through October 7, 2026.

Attachments

Bills List 10/13/2026
Resolution 26-233

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	10/08/2026 07:42 AM
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Jennifer Morrison		Started On: 10/07/2026 02:17 PM
Final Approval Date: 10/08/2026		

RAMSEY CITY COUNCIL MEETING

10.13.2026

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 9.17.26 - 10.7.26		$ 622,266.41
Accounts Payable 9.17.26 - 10.7.26		189,115.79
Payroll	9.25.26	340,036.49
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 1,151,418.69**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2026 Y.T.D.
PREPAIDS	$ 577,075.61	$ 14,192,901.30
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	367,124.19	8,671,937.84
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	310,439.41	5,969,191.74
CORRECTION TO PAYROLL		
DEBT SERVICE		587,604.38
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	1,098,070.95	11,701,249.61
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,352,710.16**	**$ 41,122,884.87**

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9/17/2026 – 10/7/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123306	**9/17/2026**		**111377 ANOKA MUNICIPAL UTILITY**							
		52.70	AUG STREET LIGHTS		140529	22-990005-01 AUG 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		41.99	AUG STREETLIGHTS		140530	22--610280-00 AUG 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		54.56	AUG TRAFFIC SIGNALS		140531	22-612000-01 AUG 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		82.70	AUG TRAFFIC SIGNALS		140532	22-613120-01 AUG 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		231.95								
123307	**9/17/2026**		**100297 CENTERPOINT ENERGY**							
		129.41	AUG NATURAL GAS WATERPARK		140528	14118013-3 AUG 2026	0452.6373		GAS	PARK & RECREATION
		129.41								
123308	**9/17/2026**		**123094 MAKHNACH, MARIA AND NADIA**							
		148.70	UB REF 7683 147TH TER		140524	736095	9601.4651		WATER REVENUE	WATER FUND
		0.00	REISSUE CHECK #120532		140524	736095	9601.4651		WATER REVENUE	WATER FUND
		148.70								
123343	**9/24/2026**		**119788 ANOKA CO UNION HERALD ADAMS PUBLISHING**							
		16.00	AUG UNION HERALD SUBSCRIP		140621	56121	0130.6452		SUBSCRIPTIONS	ADMINISTRATION
		16.00								
123344	**9/24/2026**		**100297 CENTERPOINT ENERGY**							
		2,646.24	AUG 2026 C/H GAS		140607	6702493-5 AUG 2026	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		99.84	AUG 2026 WTP NATURAL GAS		140608	6404205364-1 AUG 2026	9601.6373		GAS	WATER FUND
		43.25	AUG 2026 PH #3 NATURAL GAS		140609	8782239-1 AUG 2026	9601.6373		GAS	WATER FUND
		6.76	AUG 2026 NATURAL GAS		140613	14068554-6 AUG 2026	0452.6373		GAS	PARK & RECREATION
		54.53	8/6-9/4/26 GAS USAGE FS#2		140618	5961540-1 AUG 2026	0220.6373		GAS	FIRE PROTECTION
		28.00	8/6-9/4/26 GAS USAGE FS#1		140619	5914352-9 AUG 2026	0220.6373		GAS	FIRE PROTECTION
		2,878.62								
123345	**9/24/2026**		**100167 CORNERSTONE FORD**							

9/17/2026 -- 10/7/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123345	**9/24/2026**		**100167 CORNERSTONE FORD**						**Continued...**	
		13.85-	EARLY PAY DISCOUNT		140623	15561391	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		138.46	POLICE #340		140623	15561391	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		124.61								
123346	**9/24/2026**		**123092 CULLIGAN SOFT WATER SERVICE CO**							
		75.00	PERMIT RA066746 CANCEL		140605	RA066746	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA066746 CANCEL		140605	RA066746	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								
123347	**9/24/2026**		**123093 GENZ-RYAN PLUMBING AND HEATING**							
		95.00	PERMIT RA066133 CANCEL		140606	RA066133	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA066133 CANCEL		140606	RA066133	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		96.00								
123348	**9/24/2026**		**118583 HAAS PLUMBING LLC**							
		100.00	PERMIT RA066760 CANCEL		140612	RA066760	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA066760 CANCEL		140612	RA066760	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
123349	**9/24/2026**		**123101 JUST, ASHLEE**							
		150.00	DAMAGE DEPO REF EC 7.19.26		140616	DAMAGE DEP REF EC 7.19.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		150.00								
123350	**9/24/2026**		**121709 MINNESOTA METRO NORTH TOURISM**							
		15,585.82	AUG 2026 COR LODGING TAX		140604	AUG 2026 LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		15,585.82								
123351	**9/24/2026**		**117544 QUADIENT FINANCE USA INC**							
		2,000.00	POSTAGE FOR MACHINE		140620	RAMSEY000000003 1273582-2	9101.1551		POSTAGE METER DEPOSIT	GENERAL FUND
		2,000.00								
123352	**9/24/2026**		**115605 T MOBILE USA INC**							
		50.00	INV SEARCH WARRANT 26001073		140611	L2609040100	0211.6315		MISCELLANEOUS PROFESSIONAL SERPOLICE PROTECTION	
		50.00								
123353	**9/24/2026**		**114151 TASC (FEES)**							
		231.50	HRA/REBA FEES-AUGUST 2026		140614	IN3813765	0130.6315		MISCELLANEOUS PROFESSIONAL SERADMINISTRATION	

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123353	9/24/2026		114151 TASC (FEES)						Continued...	
		231.50								
123354	9/24/2026		123100 WOLVERTON, ABBY							
		150.00	DAMAGE DEPO REF EC 8.22.26		140615	DAMAGE DEP REF EC 8.22.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		150.00								
123355	10/1/2026		123116 CARLISLE, JEFFREY							
		200.00	WATER EFFI REBATE-J CARLISLE		140715	WATER EFF REBATE 26-28	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
123356	10/1/2026		100297 CENTERPOINT ENERGY							
		65.83	AUG MONTHLY GAS CHARGES		140733	8000014064-2 AUG 2026	0211.6373		GAS	POLICE PROTECTION
		98.44	AUG MONTHLY GAS CHARGES		140733	8000014064-2 AUG 2026	0452.6373		GAS	PARK & RECREATION
		25.76	AUG MONTHLY GAS CHARGES		140733	8000014064-2 AUG 2026	0311.6373		GAS	STREET MAINTENANCE
		28.00	AUG MONTHLY GAS CHARGES		140733	8000014064-2 AUG 2026	0220.6373		GAS	FIRE PROTECTION
		25.76	AUG MONTHLY GAS CHARGES		140733	8000014064-2 AUG 2026	9601.6373		GAS	WATER FUND
		25.76	AUG MONTHLY GAS CHARGES		140733	8000014064-2 AUG 2026	9602.6373		GAS	SEWER FUND
		25.76	AUG MONTHLY GAS CHARGES		140733	8000014064-2 AUG 2026	9605.6373		GAS	STORM WATER UTILITY
		295.31								
123357	10/1/2026		122403 CLARK COMPANIES							
		312.49	REFUND ESCROW BALANCE 122376		140720	A122376	9804.6433	00122376	REFUNDS	ESCROW ACCOUNTS
		312.49								
123358	10/1/2026		100116 CONNEXUS ENERGY							
		1,045.53	AUG ELMCREST BLDG UTILITIES		140717	444931-267449 AUG 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		91.80	SEPT SIRENS ELECTRICAL		140719	759126-303095 SEP 2026	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		27,596.62	SEPT ELECTRICITY WATER		140723	759126-303102 SEP 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
123358	**10/1/2026**		**100116 CONNEXUS ENERGY**							
		1,649.67	SEPT ELECTRICITY SEWER		140723	759126-303102 SEP 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		69.47	SEPT ELECTRICITY STORM		140723	759126-303102 SEP 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		11,393.45	8/19-9/17/26 ELECTRIC USE		140728	759126-303101 SEP 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		17,546.14	08/19-9/17/26 ELECTRIC USE		140729	759126-303107 SEP 2026	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,270.67	08/19-9/17/26 ELECTRIC USE		140729	759126-303107 SEP 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		69.44	08/19-9/17/26 ELECTRIC USE		140729	759126-303107 SEP 2026	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		3,360.65	08/19-9/17/26 ELECTRIC USE		140729	759126-303107 SEP 2026	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		10.69	AUG ELECTRIC SERVICE		140731	444931-3270 AUG 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		1,026.82	SEP TRAFFIC SIGNALS		140732	759126-303100 SEP 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		4,023.04	SEPT ELECTRIC		140734	759126-303106 SEP 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		433.41	SEPT ELECTRIC		140734	759126-303106 SEP 2026	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		60.18	SEPT ELECTRIC		140734	759126-303106 SEP 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		653.62	SEPT ELECTRIC		140734	759126-303106 SEP 2026	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		634.94	SEPT ELECTRIC		140734	759126-303106 SEP 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		634.93	SEPT ELECTRIC		140734	759126-303106 SEP 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		634.93	SEPT ELECTRIC		140734	759126-303106 SEP 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		72,206.00								
123359	**10/1/2026**		**123117 DAGEL, KIMBERLY**							
		189.00	WATER EFFI REBATE-K DAGEL		140716	WATER EFF REBATE 26-28	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		189.00								
123360	**10/1/2026**		**123128 DBAT BASEBALL AND SOFTBALL ACADEMY**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123360	10/1/2026		**123128 DBAT BASEBALL AND SOFTBALL ACADEMY**						**Continued...**	
		635.29	REF ESCROW BALANCE		140722	A122587	9804.6433	00122587	REFUNDS	ESCROW ACCOUNTS
		635.29								
123361	10/1/2026		**123127 DELUCA**							
		301.49	REF ESCROW BALANCE		140721	A122525	9804.6433	00122525	REFUNDS	ESCROW ACCOUNTS
		301.49								
123362	10/1/2026		**112177 DIAMOND GRAPHICS HOLDING/DIAMOND GRAPHIC**							
		26,603.17	REFUND ESCROW BALANCE		140724	A120978	9804.6433	00120978	REFUNDS	ESCROW ACCOUNTS
		26,603.17								
123363	10/1/2026		**115607 DVS**							
		15.25	TAB RENEWAL FOR SQUAD 377		140713	377 REGISTRATION	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		15.25								
123364	10/1/2026		**115574 HEALTHPARTNERS**							
		2,198.50	OCT 2026 HEALTH PREM JB/KH		140739	343215728135	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,021.50	OCT 2026 HEALTH PREM CS		140739	343215728135	0220.6131		GROUP INSURANCE	FIRE PROTECTION
		130,596.00	OCT 2026 HEALTH PREMIUMS		140739	343215728135	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		133,816.00								
123365	10/1/2026		**123129 HILLMAN, JEFFREY**							
		323.60	REF ESCROW BALANCE		140726	A119272	9804.6433	00119272	REFUNDS	ESCROW ACCOUNTS
		323.60								
123366	10/1/2026		**122780 MITCHELL JR, GEORGE AND WOSATA**							
		96.20	ACCT 732388 15171 QUINTANA CT		140711	732388	9601.4651		WATER REVENUE	WATER FUND
		96.20								
123367	10/1/2026		**123115 OSBORN, TRICIA**							
		200.00	WATER EFFI REBATE - T OSBORN		140714	WATER EFF REBATE 26-28	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
123368	10/1/2026		**123120 STANDARD HEATING AND AC INC**							
		95.00	PERMIT RA066825 CANCEL		140727	RA066825	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA066825 CANCEL		140727	RA066825	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		96.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
123369	10/1/2026		119438 WALKER, ROBERT							
		2,000.00	REFUND ESCROW BALANCE		140730	A119003	9804.6433	00119003	REFUNDS	ESCROW ACCOUNTS
		2,000.00								
1010105	9/18/2026		114432 HESSE, BRADLEY							
		20.00	9.16.26 WILLY MCCOYS TYLER TEC		140526	TYLER TECH LUNCH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00								
1010106	9/18/2026		100291 MET COUNCIL SAC							
		62,125.00	AUG 2026 SAC REMITTANCE		140525	AUG 2026 SAC REMITTANCE	9602.2083		SAC CHARGES	SEWER FUND
		621.25-	AUG 2026 SAC REMITTANCE DISC		140525	AUG 2026 SAC REMITTANCE	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		61,503.75								
1010107	9/18/2026		100510 VERIZON WIRELESS							
		45.04	AUG LIFT #8 COMMUNICATION		140527	6152398663 AUG 2026	9602.6323		CELLULAR PHONES	SEWER FUND
		45.04								
1010155	9/25/2026		111610 A DYNAMIC DOOR CO. INC.							
		1,039.00	STATION #2 DOOR REPAIR		140617	22605291	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		1,039.00								
1010156	9/25/2026		110402 ADVANCE AUTO PARTS							
		88.86	2 LAWN/GARDEN BATTERIES		140599	AUG 2026 PURCHASES	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		88.86								
1010157	9/25/2026		121289 BERTHIAUME, AIDEN							
		20.00	9.21.26 WILLY MCCOYS EMR TRAIN		140600	EMR TRAINING LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	9.22.26 CRISP & GREEN EMR TRAI		140600	EMR TRAINING LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		40.00								
1010158	9/25/2026		107603 DAHLBERG, NICHOLAS							
		48.97	9.15.26 PLATES,NAPKINS,CUTLERY		140601	PD SUPPLIES	0211.6249		MISCELLANEOUS OPERATING SUPPLY	POLICE PROTECTION
		48.97								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1010159	9/25/2026		121552 LINCOLN NATIONAL LIFE INSURANCE CO						Continued...	
		2,855.35	SEP 2026 LIFE INS PREMIUMS		140628	1094824 SEP 2026	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,855.35								
1010160	9/25/2026		115261 LOHSE JOHNSON,LAURA							
		20.00	9.21.26 WILLY MCCOYS EMR TRAIN		140602	EMR TRAINING LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	9.22.26 CRISP & GREEN EMR TRAI		140602	EMR TRAINING LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		40.00								
1010161	9/25/2026		121733 LUX, TYLER							
		20.00	9.21.26 WILLY MCCOYS EMR TRAIN		140603	EMR TRAINING LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	9.22.26 CRISP & GREEN EMR TRAI		140603	EMR TRAINING LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		40.00								
1010162	9/25/2026		122372 METROPOLITAN LIFE INS COMPANY							
		5,408.48	SEP 2026 DENTAL PREMIUMS		140629	5780421D SEP 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		544.55	SEP 2026 VISION PREMIUMS		140630	5780421V SEP 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,953.03								
1010163	9/25/2026		119638 O'REILLY AUTO PARTS							
		.26-	EARLY PAY DISCOUNT		140622	6193-264720	0301.6249		MISCELLANEOUS OPERATING SUPPLY	ENGINEERING
		12.99	AARON M. BATTERIES KEY FOB		140622	6193-264720	0301.6249		MISCELLANEOUS OPERATING SUPPLY	ENGINEERING
		.15-	EARLY PAY DISCOUNT		140624	6193-264729	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		7.58	FIRE LUG NUT		140624	6193-264729	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.10-	EARLY PAY DISCOUNT		140625	6193-265017	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		4.80	PARKS #613		140625	6193-265017	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		24.86								
1010164	9/25/2026		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		536.44	SEP 2026 NON-VOL LTD PREMIUMS		140627	237724 SEP 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,040.16	SEP 2026 VOL LTD PREMIUMS		140627	237724 SEP 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,576.60								
1010165	9/25/2026		120500 UNLIMITED SUPPLIES INC							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1010165	**9/25/2026**		**120500 UNLIMITED SUPPLIES INC**						**Continued...**	
		1.83-	EARLY PAY DISCOUNT		140626	527322	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		183.33	HYDRAULIC FITTINGS		140626	527322	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		181.50								
1010166	**9/25/2026**		**100510 VERIZON WIRELESS**							
		38.41	INSPECTOR GRANT		140610	6153053758 AUG 2026	0192.6321	00260240	TELEPHONE	DATA PROCESSING
		40.04	IPADS FOR FIRE INSPECTIONS		140610	6153053758 AUG 2026	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		5,068.56	STAFF CELL PHONES		140610	6153053758 AUG 2026	0192.6323		CELLULAR PHONES	DATA PROCESSING
		20.02	RAMP ELEVATOR		140610	6153053758 AUG 2026	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		5,167.03								
1010167	**9/29/2026**		**100257 LAW ENFORCEMENT LABOR SRV INC**							
		1,127.33			140353	0909261356282	9101.2177		UNION DUES	GENERAL FUND
		1,127.33			140591	0923261443112	9101.2177		UNION DUES	GENERAL FUND
		2,254.66								
1010168	**9/29/2026**		**122372 METROPOLITAN LIFE INS COMPANY**							
		2,166.95			140350	09092613562817	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,166.95			140351	09092613562818	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		98.76			140538	0921261030095	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		98.76			140539	0921261030096	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		14.69			140546	0921261609347	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		14.69			140547	0921261609348	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		2,204.46			140588	09232614431117	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,204.46			140589	09232614431118	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		8,969.72								
1010169	**9/29/2026**		**100298 MN AFSCME COUNCIL 5**							
		632.20			140354	0909261356283	9101.2177		UNION DUES	GENERAL FUND
		632.20			140592	0923261443113	9101.2177		UNION DUES	GENERAL FUND
		1,264.40								
1010170	**10/2/2026**		**118892 BARKER, MATTHEW**							
		20.00	9.21.26 DAVES HOT CHKN TYLER T		140706	TYLER TECH LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		18.89	9.22.26 CAFE ZUPAS TYLER TECH		140706	TYLER TECH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1010170	10/2/2026		118892 BARKER, MATTHEW						Continued...	
						LUNCHES				
		20.00	9.23.26 BWW TYLER TECH TRAIN		140706	TYLER TECH LUNCHES	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		58.89								
1010171	10/2/2026		116027 ELLIOTT, BRANDON							
		20.00	9.15.26 FRIDAS TYLER TECH TRAI		140707	TYLER TECH LUNCH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	9.16.26 POTBELLY TYLER TECH		140707	TYLER TECH LUNCH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		40.00								
1010172	10/2/2026		114431 HINNENKAMP, JAKE							
		20.00	9.15.26 FRIDAS TYLER TECH TRAI		140708	TYLER TECH LUNCH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00								
1010173	10/2/2026		100351 NCPERS GROUP LIFE INS							
		368.00	OCT 2026 LIFE INS PREMIUMS		140738	704800102026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		368.00								
1010174	10/2/2026		119638 O'REILLY AUTO PARTS							
		4.78-	EARLY PAY DISCOUNT		140725	6193-265403	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		239.15	UTILITIES #697		140725	6193-265403	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.43-	EARLY PAY DISCOUNT		140735	6193-265808	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		121.43	FIRE #1 GENERATOR		140735	6193-265808	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.44-	EARLY PAY DISCOUNT		140736	6193-265653	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		21.99	POLICE #362		140736	6193-265653	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		.72-	EARLY PAY DISCOUNT		140737	6193-265667	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		35.98	POLICE #367		140737	6193-265667	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		410.18								
1010175	10/2/2026		107018 SCHANTZEN, MELISSA							
		13.14	9.21.26 WILLY MCCOY EMR TRAIN		140709	EMR TRAINING LUNCH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		18.92	9.22.26 CRISP & GREEN EMR TRAI		140709	EMR TRAINING LUNCH	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		32.06								
1010176	10/2/2026		121262 SIBELL, BRITTANY							

9/17/2026 – 10/7/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
1010176	**10/2/2026**		**121262 SIBELL, BRITTANY**							
		82.08	9.21.26 MNGFOA MILEAGE		140710	MNGFOA CONF MILEAGE	0153.6335		TRAINING	FINANCE
		82.08	9.24.26 MNGFOA MILEAGE		140710	MNGFOA CONF MILEAGE	0153.6335		TRAINING	FINANCE
		164.16								
1010177	**10/2/2026**		**119121 SLOTH INSPECTIONS INC**							
		8,173.61	JULY ELECTRICAL INSPECTIONS		140718	07312026	0240.6315		MISCELLANEOUS PROFESSIONAL SERPROTECTIVE INSPECTIONS	
		8,173.61								
95092526	**9/25/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		7,436.06			140587	09232614431116	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		7,436.06								
96092526	**9/25/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		16,311.74			140586	09232614431115	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		16,311.74								
97092526	**9/25/2026**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			140585	09232614431114	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98092526	**9/25/2026**		**115568 ALERUS FINANCIAL NA**							
		12,353.10			140584	09232614431113	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		12,353.10								
99061200	**9/25/2026**		**100601 MN DEPT OF REV WH**							
		401.69			140534	0921261030091	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			140542	0921261609343	9101.2172		STATE WITHHOLDING	GENERAL FUND
		21,944.25			140597	0923261443118	9101.2172		STATE WITHHOLDING	GENERAL FUND
		22,395.94								
99091726	**9/17/2026**		**100629 MN DEPT OF REV SALES TX**							
		260.81	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9101.4305		RENTAL FEES	GENERAL FUND
		2.30	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		.67	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9101.4308		SALES OF MAPS & PUBLICATIONS	GENERAL FUND
		.77-	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		721.60	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		1.18	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		.04	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99091726	9/17/2026		100629 MN DEPT OF REV SALES TX						Continued...	
		.04	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		.13	AUG 2026 SALES/USE/TRANS TAX		140533	09172026	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		986.00								
99092526	9/25/2026		107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)							
		550.00			140583	09232614431112	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		550.00								
99100226	10/2/2026		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM							
		78.84	9.15.26 MISC SUPPLIES		140712	SEPT 2026 PURCHASES	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		1.46-	EARLY PAY DISCOUNT		140712	SEPT 2026 PURCHASES	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		210.66	9.23.26 MISC SUPPLIES		140712	SEPT 2026 PURCHASES	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		4.21-	EARLY PAY DISCOUNT		140712	SEPT 2026 PURCHASES	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		283.83								
99260141	9/25/2026		100301 MN CHILD SUPPORT PAYMENT CNTR							
		278.26			140593	0923261443114	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			140594	0923261443115	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		821.40								
99477601	9/25/2026		123049 US DEPARTMENT OF THE TREASURY							
		155.08			140590	09232614431119	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		155.08								
99569202	9/25/2026		100223 ICMA RETIREMENT TRUST 457							
		2,105.04			140580	0923261443111	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		2,105.04								
99605084	9/25/2026		101306 IRS							
		555.98			140535	0921261030092	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,912.69			140536	0921261030093	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,912.69			140537	0921261030094	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		450.00			140543	0921261609344	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		283.94			140544	0921261609345	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		283.94			140545	0921261609346	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		25,830.41			140581	09232614431110	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99605084	**9/25/2026**		**101306 IRS**						**Continued...**	
		25,830.41			140582	09232614431111	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		46,090.89			140598	0923261443119	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		103,150.95								
99868019	**9/25/2026**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		75.00			140540	0921261609341	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			140541	0921261609342	9101.2183		PERA-EMPLOYER	GENERAL FUND
		41,080.13			140595	0923261443116	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		54,560.98			140596	0923261443117	9101.2183		PERA-EMPLOYER	GENERAL FUND
		95,791.11								
		622,266.41	Grand Total							

Payment Instrument Totals

Checks	259,259.41
EFT Payments	262,627.33
A/P ACH Payment	100,379.67
Total Payments	622,266.41

ACCOUNTS PAYABLE
9/17/2026 - 10/7/2026

PAYMENT INSTRUMENT	PAYEE NUMBER	PAYEE	BUSINESS UNIT	OBJECT ACCOUNT	AMOUNT	GL DATE	NAME - REMARK EXPLANATION
- Check Payment	107776	ALERT ALL CORP	0220	6471	1,327.00	10/14/2026	OPEN HOUSE MATERIAL
		ALERT ALL CORP Total			**1,327.00**		
- Check Payment	100618	ANCOM COMMUNICATIONS INC	0220	6281	296.17	10/14/2026	PAGER REPAIR
- Check Payment	100618	ANCOM COMMUNICATIONS INC	0220	6281	296.17	10/14/2026	PAGER REPAIR
- Check Payment	100618	ANCOM COMMUNICATIONS INC	0220	6281	296.17	10/14/2026	PAGER REPAIR
		ANCOM COMMUNICATIONS INC Total			**888.51**		
- Check Payment	121664	ANDERSON FAMILY TOOLS LLC	0311	6281	197.95	10/14/2026	DUAL WHEEL SEPARATOR
- Check Payment	121664	ANDERSON FAMILY TOOLS LLC	0311	6281	228.30	10/14/2026	HAND TOOLS
		ANDERSON FAMILY TOOLS LLC Total			**426.25**		
- Check Payment	100063	ASPEN MILLS	0220	6231	239.99	10/14/2026	BAKOS-PANTS, BOOTS
- Check Payment	100063	ASPEN MILLS	0211	6231	150.09	10/14/2026	PANTS/SHIRT - ELLIOTT
- Check Payment	100063	ASPEN MILLS	0211	6231	96.85	10/14/2026	DUTY BELT - BARKER
		ASPEN MILLS Total			**486.93**		
- Check Payment	122233	BLOODS CUSTOM CARPENTRY LLC	0452	6381	2,685.64	10/14/2026	SECURE PARK BLDGS
		BLOODS CUSTOM CARPENTRY LLC Total			**2,685.64**		
- Check Payment	123095	BROADWAY TENT & EVENT	0296	6249	3,798.50	10/14/2026	HD MAIN STAGE RENTAL
		BROADWAY TENT & EVENT Total			**3,798.50**		
- Check Payment	115915	C. ANTHONY BROST	0296	6249	360.00	10/14/2026	HD CAR SHOW DJ
		C. ANTHONY BROST Total			**360.00**		
- Check Payment	121970	CENTRAL PRO SUPPLY	0311	6269	141.44	10/14/2026	GRASS SEED
		CENTRAL PRO SUPPLY Total			**141.44**		
- Check Payment	119134	CINTAS	0311	6231	129.03	10/14/2026	FIRST AID SUPPLIES
- Check Payment	119134	CINTAS	0452	6231	129.04	10/14/2026	FIRST AID SUPPLIES
- Check Payment	119134	CINTAS	9601	6231	129.04	10/14/2026	FIRST AID SUPPLIES
		CINTAS Total			**387.11**		
- Check Payment	100167	CORNERSTONE FORD	0311	6257	-21.69	10/14/2026	EARLY PAY DISCOUNT
- Check Payment	100167	CORNERSTONE FORD	0311	6257	216.94	10/14/2026	POLICE #312
- Check Payment	100167	CORNERSTONE FORD	0311	6257	-31.85	10/14/2026	EARLY PAY DISCOUNT
- Check Payment	100167	CORNERSTONE FORD	0311	6257	318.46	10/14/2026	POLICE #344
- Check Payment	100167	CORNERSTONE FORD	0211	6388	-311.90	10/14/2026	EARLY PAY DISCOUNT
- Check Payment	100167	CORNERSTONE FORD	0211	6388	2,344.42	10/14/2026	LABOR FOR REPAIR SQUAD 340
- Check Payment	100167	CORNERSTONE FORD	0211	6229	36.67	10/14/2026	MISC SUPP FOR REPAIR SQUAD 340
- Check Payment	100167	CORNERSTONE FORD	0211	6257	737.95	10/14/2026	PARTS FOR REPAIR SQUAD 340
		CORNERSTONE FORD Total			**3,289.00**		
- Check Payment	120341	DAMON FARBER ASSOCIATES, INC	9805	6580	4,330.93	10/14/2026	WATER PLAY @ THE WATERFRONT
		DAMON FARBER ASSOCIATES, INC Total			**4,330.93**		
- Check Payment	113540	DUSTY'S DRAIN CLEANING	9240	6315	845.00	10/14/2026	RAMP DRAIN REPAIRS
		DUSTY'S DRAIN CLEANING Total			**845.00**		
- Check Payment	122472	EJ EQUIPMENT INC	0311	6257	47.94	10/14/2026	FLAIL
		EJ EQUIPMENT INC Total			**47.94**		
- Check Payment	104267	ELITE SANITATION	0296	6249	2,435.67	10/14/2026	HD PORTAS/SINKS
- Check Payment	104267	ELITE SANITATION	0452	6489	792.74	10/14/2026	BIFFY RENTAL/CLEANING (SEPT)
- Check Payment	104267	ELITE SANITATION	9604	6249	130.50	10/14/2026	FALL RECYCLE DAY BIFFYS
		ELITE SANITATION Total			**3,358.91**		
- Check Payment	115231	EVERGREEN RECYCLING	9604	6249	3,738.00	10/14/2026	REC. EVENT (LABOR & TRUCKING)
		EVERGREEN RECYCLING Total			**3,738.00**		
- Check Payment	115760	HENRY SCHEIN INC	0220	6239	185.12	10/14/2026	MEDICAL SUPPLIES
		HENRY SCHEIN INC Total			**185.12**		
- Check Payment	100256	LANO EQUIPMENT INC	0311	6227	118.57	10/14/2026	BOBCAT #616
- Check Payment	100256	LANO EQUIPMENT INC	0311	6257	315.33	10/14/2026	BOBCAT #616

- Check Payment	100256	LANO EQUIPMENT INC	0311	6227	182.64	10/14/2026	L-95 MINI LOADER #633
- Check Payment	100256	LANO EQUIPMENT INC	0311	6257	505.62	10/14/2026	L-95 MINI LOADER #633
- Check Payment	100256	LANO EQUIPMENT INC	0311	6257	10.80	10/14/2026	BOBCAT #616
		LANO EQUIPMENT INC Total			**1,132.96**		
- Check Payment	100270	MACQUEEN	0211	6322	22.08	10/14/2026	SHIPPING CHARGES SQUAD PART
- Check Payment	100270	MACQUEEN	0211	6281	8.40	10/14/2026	VERTEX FLANGE KIT - 368
		MACQUEEN Total			**30.48**		
- Check Payment	120041	MARTIN MARIETTA	0311	6265	170.70	10/14/2026	ASPHALT
- Check Payment	120041	MARTIN MARIETTA	0311	6265	226.44	10/14/2026	ASPHALT
		MARTIN MARIETTA Total			**397.14**		
- Check Payment	117588	MEDART INC	0311	6257	278.18	10/14/2026	EX-MARK TIRES
- Check Payment	117588	MEDART INC	0311	6257	244.94	10/14/2026	EX-MARK STOCK
- Check Payment	117588	MEDART INC	0311	6257	16.36	10/14/2026	PUSH MOWERS
		MEDART INC Total			**539.48**		
- Check Payment	120745	MEDICINE LAKE TOURS	0452	6489	3,115.00	10/14/2026	55+ DAY TRIP 10.15.26
		MEDICINE LAKE TOURS Total			**3,115.00**		
- Check Payment	108201	METRO TENT RENTAL	0296	6249	5,231.50	10/14/2026	HD TENT RENTAL
		METRO TENT RENTAL Total			**5,231.50**		
- Check Payment	100293	MIDC ENTERPRISES	0452	6268	490.26	10/14/2026	IRRIGATION SUPPLIES
		MIDC ENTERPRISES Total			**490.26**		
- Check Payment	122192	MN STRIPES INC	9240	6315	395.00	10/14/2026	RAMP STRIPING
		MN STRIPES INC Total			**395.00**		
- Check Payment	117184	NELSON SANITATION AND RENTAL INC	9402	6530	442.40	10/14/2026	PROFESSIONAL SERVICES
- Check Payment	117184	NELSON SANITATION AND RENTAL INC	9402	6530	417.40	10/14/2026	
		NELSON SANITATION AND RENTAL INC Total			**859.80**		
- Check Payment	100360	NORTH STAR TOWING INC	0211	6389	127.00	10/14/2026	TOW FOR SQUAD 362
		NORTH STAR TOWING INC Total			**127.00**		
- Check Payment	122934	OFFICE OF MNIT SERVICES	0192	6405	493.34	10/14/2026	AUG 2026 ENDPOINT PROTECTION
		OFFICE OF MNIT SERVICES Total			**493.34**		
- Check Payment	109867	RES PYRO	0296	6249	8,000.00	10/14/2026	HD FIREWORKS
		RES PYRO Total			**8,000.00**		
- Check Payment	122629	ROCKET CITY CAR WASH	0220	6489	99.95	10/14/2026	SEP CAR WASHES
- Check Payment	122629	ROCKET CITY CAR WASH	0211	6249	284.86	10/14/2026	SEPTEMBER CAR WASHES
		ROCKET CITY CAR WASH Total			**384.81**		
- Check Payment	118921	SHRED RIGHT	0211	6315	54.45	10/14/2026	PD PAPER SHREDDING 09.10.26
		SHRED RIGHT Total			**54.45**		
- Check Payment	122288	SQUEEGEE & ME	0194	6489	2,464.00	10/14/2026	C/H WINDOW CLEANING
		SQUEEGEE & ME Total			**2,464.00**		
- Check Payment	100498	UNITED RENTALS	0296	6249	3,162.00	10/14/2026	HD POWER RENTAL
- Check Payment	100498	UNITED RENTALS	0296	6249	766.24	10/14/2026	HD POWER RENTAL
- Check Payment	100498	UNITED RENTALS	0296	6249	141.00	10/14/2026	HD POWER RENTAL
- Check Payment	100498	UNITED RENTALS	0296	6249	141.00	10/14/2026	HD POWER RENTAL
		UNITED RENTALS Total			**4,210.24**		
		TOTAL CHECKS			**54,221.74**		
T - A/P ACH Payment	120868	A1 RENT IT	0452	6415	103.56	10/14/2026	SOD CUTTER RIVERDALE PARK
		A1 RENT IT Total			**103.56**		
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6259	578.78	10/14/2026	MISC BLDG REPAIR / LIGHTING
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6249	52.46	10/14/2026	MISC. SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6221	39.49	10/14/2026	WNDOW CLEANING KIT
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6233	32.98	10/14/2026	AA AND AAA BATTERIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6249	13.99	10/14/2026	KITCHEN SPONGES

T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6231	27.94	10/14/2026	TAC VEST HANGER - HINNENKAMP
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0296	6249	224.06	10/14/2026	ROUTE ARROWS,DOG BISCUITS/TOYS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6257	224.26	10/14/2026	EX-MARK STOCK
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6281	100.25	10/14/2026	HAND TOOLS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6249	175.57	10/14/2026	RECHARGEABLE LED LIGHT
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6229	50.98	10/14/2026	TIRE PLUGS/SEALANT
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0312	6257	16.63	10/14/2026	PLOW #642
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6281	162.00	10/14/2026	REPLACEMENT PD DOCK
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6249	47.48	10/14/2026	TONER, CHECK PRINTER
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6208	56.47	10/14/2026	WRIST PADS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6259	291.53	10/14/2026	MISC BLDG REPAIR SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6221	127.57	10/14/2026	MISC CLEANING SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6249	193.28	10/14/2026	MISC. SUPPLIES/PAPER PRODUCTS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6281	128.33	10/14/2026	VACUUM
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6207	44.64	10/14/2026	GYM TOWELS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0301	6208	514.74	10/14/2026	BINDING MACHINE
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6257	49.86	10/14/2026	HAND BLOWER
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0452	6208	178.28	10/14/2026	CALENDARS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0452	6249	103.91	10/14/2026	PUZZLE BLANKS
		AMAZON CAPITAL SERVICES INC Total			**3,435.48**		
T - A/P ACH Payment	100026	ANDERSON IRRIGATION	0452	6489	3,330.89	10/14/2026	IRRIGATION START UP
T - A/P ACH Payment	100026	ANDERSON IRRIGATION	0452	6489	3,054.70	10/14/2026	REPAIR BALLOON 2 INCH PIPE
T - A/P ACH Payment	100026	ANDERSON IRRIGATION	0452	6489	2,689.50	10/14/2026	SUNWOOD DRIVE REPAIRS
		ANDERSON IRRIGATION Total			**9,075.09**		
T - A/P ACH Payment	114881	ANDERSON RACE MANAGEMENT	0296	6249	1,103.88	10/14/2026	HD FINAL PAYMENT
		ANDERSON RACE MANAGEMENT Total			**1,103.88**		
T - A/P ACH Payment	107587	ANOKA COUNTY TREASURY DEPARTMENT	0192	6321	850.00	10/14/2026	SEPT ANOKA-CO INTERNET
		ANOKA COUNTY TREASURY DEPARTMENT Total			**850.00**		
T - A/P ACH Payment	101084	BATTERIES PLUS	0211	6233	39.90	10/14/2026	3V LITHIUM BATTERIES
		BATTERIES PLUS Total			**39.90**		
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0311	6257	93.50	10/14/2026	PATCH TRL. #610
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0311	6257	679.36	10/14/2026	PARKS #613
		BAUER BUILT INCORPORATED Total			**772.86**		
T - A/P ACH Payment	116848	BAYCOM INC	0211	6281	315.00	10/14/2026	REAR ARM CABLE - 368
T - A/P ACH Payment	116848	BAYCOM INC	0211	6281	64.00	10/14/2026	CABLE EXTENSION 368
		BAYCOM INC Total			**379.00**		
T - A/P ACH Payment	108513	BLAINE LOCK AND SAFE INC	0194	6249	30.75	10/14/2026	MISC. SUPPLIES - KEYS
		BLAINE LOCK AND SAFE INC Total			**30.75**		
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9214	6315	2,693.00	10/14/2026	TIF 14 ADMIN - TRAFFIC COUNTS
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530	922.50	10/14/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9402	6315	412.00	10/14/2026	PROFESSIONAL SERVICES
		BOLTON AND MENK INC Total			**4,027.50**		
T - A/P ACH Payment	117484	CHETS SHOES LLC	0452	6231	200.00	10/14/2026	ZACH BRAY BOOTS
		CHETS SHOES LLC Total			**200.00**		
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	32.31	10/14/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	10/14/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	32.31	10/14/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	32.31	10/14/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489	64.35	10/14/2026	ST1 RUGS
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489	48.60	10/14/2026	ST2 RUGS
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	8.31	10/14/2026	UNIFORM CLEANING/RENTAL

T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	10/14/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	8.31	10/14/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	8.31	10/14/2026	UNIFORM CLEANING/RENTAL
		CINTAS CORPORATION Total			**288.33**		
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	93.60	10/14/2026	PARKS EX-MARK
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	986.64	10/14/2026	UTILITIES EX-MARK #621
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	184.98	10/14/2026	PARKS EX- MARK #6
		CRAWFORD'S EQUIPMENT INC Total			**1,265.22**		
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	490.67	10/14/2026	PRINTER/COPIER CONTRACT
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	467.49	10/14/2026	PRINTER/COPIER CONTRACT
		DEFINITIVE TECHNOLOGY SOLUTIONS INC Total			**958.16**		
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,854.60	10/14/2026	GASOLINE
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,915.49	10/14/2026	GASOLINE
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6225	5,402.80	10/14/2026	DIESEL FUEL
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	2,030.29	10/14/2026	GASOLINE
		DEHN OIL COMPANY Total			**15,203.18**		
T - A/P ACH Payment	115192	EAST SIDE OIL COMPANIES	0311	6489	86.90	10/14/2026	OIL RECOVERY
		EAST SIDE OIL COMPANIES Total			**86.90**		
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	9601	6352	198.00	10/14/2026	UB CERTIFICATION PH NOTICE
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	0191	6352	93.50	10/14/2026	PUBLIC NOTICING
		ECM PUBLISHERS INC Total			**291.50**		
T - A/P ACH Payment	106624	EHLERS	9352	6315	5,000.00	10/14/2026	ARBITRAGE CALC ON 2016A BOND
		EHLERS Total			**5,000.00**		
T - A/P ACH Payment	113321	FACTORY MOTOR PARTS CO	0311	6257	65.76	10/14/2026	OIL FILTERS STOCK
		FACTORY MOTOR PARTS CO Total			**65.76**		
T - A/P ACH Payment	119655	FAIRCHILD EQUIPMENT, INC	0194	6382	4,493.11	10/14/2026	EQUIPMENT REPAIR / LIFT
		FAIRCHILD EQUIPMENT, INC Total			**4,493.11**		
T - A/P ACH Payment	123134	FIRE CATT LLC	0220	6249	4,806.30	10/14/2026	ANNUAL HOSE TESTING
		FIRE CATT LLC Total			**4,806.30**		
T - A/P ACH Payment	121955	FORTE	9234	6281	275.55	10/14/2026	REPLACEMENT WIRELESS PUCK
		FORTE Total			**275.55**		
T - A/P ACH Payment	122612	GHD SERVICES INC	0192	6315	2,606.58	10/14/2026	NEW WEBSITE - FINAL PAYMENT
		GHD SERVICES INC Total			**2,606.58**		
T - A/P ACH Payment	100650	GRAINGER INC	0194	6259	237.55	10/14/2026	BUILDING REPAIR - PLUMBING
		GRAINGER INC Total			**237.55**		
T - A/P ACH Payment	112564	GROUP HEALTH INC WORKSITE	0130	6315	204.80	10/14/2026	EAP SERVICES SEPTEMBER 2026
		GROUP HEALTH INC WORKSITE Total			**204.80**		
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	20.00	10/14/2026	CHLORINE TANK RENTAL
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	9,330.46	10/14/2026	WTP CHEMICALS
		HAWKINS INC Total			**9,350.46**		
T - A/P ACH Payment	117332	HEARTLAND TIRE/TELLE TIRE MN LLC	0311	6257	548.00	10/14/2026	FIRE #571
T - A/P ACH Payment	117332	HEARTLAND TIRE/TELLE TIRE MN LLC	0311	6257	320.00	10/14/2026	BUILDING MAINTENANCE #384
		HEARTLAND TIRE/TELLE TIRE MN LLC Total			**868.00**		
T - A/P ACH Payment	112160	HOLIDAY COMPANIES	0211	6249	254.50	10/14/2026	SEPTEMBER CAR WASHES
		HOLIDAY COMPANIES Total			**254.50**		
T - A/P ACH Payment	118946	HOTSY MINNESOTA	0311	6381	361.30	10/14/2026	PRESSURE WASHER #1 REPAIR
T - A/P ACH Payment	118946	HOTSY MINNESOTA	0452	6381	361.30	10/14/2026	PRESSURE WASHER #1 REPAIR
T - A/P ACH Payment	118946	HOTSY MINNESOTA	9601	6381	186.13	10/14/2026	PRESSURE WASHER #1 REPAIR
T - A/P ACH Payment	118946	HOTSY MINNESOTA	9602	6381	186.13	10/14/2026	PRESSURE WASHER #1 REPAIR
		HOTSY MINNESOTA Total			**1,094.86**		
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	21.57	10/14/2026	MASKING TAPE/NOTE PADS

T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0191	6208	17.95	10/14/2026	CALENDAR-KALIA
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0153	6208	17.73	10/14/2026	CALENDAR-JENNIFER
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0211	6208	17.73	10/14/2026	CALENDAR-JAMIE BLUE
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	30.10	10/14/2026	CALENDAR-NICOLE
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0191	6208	35.29	10/14/2026	DESK PAD/CALENDAR REFILL
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	74.61	10/14/2026	ENVELOPES
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0153	6208	17.95	10/14/2026	CALENDAR-CINDY
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0191	6208	19.06	10/14/2026	PLANNER
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0194	6249	60.54	10/14/2026	APPT BOOK
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0311	6208	281.88	10/14/2026	APPT BOOK REFILLS
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	145.54	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0153	6208	32.26	10/14/2026	CALENDARS-JENNIFER/BRITTANY
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0211	6208	54.52	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0220	6208	20.38	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0240	6208	14.44	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0301	6208	3.61	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0311	6208	159.98	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	9601	6208	164.12	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	33.64	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0194	6249	22.70	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0191	6208	17.95	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0211	6208	17.40	10/14/2026	OFFICE SUPPLIES - CALENDAR
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	60.36	10/14/2026	OFFICE SUPPLIES - CALENDARS
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0191	6208	30.13	10/14/2026	OFFICE SUPPLIES - CALENDAR
		INNOVATIVE OFFICE SOLUTIONS Total			**1,371.44**		
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6405	4,637.00	10/14/2026	AUG HOSTED SERVERS & BACKUPS
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6405	1,350.50	10/14/2026	26-27 STAFF TRAINING SOFTWARE
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6405	160.00	10/14/2026	CAD PROJECT SUPPORT
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6585	640.00	10/14/2026	PREP FOR SERVER MOVE
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6315	120.00	10/14/2026	WEBSITE SUPPORT
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	9601	1720	226.67	10/14/2026	TREATMENT PLANT NETWORKING SUP
		LOCAL GOVERNMENT INFORMATION SYSTEMS ASS Total			**7,134.17**		
T - A/P ACH Payment	103472	MAILING SOLUTIONS	9604	6249	294.10	10/14/2026	POSTCARD FALL RECYCLE EVENT
		MAILING SOLUTIONS Total			**294.10**		
T - A/P ACH Payment	117425	MAUER MAIN CHEVROLET	0311	6257	45.02	10/14/2026	POLICE #367
		MAUER MAIN CHEVROLET Total			**45.02**		
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0260	6249	43.96	10/14/2026	SIGN SHOP TAP CONS
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0311	6249	57.92	10/14/2026	STAPLES, FORGED SCRAP/CHOP
		MENARDS COON RAPIDS Total			**101.88**		
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9601	6281	251.20	10/14/2026	TOOLBOX AND TOOLS FOR WTP
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0194	6259	382.11	10/14/2026	MISC BLDG REPAIR SUPPLIES
		MENARDS ELK RIVER Total			**633.31**		
T - A/P ACH Payment	119825	METRO CREATIVE GRAPHICS INC	0130	6246	99.00	10/14/2026	OCTOBER 2026
		METRO CREATIVE GRAPHICS INC Total			**99.00**		
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6249	148.75	10/14/2026	HOSE REEL
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6229	23.50	10/14/2026	PLUG
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6229	109.03	10/14/2026	NUTS/BOLTS
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0452	6249	125.00	10/14/2026	PARKS-NITRILE GLOVES
		METRO PRODUCTS LLC Total			**406.28**		
T - A/P ACH Payment	113909	MOBILE VEHICLE INTEGRATION	0211	6281	562.50	10/14/2026	KUSMAUL INSTALL/REMOVAL
T - A/P ACH Payment	113909	MOBILE VEHICLE INTEGRATION	0211	6281	3,550.00	10/14/2026	LABOR TO BUILD 363

T - A/P ACH Payment	113909	MOBILE VEHICLE INTEGRATION	0211	6281	1,875.00	10/14/2026	LABOR FOR NEW LIGHTING TO UTV
		MOBILE VEHICLE INTEGRATION Total			**5,987.50**		
T - A/P ACH Payment	100341	MTI DISTRIBUTING INC	0311	6257	449.37	10/14/2026	GROUNDS MASTER #617
T - A/P ACH Payment	100341	MTI DISTRIBUTING INC	0311	6257	187.83	10/14/2026	GROUNDS MASTER #617
T - A/P ACH Payment	100341	MTI DISTRIBUTING INC	0311	6257	449.37	10/14/2026	GRONDS MASTER #617 SPARE TIRE
		MTI DISTRIBUTING INC Total			**1,086.57**		
T - A/P ACH Payment	100345	NAPA AUTO PARTS ELK RIVER	0311	6257	25.93	10/14/2026	PARKING RAMP GEN.
T - A/P ACH Payment	100345	NAPA AUTO PARTS ELK RIVER	0311	6227	102.28	10/14/2026	PARKING RAMP GEN. #902
		NAPA AUTO PARTS ELK RIVER Total			**128.21**		
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0194	6249	535.31	10/14/2026	WIPERS, TOWELS, PLATES, TISSUE
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0311	6249	149.84	10/14/2026	TOWELS,FORKS,WIPERS,URINAL MAT
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0452	6249	149.85	10/14/2026	TOWELS,FORKS,WIPERS,URINAL MAT
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	9601	6249	77.20	10/14/2026	TOWELS,FORKS,WIPERS,URINAL MAT
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	9602	6249	77.20	10/14/2026	TOWELS,FORKS,WIPERS,URINAL MAT
		NORTHERN SANITARY SUPPLY CO Total			**989.40**		
T - A/P ACH Payment	115071	NORTHLAND OCCUPATIONAL HEALTH	0211	6315	55.00	10/14/2026	PROPERTY&EVIDENCE ROOM TESTING
T - A/P ACH Payment	115071	NORTHLAND OCCUPATIONAL HEALTH	0211	6315	55.00	10/14/2026	PROPERTY&EVIDENCE ROOM TESTING
T - A/P ACH Payment	115071	NORTHLAND OCCUPATIONAL HEALTH	0211	6315	55.00	10/14/2026	PROPERTY&EVIDENCE ROOM TESTING
		NORTHLAND OCCUPATIONAL HEALTH Total			**165.00**		
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9601	6489	141.08	10/14/2026	AUGUST U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9602	6489	141.08	10/14/2026	AUGUST U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9603	6489	141.08	10/14/2026	AUGUST U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9604	6489	141.08	10/14/2026	AUGUST U/B SERVICES
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9605	6489	141.09	10/14/2026	AUGUST U/B SERVICES
		OPUS 21 MANAGEMENT SOLUTIONS Total			**705.41**		
T - A/P ACH Payment	112421	PERRIL	0311	6315	200.00	10/14/2026	OCT ROW WEB
		PERRIL Total			**200.00**		
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	0452	6489	1,100.00	10/14/2026	CONTRACT LANDSCAPE MAINT.
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	0452	6489	375.00	10/14/2026	CONTRACT LANDSCAPE MAINT.
		PRAIRIE RESTORATIONS INC Total			**1,475.00**		
T - A/P ACH Payment	113444	PRECISE	0311	6315	1,288.00	10/14/2026	AUG PRECISE/GPS
		PRECISE Total			**1,288.00**		
T - A/P ACH Payment	100418	RDO EQUIPMENT CO	0311	6257	358.43	10/14/2026	GRADER #603
T - A/P ACH Payment	100418	RDO EQUIPMENT CO	0311	6257	4,508.64	10/14/2026	GRADER #603
		RDO EQUIPMENT CO Total			**4,867.07**		
T - A/P ACH Payment	121170	RIDGEWAY AND ASSOCIATES	0211	6315	280.00	10/14/2026	2 EMPLOYEES MANDATORY CHECKIN
		RIDGEWAY AND ASSOCIATES Total			**280.00**		
T - A/P ACH Payment	117285	RUM RIVER CONSULTANTS	0240	6315	1,354.47	10/14/2026	APR-AUG 2026 SERVICES
		RUM RIVER CONSULTANTS Total			**1,354.47**		
T - A/P ACH Payment	120063	SKYLINE GRAPHICS	9604	6249	1,088.00	10/14/2026	POSTCARD - FALL RECYCLE EVENT
T - A/P ACH Payment	120063	SKYLINE GRAPHICS	0195	6352	7,225.00	10/14/2026	2026 SEPT/OCT RR PRINTING
		SKYLINE GRAPHICS Total			**8,313.00**		
T - A/P ACH Payment	119121	SLOTH INSPECTIONS INC	0240	6315	27,559.76	10/14/2026	AUGUST ELECTRICAL INSPECTIONS
		SLOTH INSPECTIONS INC Total			**27,559.76**		
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	96.97	10/14/2026	MFF UNIFORM -OVERLIE
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	122.97	10/14/2026	MFF UNIFORM - DEVINE
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	37.99	10/14/2026	MFF UNIFORM -OVERLIE
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	11.99	10/14/2026	MFF BATON - DEVINE
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	60.00	10/14/2026	MFF SHIRT - OVERLIE
		STREICHER'S Total			**329.92**		
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315	437.63	10/14/2026	CC MINUTES 9-8-26

T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315	178.00	10/14/2026	PW MINUTES 9-15-26
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315	178.00	10/14/2026	PLANNING MINUTES 9-24-26
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315	178.00	10/14/2026	EPB MINUTES 9-21-26
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315	334.13	10/14/2026	CC MINUTES 9-22-26
		TIMESAVER OFF SITE SECRETARIAL INC Total			**1,305.76**		
T - A/P ACH Payment	108522	TOTAL CONTROL SYSTEMS, INC	9601	6489	960.00	10/14/2026	CRADLE POINT 7/1/26-9/30/26
		TOTAL CONTROL SYSTEMS, INC Total			**960.00**		
T - A/P ACH Payment	113367	TRAFFIC LOGIX CORPORATION	0311	6249	445.00	10/14/2026	SPEED TRL. #1
		TRAFFIC LOGIX CORPORATION Total			**445.00**		
		TOTAL ACH			**134,894.05**		
		Grand Total			**189,115.79**		

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-233

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF SEPTEMBER 17, 2026 THROUGH OCTOBER 7, 2026

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of September 17, 2026 through October 7, 2026 in the amount of $1,151,418.69 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 September 17, 2026 through October 7, 2026 in the amount of $1,151,418.69.

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

Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 13th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session
Meeting Date: 10/13/2026

Primary Strategic Plan Initiative: Not Applicable

Title:
Adopt Resolution ~~#26-288~~ #26-228 Responsible Contractor Resolution

Purpose/Background:
At the September 22, 2026, City Council work session, the Council agreed to require responsible contractor acknowledgment per MN Stat 16C.285, subd. 3 for projects receiving city funding greater than $50,000. The attached resolution memorializes the City's policy requiring compliance with the statute responsible contractor for projects receiving city funding greater than $50,000.

Staff also added language to the Business Assistance Application (attached) for your review. The business application reads:

The applicant acknowledges and agrees that receiving financial assistance from the City valued at more than $50,000 shall be required to meet the minimum criteria for a responsible contractor identified in Minn. Stat. § 16C.285, subd. 3, and shall comply with the reporting requirements provided in Minn. Stat. § 16C.285, subd. 4, 5, and 6, as applicable. At the September 22, 2026 City Council work session, the Council agreed to require responsible contractor acknowledgment per MN Stat 16C.285, subd. 3 for projects receiving city funding greater than $50,000. The attached resolution memorializes the City's policy requiring compliance with the statute responsible contractor for projects receiving city funding greater than $50,000.

Notification:
Not applicable

Time Frame/Observations/Alternatives:
The requirement becomes effective immediately following approval by City Council.

Funding Source:
This is applicable to projects receiving city funding greater than $50,000.

Recommendation:
Staff recommends approving Resolution ~~#26-288~~ #26-228 and language added to the Business Assistance Application. City Council could either:

1. Approve resolution, as presented
2. Approve resolution with changes
3. Something else

Outcome/Action:
Make a motion to approve resolution ~~#26-288~~ #26-228, A resolution memorializing the city's policy requiring compliance with Minn Statute 16C.285 responsible contractor for projects receiving city funding greater than $50,000 and approve language added to the Business Assistance Application.

Attachments

Resolution #26-228
Business Assistance Application

Form Review

Inbox	Reviewed By	Date

Brian Hagen	Brian Hagen	10/08/2026 03:34 PM
Form Started By: Stephanie Hanson		Started On: 09/30/2026 04:14 PM
Final Approval Date: 10/08/2026		

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

RESOLUTION #26-228

RESOLUTION MEMORIALIZING THE CITY'S POLICY REQUIRING COMPLIANCE WITH MINN. STAT. § 16C.285 RESPONSIBLE CONTRACTOR FOR PROJECTS RECIEVING CITY FUNDING GREATER THAN $50,000

WHEREAS, On September 22, 2026, at the Ramsey City Council Work Session, the Council discussed the requirements of Minn. Stat. § 16C.285 regarding Responsible Contractors and the City's options for incorporating a requirement for compliance for projects that receive financial assistance from the City; and

WHEREAS, the City Council recognizes that projects that receive financial assistance from the City require a greater level of scrutiny and protection due to the use of public funds and the Responsible Contractor criteria and reporting requirements under Minn. Stat. § 16C.285 provide a reasonable framework for creating that additional scrutiny and protection; and

WHEREAS, at the October 13, 2026 Council meeting, the Council considered the following policy:

> Any project receiving financial assistance from the City valued at more than $50,000 shall be required to meet the minimum criteria for a responsible contractor identified in Minn. Stat. § 16C.285, subd. 3, and shall comply with the reporting requirements provided in Minn. Stat. § 16C.285, subd. 4, 5, and 6, as applicable.

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

1. Responsible Contractor Policy

(a) Any project receiving financial assistance from the City valued at more than $50,000 shall be required to meet the minimum criteria for a responsible contractor identified in Minn. Stat. § 16C.285, subd. 3, and shall comply with the reporting requirements provided in Minn. Stat. § 16C.285, subd. 4, 5, and 6, as applicable.

(b) Projects receiving $50,000 or less in financial assistance from the City and privately funded projects shall not be required to comply with Minn. Stat. § 16C.285.

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 13th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

BUSINESS ASSISTANCE APPLICATION

A. APPLICANT INFORMATION

Name of Corporation/Partnership _____

Address _____

Primary Contact _____

Address _____

Phone _____ Fax _____ E-mail _____

Type of business assistance requested (select one):

☐ Tax Abatement ☐ Tax Increment Financing ☐ Revolving Loan Fund ☐ Other

☐ *The applicant acknowledges and agrees that receiving financial assistance from the City valued at more than $50,000 shall be required to meet the minimum criteria for a responsible contractor identified in Minn. Stat. § 16C.285, subd. 3, and shall comply with the reporting requirements provided in Minn. Stat. § 16C.285, subd. 4, 5, and 6, as applicable.*

Have you been, or are you currently, involved in any bankruptcy proceedings or lawsuits related to other development projects with which you have been involved? If yes, please provide an explanation.

☐ Yes ☐ No

On a separate sheet, please provide the following:

- Brief description of the corporation/partnership's business, including history, principal product or service, etc**. Attach as Part 1**.
- List names of officers and shareholders/partners with more than five percent (5%) interest in the corporation/partnership. **Attach as Part 2**.
- Brief description of the proposed project. **Attach as Part 3**.
- A *but for* analysis and narrative. **Attach as Part 4**.
- Completed Revolving Loan Fund Application. **Attach as Part 5 if required.**

Attorney Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Contractor Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Engineer Name _____

Address _____

Phone _____ Fax _____ E-mail _____

Architect Name _____

Address _____

Phone _____ Fax _____ E-mail _____

B. PROJECT INFORMATION

The project will be: (Check all that apply)

☐ Industrial: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)

☐ Office/research facility: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)

☐ Commercial: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)

☐ Housing: (☐New Construction ☐Redevelopment/Rehab ☐Expansion)

☐ Other _____

The project will be: ☐ Owner Occupied ☐ Leased Space

- If leased space, please attach a list of names and addresses of future tenants and indicate the status of commitments or lease agreements. **Attach as Part 5**.

Project Address _____

- Include Legal Description and PID number(s). **Attach as Part 6**.

Site Plan Attached: ☐Yes ☐ No

Current Real Estate Taxes on Project Site: $ _____

Estimated Real Estate Taxes Upon Completion:

Phase I $_____
Phase II $ _____
Phase III $_____
Total $_____

Construction Start Date: _____

Construction Completion Date: _____

If Phased Project: _____ % Completed in _____years

_____ % Completed in _____years

_____ % Completed in _____years

C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

- ☐ 1. To encourage redevelopment.
- ☐ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☐ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☐ 6. To create housing opportunities.
- ☐ 7. To provide a diversity of housing.
- ☐ 8. To provide a variety of family housing ownership alternatives and housing choices.
- ☐ 9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
- ☐ 10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
    - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
    - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

SOURCES	AMOUNT
Bank Loan	$ _____
Other Loans	$ _____
Owner Equity	$ _____
Fed Grant/Loan	$ _____
State Grant/Loan	$ _____
Industrial Development Bonds	$ _____
Tax Increment Financing	$ _____
Tax Abatement	$ _____
Revolving Loan Fund	$ _____
Other	$ _____
TOTAL	**$** _____

USES	AMOUNT
Land Acquisition	$ _____
Site Development	$ _____
Construction	$ _____
Machinery & Equipment	$ _____
Architectural/Engineering Fees	$ _____
Debt Service Reserve	$ _____
Contingencies	$ _____
Other	$ _____
TOTAL	**$** _____

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: $_____

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation.
All personal financial information will be kept private and confidential.

☐ 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.

☐ 2. Financial statements for past two years, including profit and loss statements and balance sheets.

☐ 3. Two-year financial projections.

☐ 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)

☐ 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.

☐ 6. Administrative fee of up to $5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.

☐ 7. Attach the following documentation:

_____ Part 1 – Corporation/Partnership Description

_____ Part 2 – List of Shareholders/Partners

_____ Part 3 – Description of Project

_____ Part 4 – *But For* Analysis

_____ Part 5 – List of Prospective Lessees (If requested)

_____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings

_____ Part 7 – Public Purpose Narrative

_____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

☐ *The applicant acknowledges and agrees that receiving financial assistance from the City valued at more than $50,000 shall be required to meet the minimum criteria for a responsible contractor identified in Minn. Stat. § 16C.285, subd. 3, and shall comply with the reporting requirements provided in Minn. Stat. § 16C.285, subd. 4, 5, and 6, as applicable.*

Applicant Name _____ Date _____

By _____

Its _____

EXHIBIT B

BUSINESS ASSISTANCE REVIEW WORKSHEET

FOR COMMERCIAL/INDUSTRIAL PROJECTS

TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- ☐ 1. To encourage redevelopment.
- ☐ 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- ☐ 3. To enhance and/or diversify the City's economic base.
- ☐ 4. To encourage additional unsubsidized private (re)development.
- ☐ 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- ☐ 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
  - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
  - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

$ _____ Private Investment
$ _____ Public Investment
$ _____ **Ratio Private : Public Financing**

Points:	
5:1	5
4:1	4
3:1	3
2:1	2
Less than 2:1	1

C. Job Creation:

_____ Net *new* jobs (minimum 40 hours per week) or fulltime equivalents

Points:	
50+	5
20+	4
10+	3
5+	2
Less than 2	1

D. Wage Level of jobs created:

Average hourly wage
Of *new* jobs _____

Points:	
Over $21/hour	5
$18-21/hour	4
$14-17/hour	3
$10-13/hour	2
Under $10/hour	1

E. Ratio of Business Assistance To New Jobs Created:

$ _____ Business assistance requested
_____ Number of net *new* jobs created
$ _____ **of business assist. per net *new* job created**

Points:	
$5,000 or less	5
$15,000 or less	4
$25,000 or less	3
$50,000 or less	2
Over $75,000	1

F. Project size:

The project will result in the construction of _____ square feet

Points:	
75,000+	5
50,000+	4
25,000+	3
10,000+	2
5,000 or less	1

G. Type of Project:

	Points:
_____ 100% Owner Occupied	5
_____ Mix Owner Occupied & Investment	3
_____ Investment Property	1

H. Likelihood that the project will result in unsubsidized, spin-off development:

	Points:
_____ High	5
_____ Moderate	3
_____ Low	1

I. Subtotals

_____
_____
_____
_____
_____
_____
_____

Sub-Total Points _____ of a possible 35 points.

Bonus Points

	Bonus Points:
The project will be 100% *pay-as-you-go* financing.	3
The project is a redevelopment project.	3

Total Points: _____

Overall project analysis:	High	35 points
	Moderate	25 points
	Low	15 points
	Not Eligible	5 points

CC Regular Session

Meeting Date: 10/13/2026

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

Title:
PUBLIC HEARING: Consider a Request for a Private Kennel License at 15591 Iodine St NW

Purpose/Background:
Tiffani and Michael Rimstad, the residents and owners of 15591 Iodine Street NW, has submitted a request for a Private Kennel License on their property. This request was prompted by the Rimstad family looking to consolidate two households into one with their current four dogs, while also looking to adopt two puppies under six months in age. In total, they are looking to keep six dogs, while Section 10-53 of Ramsey City Code states that "all residential properties shall be allowed to keep up to three dogs over the age of six months," and "properties keeping four or more dogs and/or six or more cats must obtain a private kennel license as described in section 10-60." The family already has two adult dogs in their home, two adult dogs kept at another home in Chisago City, and they want to adopt the two puppies for dog agility training and follow the proper procedures to stay in compliance with City Code.

On September 30th, an exterior inspection was conducted on the property by staff from the Planning and Police Departments. The inspection noted that the property was clean and well-kept and should be suitable for all six dogs to live on the property. The backyard is divided into three separate fenced areas: one for exercising and training and the other two for the dogs to relieve themselves. The owner confirmed that the dogs regularly have access to the full house and are only let out into the fenced backyard with direct supervision. Staff sees no cause for concern for the health, safety, and welfare of the six dogs and the residents.

Notification:
Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Private Kennel request and the Public Hearing to be held by City Council.

Funding Source:
A $200 application fee was collected with the Private Kennel License application that helps cover the costs of this license.

Recommendation:
Staff recommends approval of the Private Kennel License.

Outcome/Action:
Motion to adopt Resolution #26-230, Approving a Private Kennel License to Tiffani and Michael Rimstad at 15591 Iodine Street NW.

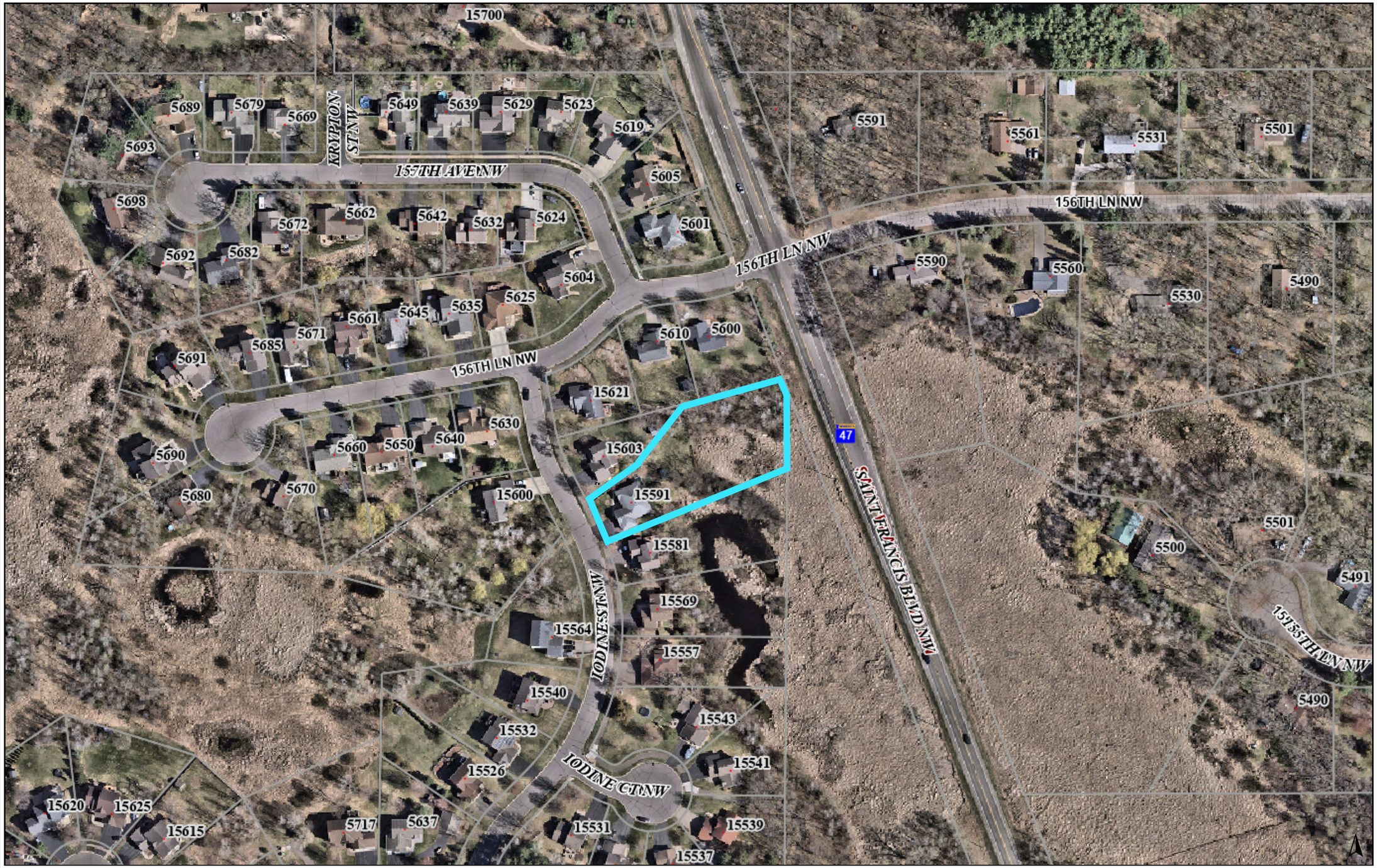
Attachments

Location Map
Application & Narrative
Resolution #26-230 Private Kennel License

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Adam Martin		Started On: 10/06/2026 11:44 AM
Final Approval Date: 10/08/2026		

Private Kennel License for Rimstad 15591 Iodine St NW





PID:
28-32-25-31-0023

Address:
15591 Iodine St NW,
Ramsey MN 55303

0 500 1000 ft

Created on: 09/21/2026

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

Ramsey Animal License Application

Beekeeping: the occupation of owning and breeding bees for their honey.

Non-Traditional Animal: animals that are not normally considered to be domesticated, but are not wild animals as defined in Ramsey City Code Section 10-119.

Private Kennel: a place where a dog owner keeps four or more dogs over six months of age on property occupied by the dog owner for residential purposes; and where the keeping of such dogs is incidental to the occupancy of the premises, and may include breeding and selling of dogs as a hobby.

☐ Non-Traditional Animal License ($200)	☒ Private Kennel License ($200)	☐ Beekeeping Zoning Permit ($25)

Site Address: 15591 Iodine St NW
Owner Name: Tiffani Rimstad
Owner Address: 15591 Iodine St NW City/State/ZIP: Ramsey, MN 55303
Phone: [redacted] E-mail: [redacted]

Applicant Name: Tiffani Rimstad
Applicant Phone: [redacted] Applicant Email: [redacted]

Description of Request:
see attached

The undersigned acknowledges that he/she has read this application and the above information is correct and accurate. Applicant also understands by signing this application that he/she could be held responsible as representative of this request for any violation of compliance with all applicable laws and ordinances of the City of Ramsey.

[signature] 9-18-2026
Signature of Property Owner Date

same as above
Signature of Applicant or Authorized Agent (if applicable) Date

NOTICE: This is an application only. License will be issued after City Council approval and payment of fees.

********** FOR OFFICE USE ONLY **********

Planning Approval Date

It is our mission to work together to responsibly grow our community, and to provide quality, cost-effective and efficient government services.

City of RAMSEY

CITY OF RAMSEY
TENNESSEN WARNING

The City of Ramsey has asked that you provide information about yourself which may be classified as private, confidential, nonpublic, or protected nonpublic under the Minnesota Government Data Practices Act. This means that this data is not ordinarily available to the general public. Accordingly, the City is required to inform you of the following:

1. The purpose and intended use of the information requested is to determine if you are eligible for a license from the City of Ramsey.

2. You are not legally obligated to supply the requested information.

3. The known consequences of supplying the requested information is that the information or further investigation could disclose information which could cause your application to be denied.

4. The known consequences of refusing to supply the requested information is that your request for a license cannot be processed and/or a civil penalty may be imposed per city code section 10-119.

5. A criminal charge, arrest, or conviction will not necessarily bar you from obtaining a license with the City, unless the conviction is related to the matter for which the license is sought, according to Minnesota Statute 364.03, or subject to such other exceptions as are provided by law. However, failure to reveal the requested criminal information will be considered falsification of the application and may be used as grounds for the denial of the application.

6. Other governmental agencies necessary to process your application are authorized by law to receive the information provided.

7. The City may be required to furnish some of this information to the Minnesota Department of Revenue or other governmental agencies.

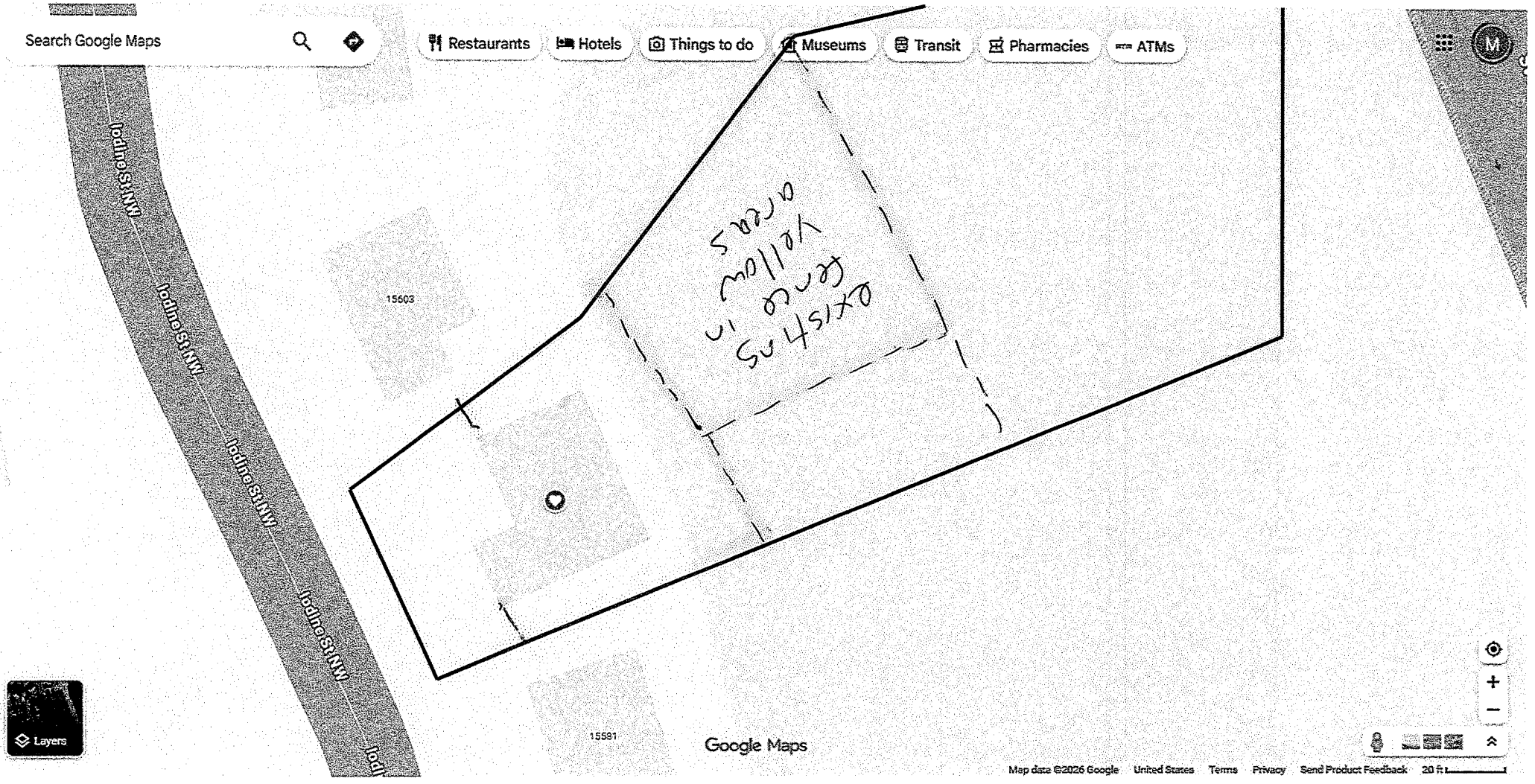
The undersigned, by signing this notice, acknowledges that he/she has read and understood the contents of this notice.

9-18-2026
Date

Signature

Tiffani Rimstad
Print Name


Search Google Maps
Restaurants
Hotels
Things to do
Transit
Pharmacies
ATMs
Iodine St NW
Iodine St NW
Iodine St NW
Iodine St NW
T5503
Layers
Google Maps


Search Google Maps
Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
Iodine St NW
15603
15581
Layers
Google Maps
Map data ©2026 Google
United States
Terms
Privacy
Send Product Feedback
20 ft

From: Tiffani Flaws
To: Adam Martin
Cc: Kalia Lor; Katie McNally
Subject: Re: 15591 Iodine St NW - Private Kennel License Application
Date: Monday, September 21, 2026 10:34:23 AM
Attachments: image006.png
image007.png
image008.png
sparky_rimstad_vaccine_certificate_1790001098.pdf
sprocket_rimstad_rabies_certificate_1790001141.pdf
Yikes_rabies_certificate.pdf
Elvis_rabies_document.pdf
Elvis_rabies_titer.pdf

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..

Hello again,

Here are the required rabies documents for Yikes, Sprocket, and Sparky. As you can see, Elvis is not currently up to date, as he is older and has several health conditions. Instead of the vaccination, he gets a titer stating he should still be covered from prior vaccinations. I have also included a note from his veterinarian stating her professional opinion "that it is not recommended to vaccinate this dog at this time." Please let me know if there is anything else you need.

Thank you!

Tiffani and Mike

From: Adam Martin <amartin@cityofframseymn.gov>
Sent: Monday, September 21, 2026 8:50 AM
To: Tiffani Flaws <[redacted]>
Cc: Kalia Lor <KLor@cityofframseymn.gov>; Katie McNally <KMcNally@cityofframseymn.gov>
Subject: RE: 15591 Iodine St NW - Private Kennel License Application

Hi Tiffani!

Thank you for the thorough description and for providing pictures of your photogenic pups! I forgot to send you the exact section of code that applies to private kennel licenses (Section 10-60, which can be accessed directly at the following link: https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH10AN_ARTIISTRE_S10-60PRKELI). With these regulations, the inspection is only for the exterior of the property, including all outdoor areas where the dogs are regularly kept and maintained. Essentially, this would just be your fenced-in backyard where the dogs exercise and relieve themselves. We will not need to inspect the interior of your home – my apologies on the miscommunication there! We also won't need to inspect the path you walk/run your dogs along in the neighborhood – the license is specific to your property.

There is a public hearing associated with your request, and we will send out notices to all properties within 350 feet of your property boundary. This will likely be held at the October 13th City Council meeting (7:00 PM, Ramsey City Hall, 7550 Sunwood Dr NW).

Also, I am working with Katie McNally to develop a list of days/times that we are available over the next two weeks to do an inspection of the exterior of your property. I will pass those days/times along to you once I have them gathered.

Please let me know if you have any further questions.

Thanks!

Adam Martin | he/they
City Planner
763-433-9860 | Office
amartin@cityoframseymn.gov
www.cityoframseymn.gov
7550 Sunwood Dr. NW | Ramsey, MN 55303

From: Tiffani Flaws <[redacted]>
Sent: Monday, September 21, 2026 7:41 AM
To: Adam Martin <amartin@cityoframseymn.gov>
Cc: Kalia Lor <KLor@cityoframseymn.gov>; Katie McNally <KMcNally@cityoframseymn.gov>
Subject: Re: 15591 Iodine St NW - Private Kennel License Application

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..

Hi Adam,

Here is my narrative along with photos, names, and breeds for the current dogs. I will request the vaccination records when the vet offices open on Monday. Quick question after reading the Ramsey animal information. Do the rabies dates and certificates suffice, or is there more you need?

I am requesting a private kennel license from the city of Ramsey. I am very active and competitive in dog agility. Currently, I have 2 dogs. Those of us who compete regularly usually have 3 competition dogs. One young dog in training (age 0-2 years), one in the prime of their career (age 5-7 years), and another winding down their career (age 10-12 years). 3 dogs obviously would not be a problem, but I met someone while doing agility, who is also very active and competitive in the sport, and we have since married. He also currently has 2 dogs. Both of our older dogs are retired, and with the ages of our current competition dogs, we should both already be training our next dog. Currently, my husband still has a home in Chisago City, although he stays in Ramsey fairly often. In the future, we would like the option

to live together full-time while continuing our chosen hobby of dog agility. As discussed, to be competitive, this would require up to 6 dogs (3 each). All will be 100% house dogs with no outdoor facilities. We both work from home and get up before work to walk/run the dogs in the morning, and also after work, in addition to other training sessions.

Current dogs of Tiffani:
Elvis: Old English Sheepdog, age 12 and approximately 55 pounds
Yikes: Portuguese Water Dog, age 8 and approximately 35 pounds

Current dogs of Michael:
Sprocket: Mixed breed (Husky/Samoyed), age 12 and 32 pounds
Sparky: Mixed breed (Australian cattle dog/Border Collie), age 9, 36 pounds

Future dogs:
Tiffani would like to get another Portuguese Water Dog
Michael would like to get a pure-bred Australian Cattle Dog

Please let me know if there is anything else you need.

Thank you,

Tiffani and Michael Rimstad

From: Adam Martin <amartin@cityoframseymn.gov>
Sent: Friday, September 18, 2026 11:16 AM
To: [redacted]
Cc: Kalia Lor <KLor@cityoframseymn.gov>; Katie McNally <KMcNally@cityoframseymn.gov>
Subject: 15591 Iodine St NW - Private Kennel License Application

Good morning!

Following our conversation at the front counter earlier today, please send me a written (or email) narrative for your private kennel license application, as well as photos, names, breeds, and vaccination records for the dogs you plan to keep at your home.

Also, as part of the private kennel license application, I will be coordinating with you and Katie McNally, our Lead Community Service Officer (copied above) to schedule an inspection of your home and property.

Please let me know if you have any questions.

Thanks!

Adam Martin | he/they
City Planner

763-433-9860 | Office
amartin@cityoframseymn.gov
www.cityoframseymn.gov
7550 Sunwood Dr. NW | Ramsey, MN 55303

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

RESOLUTION #26-230

A RESOLUTION APPROVING A PRIVATE KENNEL LICENSE TO TIFFANI AND MICHAEL RIMSTAD AT 15591 IODINE STREET NW

RECITALS

1. Tiffani and Michael Rimstad (the "**Applicants**") have properly applied for a Private Kennel License per City Code Section 10-60 to keep and care for six dogs on the property addressed as 15591 Iodine Street NW, which is legally described as:

   Lot 5, Block 2, Wildlife Sanctuary 2nd Addition, Anoka County, Minnesota

   (the "**Subject Property**"); and

2. That the **Subject Property** is owned by the **Applicants**; and

3. That City Staff, consisting of the City Planner and Lead Community Service Officer, conducted an inspection of the property to verify habitability and safety for the dogs and occupants of the property; and

4. That City Staff believes the property is suitable for the Private Kennel License; and

5. That the **Applicant** agrees to maintain compliance with all applicable state laws and City Code pertaining to the keeping of six dogs on the **Subject Property**.

6. That the City Council reviewed the request and held a Public Hearing at their meeting on October 13, 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 Private Kennel License for the keeping of six dogs on the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That the **Applicants**, Tiffani and Michael Rimstad, as the property owners and residents, are the sole holders of the Private Kennel License.

2. That the license is not transferrable to any other property or owner.

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 13th day of October, 2025.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session
Meeting Date: 10/13/2026

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. The Planning Commission conducted the Public Hearing for the Preliminary Plat and Variance at their August 27, 2026, meeting. The City Council reviewed the Preliminary Plat and Variance request at their September 8, 2026, meeting and tabled action to provide additional time to resolve an issue concerning retaining walls around the cul-de-sac bulb for Erkium Street. Staff and the Applicant have identified a solution that eliminates the need for any retaining wall(s) around this cul-de-sac bulb and thus, this case is being brought forward again for consideration of formal action on the Variance and Preliminary Plat.

Notification:
Public notification was mailed to property owners within 700 feet of the Subject Property of the Public Hearing that was held on August 27, 2026. A legal notice was also placed in the Anoka Union Herald Newspaper regarding that Public Hearing. Additionally, a "Proposed Development" sign was also placed on the Subject Property. No additional notification is required.

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).

Time Frame/Observations/Alternatives:
Project Overview
The Subject Property is approximately 61 acres in size, which includes an 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 the Subject Property 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 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 many of the existing lots abutting the eastern boundary of the Subject Property. Should the City Council not support the variance, the Erkium Street corridor will need to be shifted west to achieve the minimum required lot depth. This will result in greater tree loss, but the project would likely comply with the removal limit of sixty percent (60%) of the Significant Tree DBH inches.

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) that 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 the 177th Avenue segment west of the Subject Property, 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) feet, 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.

The revised Preliminary Plat includes a reduced length of Erkium Street, which is now approximately 260 feet shorter than originally proposed. The reduced length eliminates the need for retaining walls, which had been identified as a maintenance concern by Staff, while also slightly reducing the amount of impervious surfacing. The cul-de-sac bulb now terminates roughly at the boundary between 17400 and 17650 Erkium Street. Conversely, this will result in longer shared driveways for a couple of lots and Shared Access and Maintenance Agreements will need to be executed (for Lots 1-4, Block 3, and 17500 Erkium Street NW) and recorded along with the Final Plat and Development Agreement.

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 soil 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 37% of the Significant Tree DBH inches will be removed. This percentage would likely be lower, but the Applicant did not inventory trees within the floodplain areas because they were outside the limits of disturbance (meaning a greater number of trees are actually being preserved).

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

Recommendation:
The Environmental Policy Board recommended approval of the natural resources aspects of this project. Additionally, the Planning Commission recommended approval of the variance to lot depth (Lots 1 and 2, Block 2) 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."

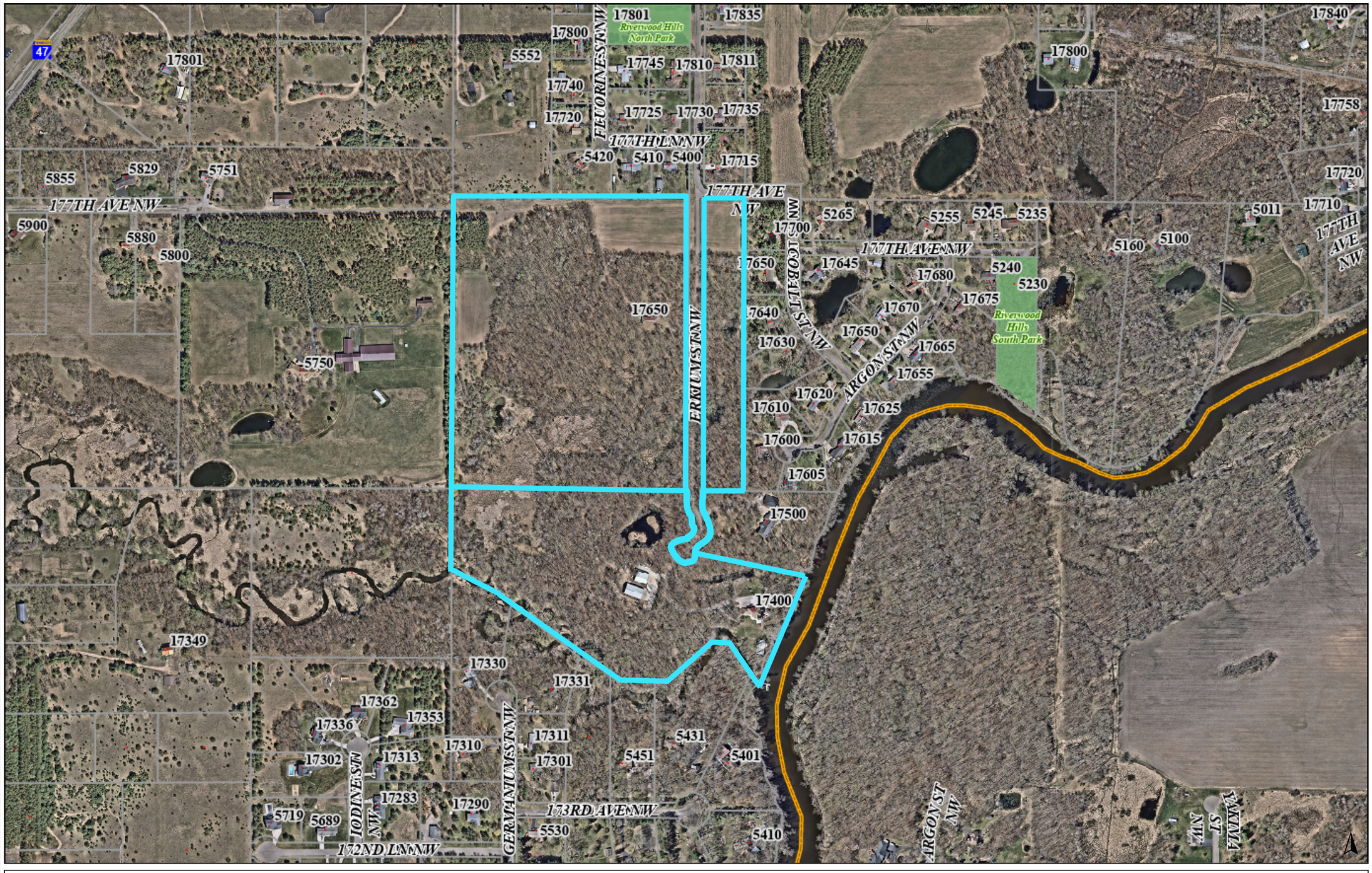
Attachments

Site Location Map
Project Narrative
Preliminary Plat
Plan Sheets with Changemarks
Public Comments Combined
Draft Planning Commission Meeting Minutes Dated August 27, 2026
Draft City Council Meeting Minutes Dated September 8, 2026
Resolution #26-187: Variance to Lot Depth for Lots 1 & 2, Block 2
Resolution #26-188: Rum River Retreat Preliminary Plat

Form Review

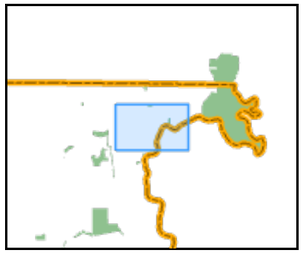
Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Chris Anderson		Started On: 10/05/2026 10:31 AM
Final Approval Date: 10/08/2026		

Rum River Retreat



0 1500 3000 ft

Created on: 08/06/2026



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 Erkium 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

PP2

PP3

PP4

PP5

PREPARED BY	PREPARED FOR
ENGINEERING & SURVEYING SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : Robert S. Molstad, P.E. EMAIL: molstad@sathre.com	DEVELOPER SUNDANCE WOODS, LLC 6781 Highway 10 NW Ramsey, MN 55303 CONTACT: TOM DEHN (612) 328-2215 EMAIL: TOM.DEHN@POWERLODGE.COM

NORTH

100 50 0 50 100 200

SCALE IN FEET

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	MJV	07/31/26	City Comments - 07/27/26
DRAWN	2	MJV	08/24/26	City Comments - 08/13/26
CHECKED	3	MJV	09/23/26	City Comments - 09/14/26
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Dated this 13th day of July, 2026.

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ctvete@sathre.com

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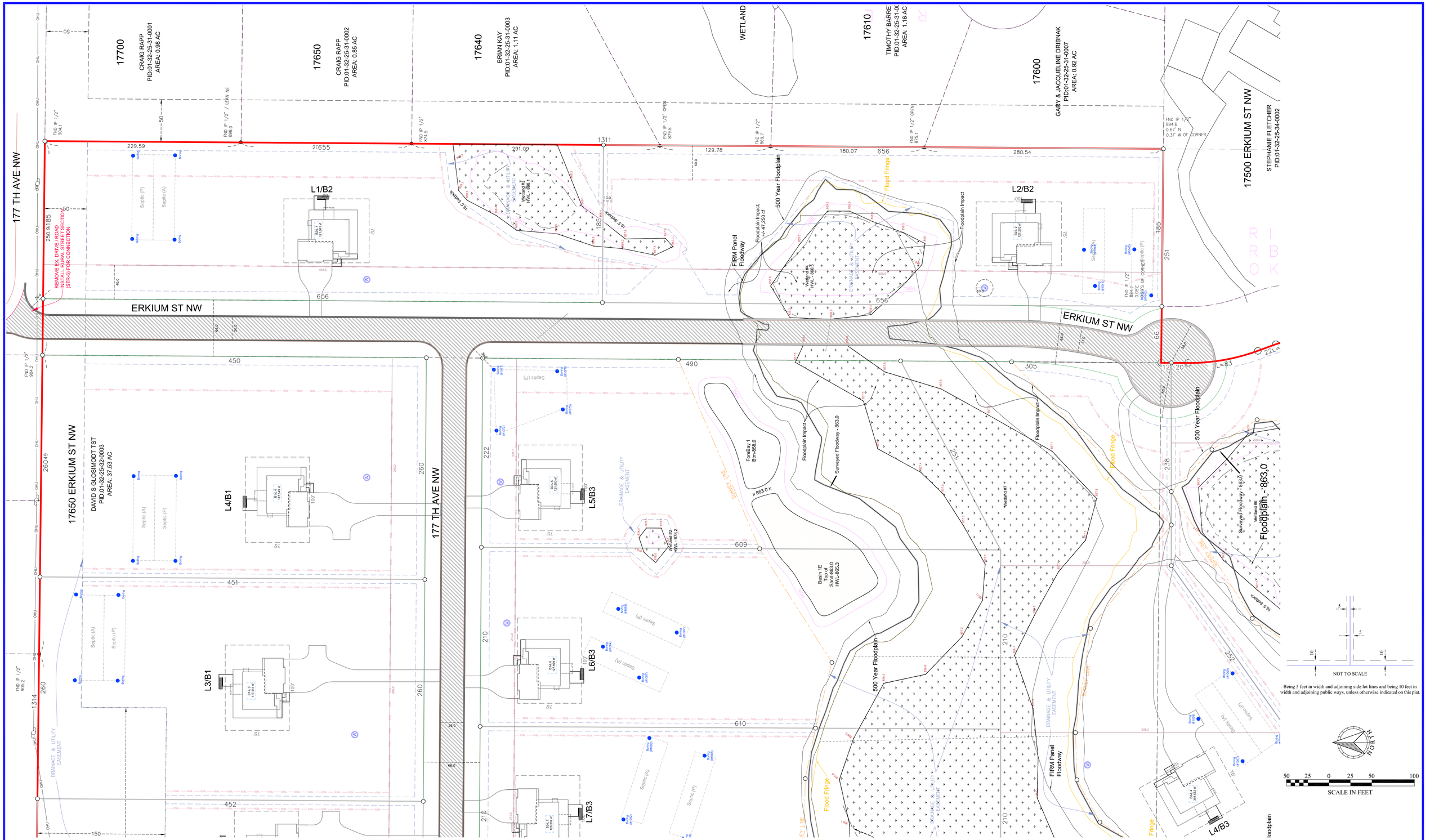
RAMSEY,
MINNESOTA

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020

PP1
PP6



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PP2
PP6

ARGON

176105

DENNIS DONOVA
PID:01-32-25-31-0
AREA: 0.77 AC

AREA: 1.16 AC

17600

GARY & JACQUELINE DRIBNAK
PID:01-32-25-31-0007
AREA: 0.92 AC

FND IP 1/2" OPEN
875.1

280.54

FND IP 1/2"
894.6
0.67' N
0.31' W OF CORNER

17500 ERKIUM ST NW

STEPHANIE FLETCHER
PID:01-32-25-34-0002
AREA: 4.11 AC

Zoning: RR (Rural Residential)
Scenic River Overlay District
Lot Size - 4.0 ac (Riparian) 2.5 ac (non)
Lot width at Building Line - 300 ft
Lot Width at OHWL - 300 ft
Building Setback from OHWL - 150 ft
Other SS Setback from OHWL - 100 ft
Building Setback from Bluff Line - 30 ft
Maximum Impervious - 30%

Trott Brook is a designated tributary of the Rum River
Building Setback from OWHL - 100 ft

500 Year Floodplain

Floodplain - 863.0

Surveyed Floodway

FND IP 1/2" / CAP DESTROYED
876.3

FND IP 1/2"
861.1

49138

RUM RIVER

150 ft Setback from Rum River

L1/B3

17400 ERKIUM ST NW

STEPHANIE FLETCHER
PID:01-32-25-34-0011
AREA: 2.55 AC

Existing Homesite to Remain

Bld-1
223.13# sf

FIRM Panel
Floodway

WETLAND

GIS Wetland Edge

OHWL -855.0

Trott Creek

Flood Fringe

500 Year Floodplain

L2/B2

Floodplain Impact

Bld-2
121.25# sf

Bldg pad(P)

Septic (P)

Septic (A)

ERKIUM ST NW

66

44.6

34.7

FND IP 1/2"
884.2
0.05' E
0.05' S OF CORNER

185

251

305

L=83

L=61

L=43

L=126

L=139

L=312

22

20

12

15

10

238

210

252

133

94

56

583

389

75'

10' Setback

SURVEY LINE

DRAINAGE & UTILITY EASEMENT

Wetland #7

Wetland #6

Surveyed Floodway - 863.0

Floodplain - 863.0

L2/B3

Bld-3
327.34# sf

Bld-4
290.27# sf

FND IP 1/2"
858.2

Floodplain Impact

Flood Fringe

500 Year Floodplain

OHWL -855.0

GIS Wetland Edge

EXISTING SURVEY LINE

Septic (A)

Septic (P)

Bldg pad(P)

Bldg pad(A)

NOT TO SCALE

Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways, unless otherwise indicated on this plat.

NORTH

50 25 0 25 50 100

SCALE IN FEET

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Anoka County

RAMSEY,
MINNESOTA

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020

PP3
PP6

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PRELIMINARY PLAT
RUM RIVER RETREAT

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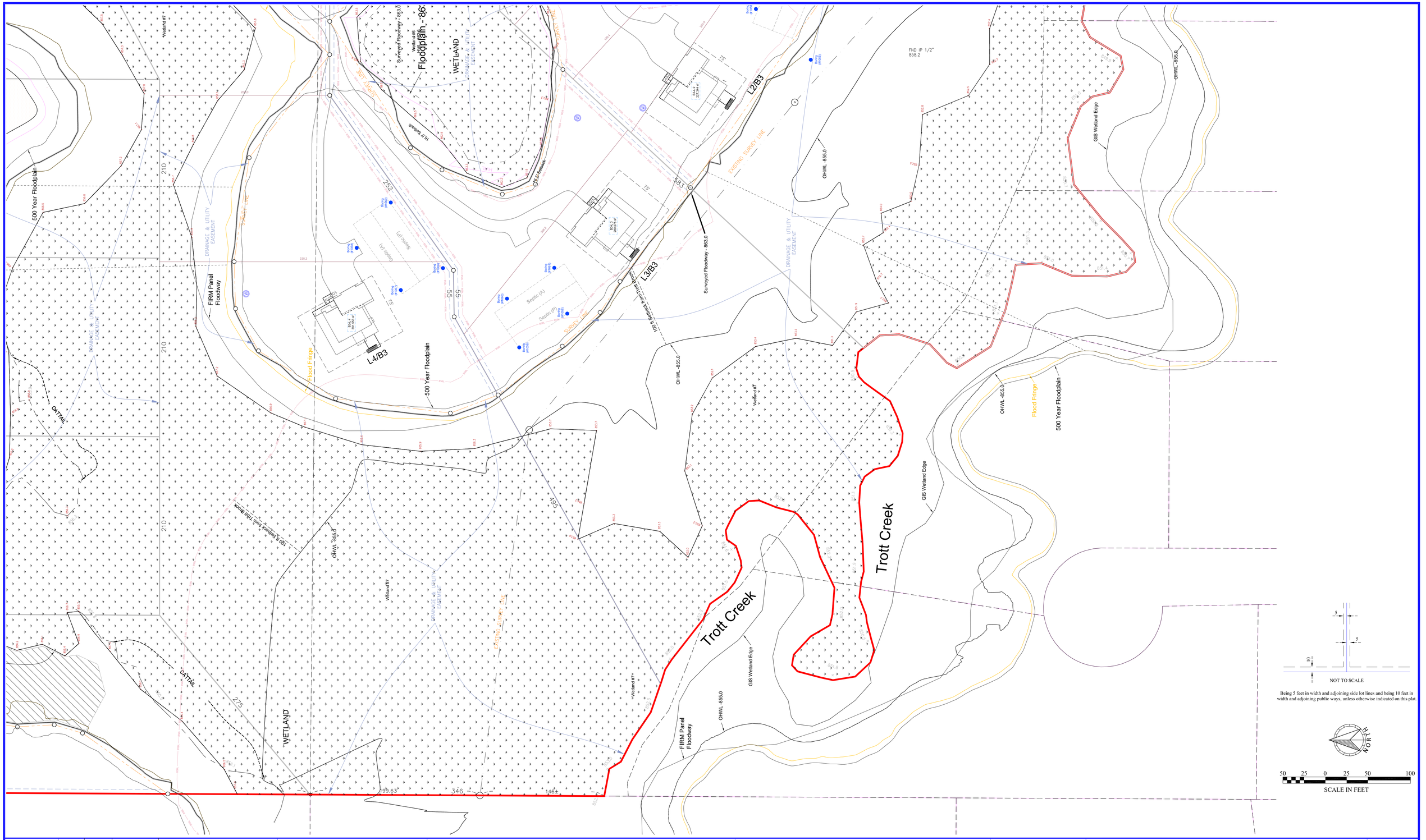
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PP4
PP6

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RAMSEY,
MINNESOTA

PRELIMINARY PLAT
RUM RIVER RETREAT

PREPARED FOR:
SUNDANCE WOODS, LLC

FILE NO.
19214-020

PP5
PP6

Rum River Retreat

Ramsey, Minnesota

Project #	19214-020	**Date**	September 23, 2026
Prepared for:	Sundance Woods, LLC 6701 Highway 10 NW, Ramsey, MN 55303 Contact: Tom Dehn tel: 612-328-2215	**Prepared by:**	Sathre-Bergquist, Inc. 14000 25th Ave. N. #120 Plymouth, MN 55447 Contact: Bob Molstad tel: 952-476-6000

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	117,127 s.f.	2.69 acres	0 s.f.		117,127 s.f.	2.69 acres	260.0 +/- l.f.
Total	482,175 s.f.	11.07 acres	16,636 s.f.		465,539 s.f.	10.69 acres	

BLOCK 2	GROSS AREA		WETLAND AREA		NET AREA		WIDTH @ SETBACK
Lot 1	121,086 s.f.	2.78 acres	13,448 s.f.		107,638 s.f.	2.47 acres	655.5 +/- l.f.
Lot 2	122,422 s.f.	2.81 acres	15,315 s.f.		107,107 s.f.	2.46 acres	655.8 +/- l.f.
Total	243,508 s.f.	5.59 acres	28,763 s.f.		214,745 s.f.	4.93 acres	

BLOCK 3	GROSS AREA		WETLAND AREA		NET AREA		WIDTH @ SETBACK
Lot 1	223,809 s.f.	5.14 acres	58,172 s.f.		165,637 s.f.	3.80 acres	319.1 +/- l.f.
Lot 2	227,982 s.f.	5.23 acres	85,653 s.f.		142,329 s.f.	3.27 acres	305.0 +/- l.f.
Lot 3	277,084 s.f.	6.36 acres	117,277 s.f.		159,807 s.f.	3.67 acres	305.0 +/- l.f.
Lot 4	387,523 s.f.	8.90 acres	243,646 s.f.		143,877 s.f.	3.30 acres	310.0 +/- l.f.
Lot 5	145,568 s.f.	3.34 acres	13,622 s.f.		131,946 s.f.	3.03 acres	221.7 +/- l.f.
Lot 6	128,606 s.f.	2.95 acres	15,108 s.f.		113,498 s.f.	2.61 acres	210.0 +/- l.f.
Lot 7	128,302 s.f.	2.95 acres	37,490 s.f.		90,812 s.f.	2.08 acres	210.0 +/- l.f.
Lot 8	127,999 s.f.	2.94 acres	43,083 s.f.		84,916 s.f.	1.95 acres	210.0 +/- l.f.
Lot 9	121,562 s.f.	2.79 acres	22,825 s.f.		98,737 s.f.	2.27 acres	210.0 +/- l.f.
Total	1,768,435 s.f.	40.60 acres	636,876 s.f.		1,131,559 s.f.	25.98 acres	

R/W	GROSS AREA		WETLAND AREA		NET AREA	
	163,062 s.f.	3.74 acres	2,907 s.f.		160,155 s.f.	3.68 acres

TOTAL	GROSS AREA		WETLAND AREA		NET AREA	
	2,657,180 s.f.	61.00 acres	685,182 s.f.		1,971,998 s.f.	45.27 acres

Block 1	Hse Type	Street CL Elev.	GF	TF	BF	LO	100 YR	EOF	LAO	Free Board Provided	Notes
Lot 1	Side LO	887.3	894.0	894.3	886.6	889.8	Offsite Wetland-880.0	884.7	885.7 (EOF+1')	4.1	1' Drop
Lot 2	Side WO	895.8	904.0	904.3	888.6	n/a	Wetland #1-884.1	884.7	886.1 (HWL+2')	2.5	
Lot 3	WO	903.1	914.0	914.3	905.6	n/a	n/a	Street - 890.1	891.1 (EOF+1')	14.5	
Lot 4	WO	897.8	910.0	910.3	901.6	n/a	n/a	Street - 890.1	891.1 (EOF+1')	10.5	

Block 2	Hse Type	Street CL Elev.	GF	TF	BF	LO	100 YR	EOF	LAO	Free Board Provided	Notes
Lot 1	Side WO	897.3	900.0	900.3	891.6	n/a	Wetland #3-868.1	Steet - 868.0	870.1 (HWL+2')	21.5	
Lot 2	Side WO	877.5	881.0	881.3	872.6	n/a	Wetland #4-860.5	Steet - 868.0	869.0 (EOF+1')	3.6	

Block 3	Hse Type	Street CL Elev.	GF	TF	BF	LO	100 YR	EOF	LAO	Free Board Provided	Notes
Lot 1	Existing	880.8	-	-	-	-	-	-	-	-	-
Lot 2	WO	880.8	878.0	878.3	869.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	3.6	Drains to Trott Creek
Lot 3	WO	880.8	877.0	877.3	868.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	2.6	Drains to Trott Creek
Lot 4	WO	880.8	888.0	888.3	879.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	13.6	Drains to Trott Creek
Lot 5	WO	895.7	899.0	899.3	890.6	n/a	Basin 1E - 865.3	866.5	867.5 (EOF+1')	23.1	Drains to Wetland/Trott Creek
Lot 6	WO	903.1	905.0	905.3	896.6	n/a	Basin 1E - 865.3	866.5	867.5 (EOF+1')	29.1	Drains to Wetland/Trott Creek
Lot 7	LO	897.8	902.0	902.3	893.6	896.8	Floodplain - 863.0		866.0 (Floodplain +3')	30.8	Drains to Wetland/Trott Creek
Lot 8	WO	890.5	891.0	891.3	882.6	n/a	Floodplain - 863.0		866.0 (Floodplain +3')	16.6	Drains to Wetland/Trott Creek
Lot 9	WO	888.4	889.0	889.3	880.6	n/a	Basin 1W - 872.1	872.5	874.1 (HWL+2')	6.5	Drains SE to Basin 1SW then to Trott Creek

LAO = Lowest Allowable Opening

FIELD CREW	NO.	BY	DATE	REVISION
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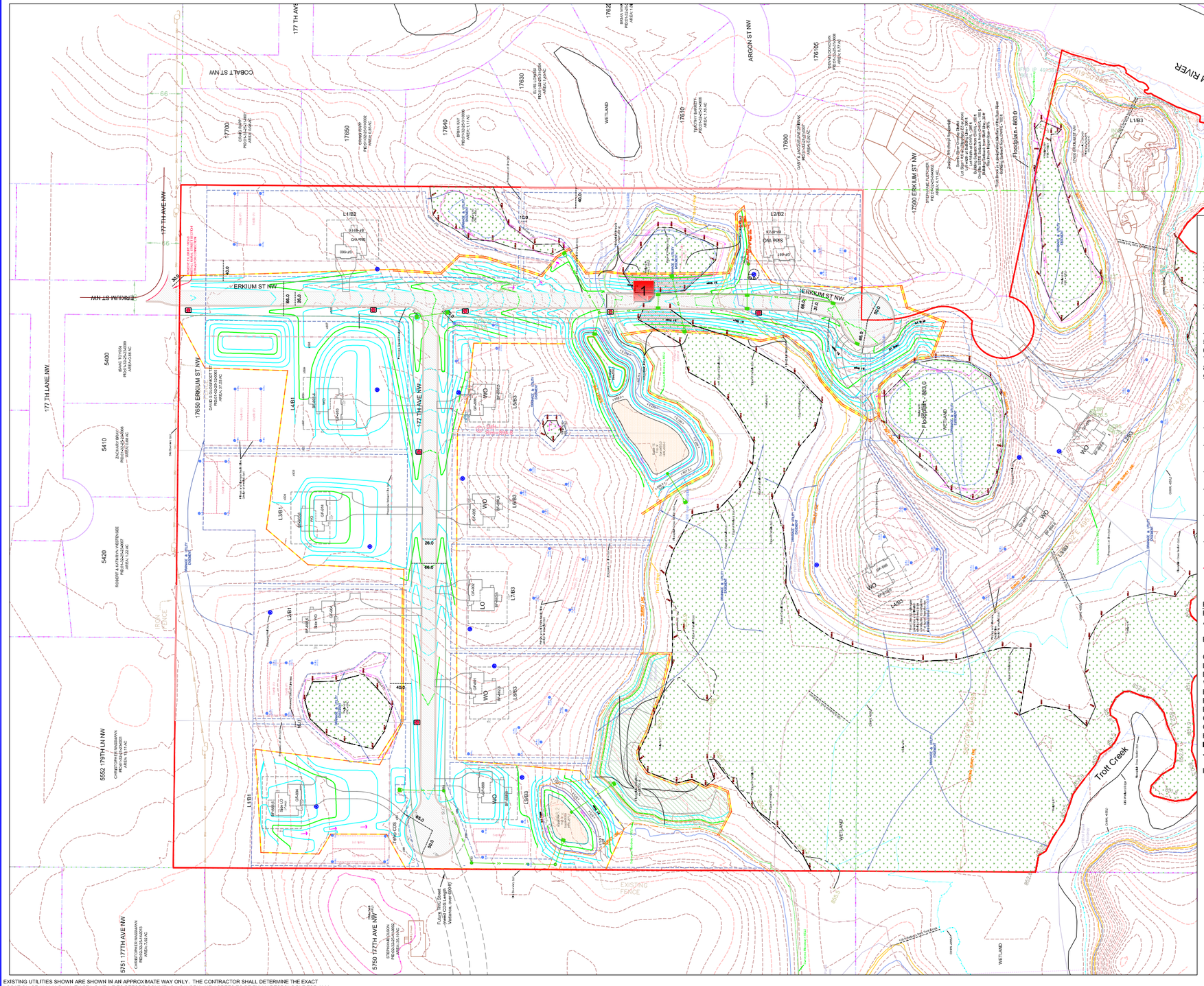
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

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



SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	972	958
MAJOR CONTOUR	970	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	
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. SEED ALL PONDS 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. **RETAINING WALLS WITH 4'+ OF DROP WILL REQUIRE FALL PROTECTION (EX. FENCE).**
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 - 9.40 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 MNDOT 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 - 10,625 LF
AFTER GRADING - 140 LF
K. WOODFIBER BLANKET - 5,425 SY

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 SHOW IN THE EROSION CONTROL PLANS.

NORTH

100 50 0 50 100 200
SCALE IN FEET

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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
RSM	3	MJV	7-31-26	City Comments - 07/27/26
CHECKED BY	4	MJV	8-24-26	City Comments - 08/13/26
RSM	5	MJV	9-16-26	Bolton & Menk Comments - 09/08/26
DATE	6	MJV	9-23-26	City Comments - 09/14/26
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.
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RAMSEY, MINNESOTA

GRADING PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

11
30

1.11 - GP - RRR.pdf V4 - Changemark Notes (1 Note)

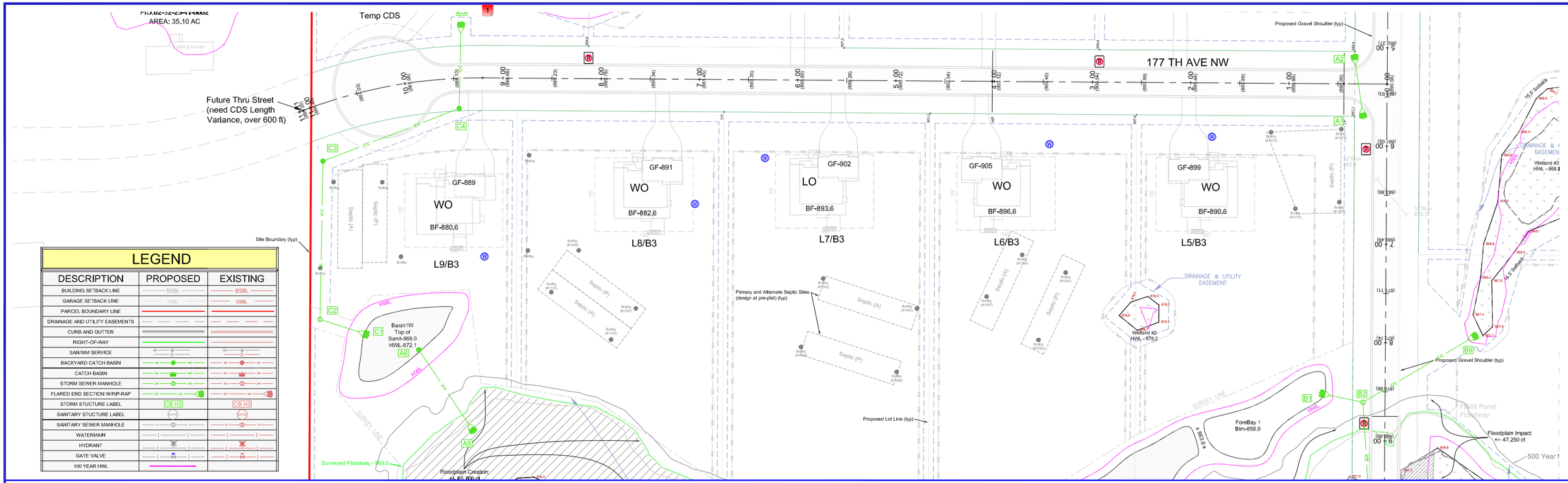
1 - WCA Permitting

Status as of 10/02/2026 11:36 AM
Type: Action
State: For Discussion

Created by: Nathan Gillett
On: 10/02/2026 11:36 AM
Type: Action
State: For Discussion

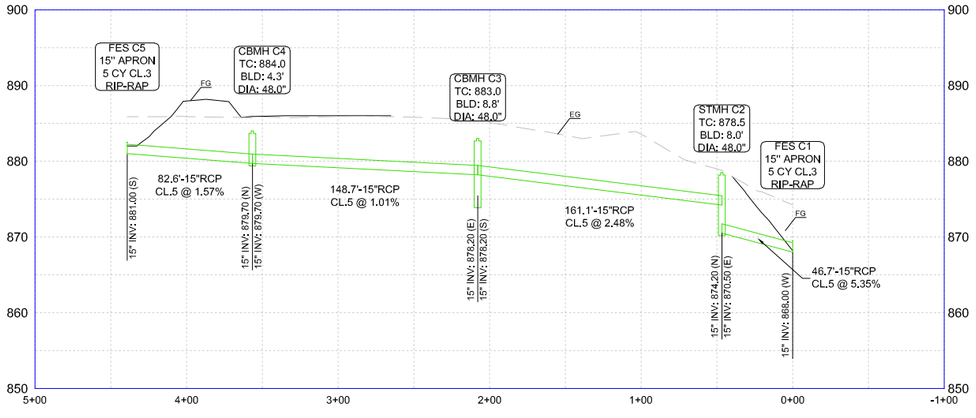
Highlighting the LRRWMO comment on a WCA permit application being needed for specifically for Wetland fill determinations

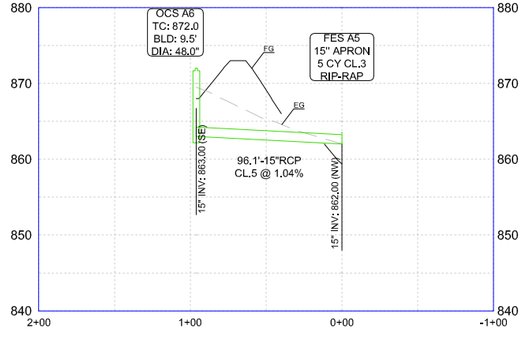
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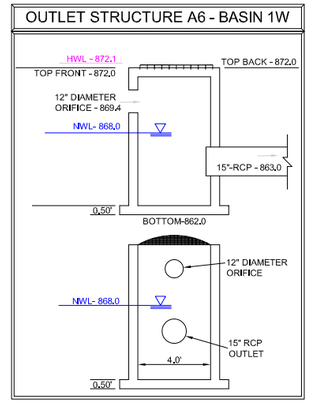


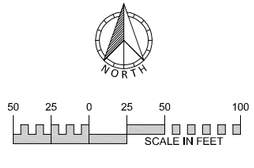
LEGEND

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/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		
100 YEAR HWL		









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RSM	5	MJV	9-16-26	Bolton & Menk Comments - 09/08/26
DATE	6	MJV	9-23-26	City Comments - 09/14/26
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 STORM PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

1.8 - SS - RRR.pdf V4 - Changemark Notes (1 Note)

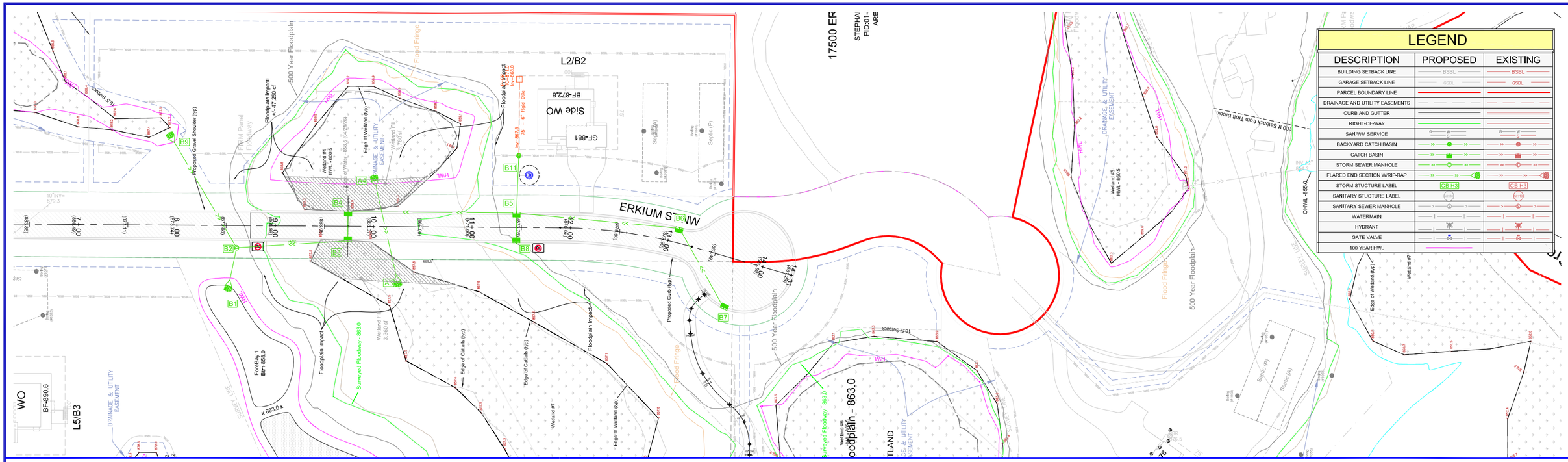
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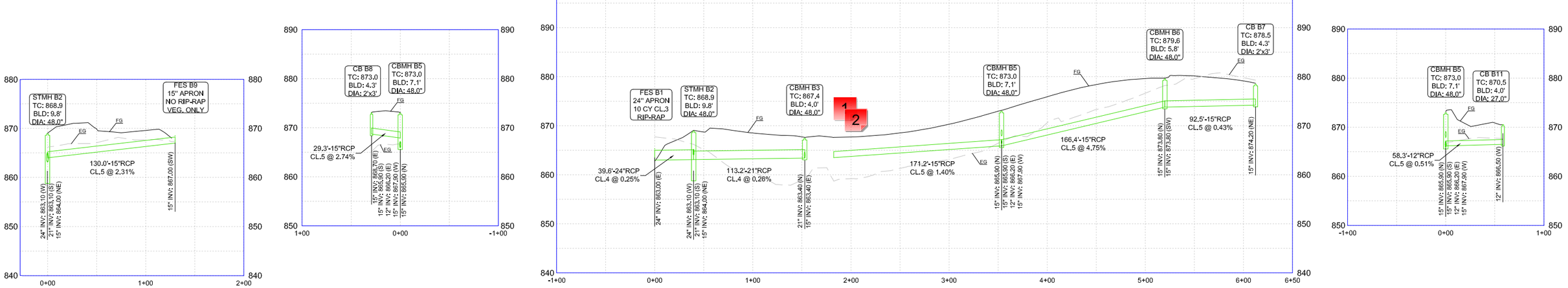
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State: For Discussion

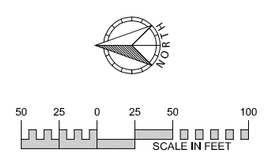
Created by: Joe Feriancek
On: 10/02/2026 01:51 PM
Type: Action
State: For Discussion

FES Label is cuttoff.

--------- 0 Replies ---------







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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 STORM PLAN
RUM RIVER RETREAT
SUNDANCE WOODS, LLC

FILE NO.
19214-020

10
30

1.10 - SS - RRR.pdf V4 - Changemark Notes (2 Notes)

1 - B4 Missing

Status as of 10/02/2026 08:26 AM
Type: Action
State: For Discussion

Created by: Logan Czech
On: 10/02/2026 08:26 AM
Type: Action
State: For Discussion

--------- 0 Replies ---------

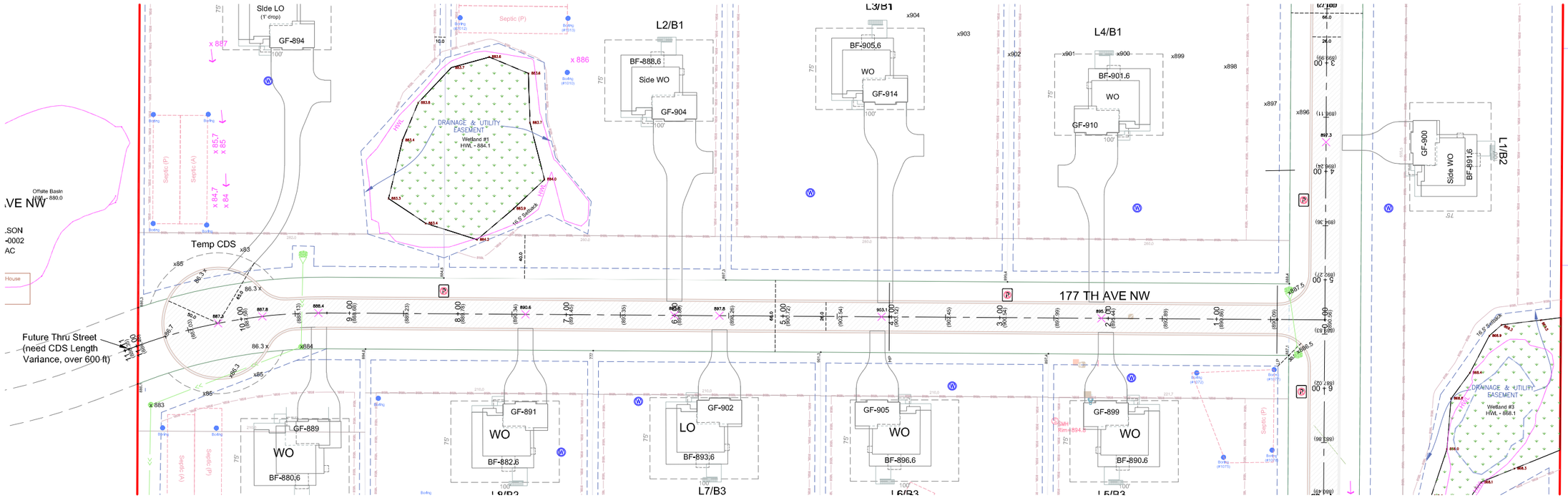
2 - Structure B4 Missing

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State: For Discussion

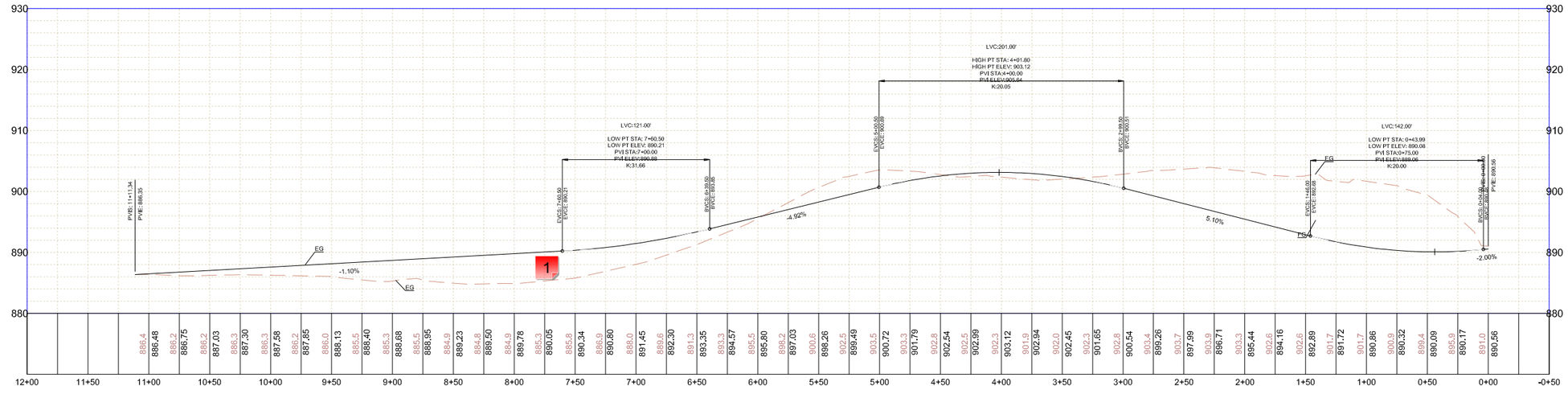
Created by: Joe Feriancek
On: 10/02/2026 01:55 PM
Type: Action
State: For Discussion

Profile is missing CBMH B4

--------- 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		
SAN/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

NORTH

50 25 0 25 50 100
SCALE IN FEET

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02-01-26				

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Date: 07/13/26 Lic. No. 26428

ENGINEERS SURVEYORS DESIGNERS PLANNERS

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 V4 - Changemark Notes (1 Note)

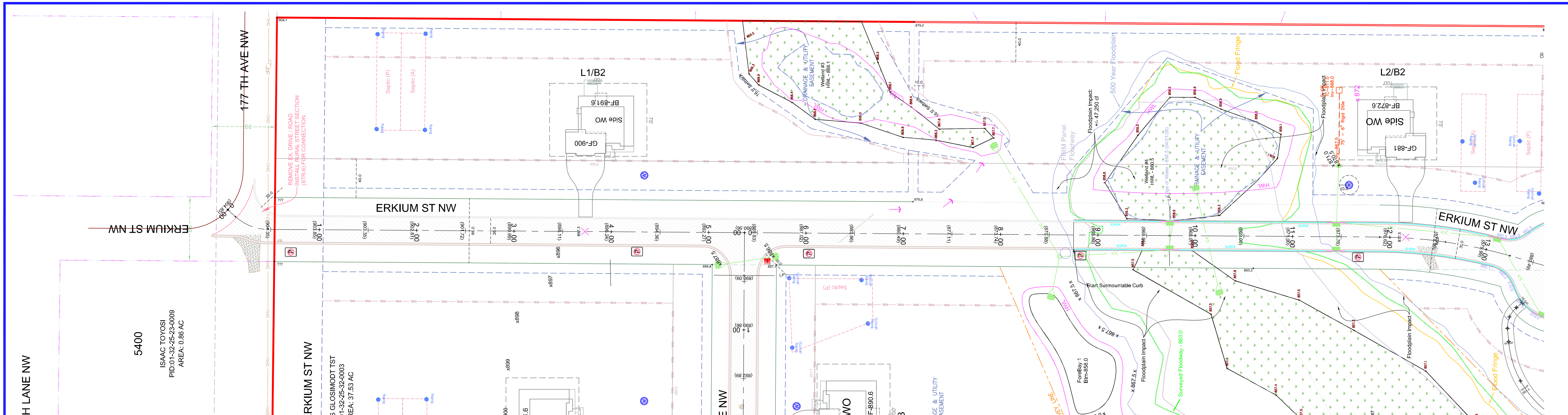
1 - Subbase Material

Status as of 10/02/2026 02:24 PM
Type: Action
State: For Discussion

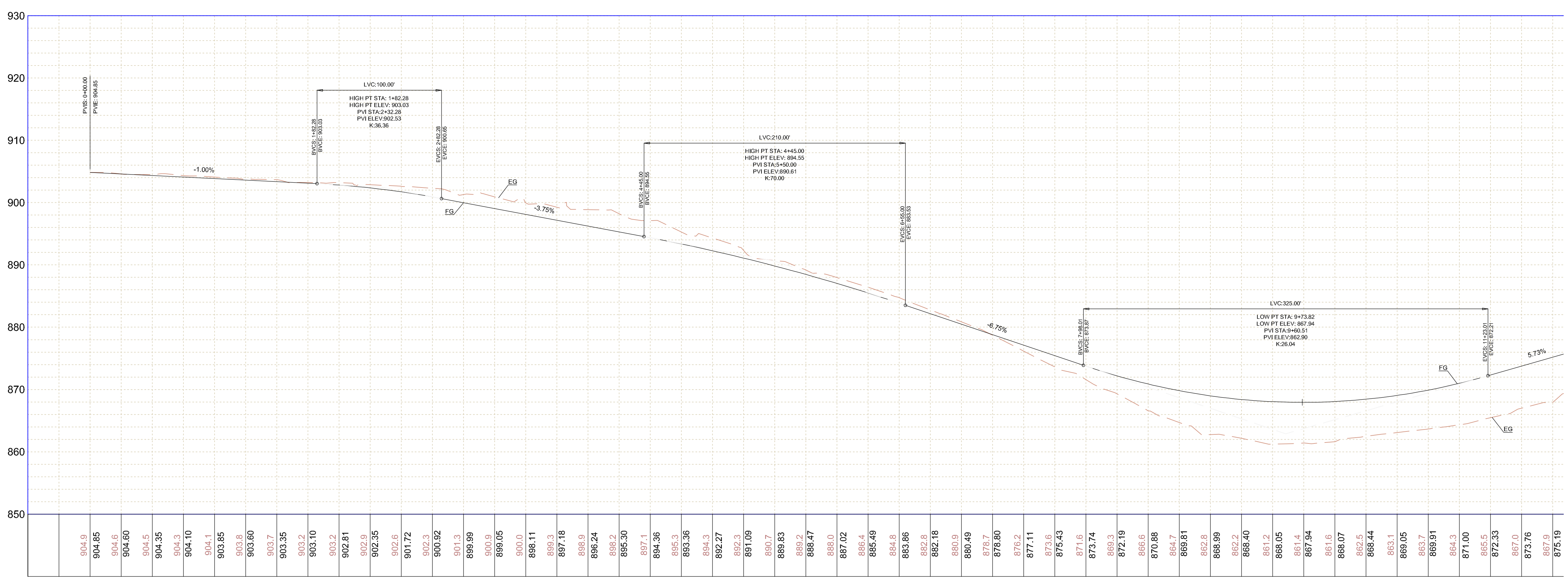
Created by: Joe Feriancek
On: 10/02/2026 02:24 PM
Type: Action
State: For Discussion

Has there been any geotechnical exploration performed where the roadway will go? I don't see it in the provided documents. Most of this property appears to be well drained sand; though there are some areas that may require soil correction, likely adjacent to the existing wetlands.

--------- 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/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	MH10	MH10
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

NORTH

50 25 0 25 50 100
SCALE IN FEET

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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	4	MJV	8-24-26	City Comments - 08/13/26
RSM	5	MJV	9-16-26	Bolton & Menk Comments - 09/08/26
DATE	6	MJV	9-23-26	City Comments - 09/14/26
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

ENGINEERS SURVEYORS DESIGNERS PLANNERS
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

1.4 - STRT - RRR.pdf V4 - Changemark Notes (1 Note)

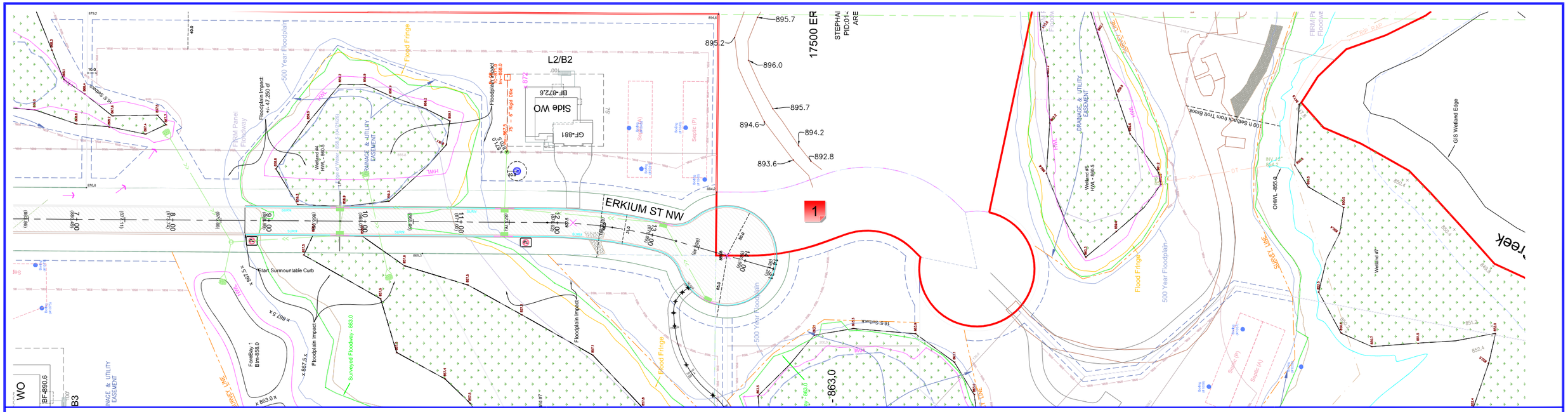
1 - Radius of corner

Status as of 10/02/2026 01:13 PM
Type: Action
State: For Discussion

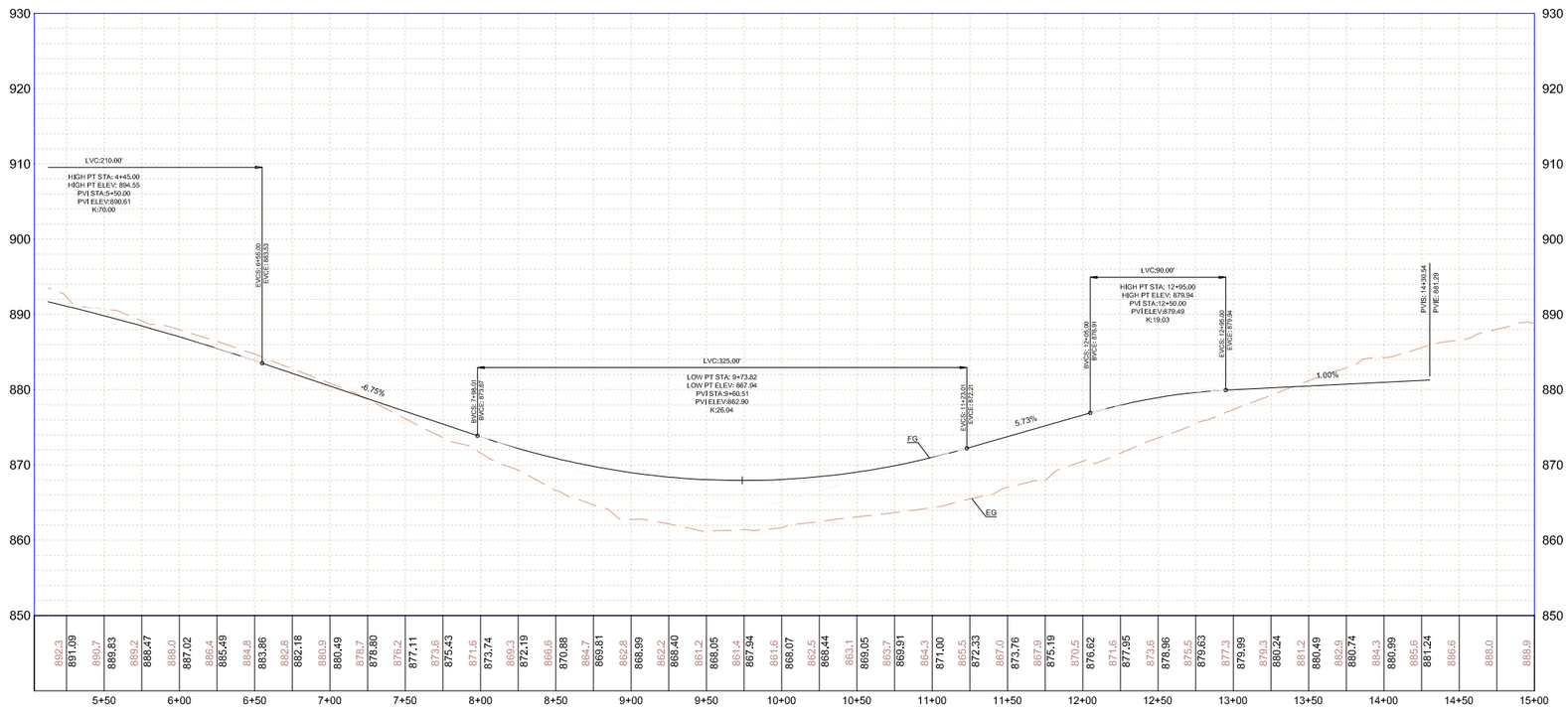
Created by: Joe Feriancek
On: 10/02/2026 01:13 PM
Type: Action
State: For Discussion

The note is covered up, please adjust. Assuming this is 30' radius.

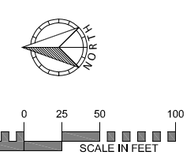
--------- 0 Replies ---------



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/WM SERVICE	W S	W S
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL	(MH1)	(MH1)
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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
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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

ENGINEERS SURVEYORS DESIGNERS PLANNERS
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
5
30

1.5 - STRT - RRR.pdf V4 - Changemark Notes (1 Note)

1 - Connection to existing driveway

Status as of 10/02/2026 01:11 PM
Type: Action
State: For Discussion

Created by: Joe Feriancek
On: 10/02/2026 01:11 PM
Type: Action
State: For Discussion

need to show the existing driveway and the connection to the existing driveway.

--------- 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

T (612) 337-6100 F (612) 339-6591
100 Washington Ave S. | Suite 1300
Minneapolis, MN 55401
siegelbrill.com

SIEGEL BRILL PA
ATTORNEYS AT LAW

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.

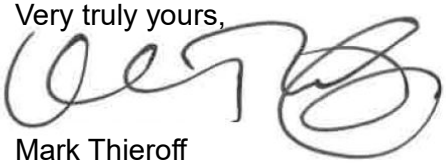
Variance from the 200' lot depth minimum

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,



Mark Thieroff

612-337-6102 | Direct
markthieroff@siegelbrill.com

cc. Chris Anderson (via email: canderson@cityoframseymn.gov)

T (612) 337-6100 F (612) 339-6591
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Minneapolis, MN 55401
siegelbrill.com

SIEGEL BRILL PA
ATTORNEYS AT LAW

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.

<u>The proposed cul-de-sac violates the 600' maximum length requirement</u>

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

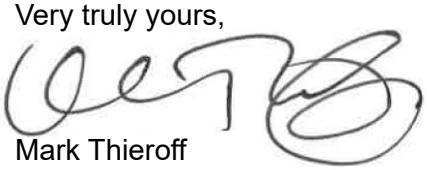
The preliminary plat also requires a variance from the Zoning Code requirement regarding minimum lot depths. Specifically, Sec. 106-430 imposes a minimum lot depth of 200 feet for lots in the RR zoning district. Two of the lots proposed as part of the Project are only 185 feet deep. The Zoning Code and 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,



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.

DRAFT

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.

DRAFT

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.

DRAFT

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.

DRAFT

7.01: “Rum River Retreat” - Preliminary Plat and Variance Request for 17400 and 17650 Erkium Street NW (Project No. 26-106); Case of Sundance Woods, LLC

Planning Manager Larson presented the proposed Rum River Retreat development, consisting of approximately 61 acres zoned Rural Residential. The preliminary plat would create 15 lots, including 14 new homes and one containing an existing home, with lots ranging from approximately 2.69 to nearly nine acres. Two eastern lots would be approximately 185 feet deep rather than the required 200 feet and therefore require a variance. He explained that Erkium Street would be reconstructed to City standards. At the same time, a new segment of 177th Avenue would serve nine homes and terminate temporarily at the western property boundary to allow for a potential future connection. The approximately 1,100-foot dead-end roadway is expected to generate 141 daily vehicle trips and 14 afternoon peak-hour trips, well below the threshold requiring a traffic study. The Planning Commission recommended approving the lot-depth variance, which would preserve mature trees and avoid additional grading otherwise necessary to meet the 200-foot requirement.

Planning Manager Larson also reviewed environmental considerations, including oak forest, floodplain, wetlands, and proposed tree removal, noting that the Environmental Policy Board recommended approval and that tree removal would remain below the allowable limit. Staff recently identified concerns about grading at the southern end of Erkium Street, where constructing the turnaround could require two substantial retaining walls approximately 10.5 feet high. Staff requested additional time to explore alternatives and determine how to address future maintenance responsibility, including a possible assessment agreement with affected homeowners.

Planning Manager Larson therefore suggested that Council could consider the variance separately while delaying final action on the preliminary plat until the retaining-wall issue is resolved.

Mr. Paul Olson, 5750 177th Avenue NW, raised concerns regarding the proposed 1,100-foot dead-end street and the City's interpretation that it is temporary and therefore not subject to the City's 600-foot maximum. He referenced a 2006 development proposal involving the same property in which, according to his research, the City required variances for roads exceeding the 600-foot limitation even though future road connections were contemplated. He questioned what ordinance provision exempts a temporary street or cul-de-sac from the 600-foot maximum, what ordinance or factual distinction justified treating the current proposal differently from the 2006 proposal, and what legally enforceable easement, agreement, funding mechanism, or deadline ensures the proposed road will ever connect through his property. He explained that his family owns the adjoining 35-acre property and has no intention of selling it. He believed that describing the road as temporary when it could remain a dead end indefinitely created a public-safety concern because the neighborhood would have only one point of entry and exit.

Councilmember Buscher requested that the City Attorney or staff respond to the attorney's letter included in the Council packet on behalf of the neighboring property owners.

DRAFT

City Attorney Johnson explained that staff was aware of the letter and had provided a similar letter to the Planning Commission. She explained that staff considers the roadway temporary based on its physical design rather than any specific deadline for future extension. Unlike a conventional permanent cul-de-sac with lots arranged around the bulb, the roadway terminates at the property boundary and is intentionally designed to continue into the adjoining property. She explained that staff therefore did not consider the 600-foot cul-de-sac limitation applicable. She further noted that the requested lot-depth variance requires Council to determine whether practical difficulties exist and that Council has discretion when applying those criteria. Councilmember Buscher asked when staff determined the roadway should be considered temporary.

Planning Manager Larson could not identify an exact date but explained that staff discussed it further after the Planning Commission packet was published. Staff considered whether the proposal represented a true cul-de-sac or good forward-looking planning intended to preserve future access to adjoining developable properties. Staff ultimately concluded that the roadway differed from a conventional permanent cul-de-sac because it was deliberately designed for potential extension.

Councilmember Buscher asked how the current proposal differed from the City's handling of the property in 2006.

Planning Manager Larson indicated he had not reviewed the plans from the 2006 proposal and therefore could not answer.

Councilmember Buscher indicated she would not support approving the application that evening. She wanted additional information regarding the earlier proposal and believed the unresolved retaining-wall issue also meant the application was not ready for final Council action.

Councilmember Riley confirmed that staff did not consider the proposed roadway a cul-de-sac and therefore did not believe the 600-foot maximum applied. He was uncomfortable approving the preliminary plat while the retaining-wall issue remained unresolved and did not want the City assuming responsibility for maintaining large retaining walls. He also said describing the roadway as temporary did not provide certainty about when, or whether, it would ever be extended, and noted the condition could effectively remain indefinite.

Councilmember Stewart believed the development appeared well planned and designed to minimize unnecessary tree removal. Based on her real-estate experience, she noted that temporary road endings can remain for decades until neighboring properties eventually develop. She recognized that Mr. Olson intends to retain his property but observed that ownership and development circumstances could change in many years. She believed preserving the road alignment would facilitate orderly development if that occurred. She supported the overall project but questioned why Council was being asked to consider the proposal before the retaining-wall issue had been resolved.

Councilmember Specht asked staff why the application was being presented to Council before the retaining-wall matter had been resolved.

DRAFT

Planning Manager Larson explained that the application and supporting materials were already included in the Council packet, and staff anticipated neighboring residents might attend the meeting. Rather than cancel discussion after residents had made plans to participate, staff believed it would help Council review the proposal, identify additional concerns, and provide direction. In contrast, staff continued working on the retaining-wall issue. He added that the City's 600-foot roadway standard originated when fire engines carried about that length of hose and struggled to maneuver on dead-end streets. Modern Ramsey fire equipment and required turnarounds address many of those concerns. He noted that several existing City streets exceed 600 feet, including Bauer's Drive, which extends approximately one mile. Staff would be willing to prepare an ordinance amendment if Council wished to reconsider or clarify the 600-foot standard. He confirmed that the City had adequate time under the application-review deadline to postpone action.

Councilmember Olson indicated the explanation of the historical basis for the 600-foot standard changed his perspective somewhat. He asked whether the development could be redesigned to create another road connection rather than the proposed extended dead-end configuration.

Planning Manager Larson explained that the Planning Commission had considered the same issue. Depending on the direction in which another roadway was routed, it would either encounter Trott Brook and require a permanent cul-de-sac or terminate at another neighboring property and create essentially the same situation while waiting for that property to develop.

Mr. Olson clarified that future extension through his property would mean the current development's preferred road layout could effectively dictate the future layout of his property. He also disagreed with characterizing the 600-foot standard as archaic, explaining that he believed Ramsey fire engines carry approximately 600 feet of large-diameter hose and noting that the proposed development is not within a hydrated area. He maintained that the roadway length therefore remains a legitimate safety issue.

Motion by Councilmember Buscher, seconded by Councilmember Riley, to table the matter.

Mayor Heineman supported allowing staff additional time to resolve the retaining-wall issue. He thanked Mr. Olson for his concerns. He recognized his right to determine the future of his property while also recognizing the current property owner's right to develop property consistent with City requirements. He acknowledged that development of large or historic open properties can be difficult for neighbors but believed the proposed lot sizes were appropriate for the area. He emphasized the importance of applying City standards consistently.

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

City Attorney Johnson requested clarification regarding whether Council also wanted staff to prepare possible amendments to the City's cul-de-sac regulations. She noted that the current Code contains limited language defining cul-de-sacs and that the 600-foot requirement functions as a development standard rather than a definition.

Councilmember Buscher supported reviewing additional language to improve the Code generally but did not want a new definition created specifically to determine the outcome of the pending Rum River Retreat application.

Council directed staff to bring back proposed language for consideration, with a Councilmember observing that the frequency with which variances are granted may indicate it is time to reconsider the underlying standard.

DRAFT

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 and 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 through 17650 Erkium Street that restricts the lot depth of the Subject Property to 185 feet.

6. That shifting the road corridor for construction of the public 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 and tabled action to a future meeting.

10. That the City Council reviewed the Preliminary Plat and Variance again at their October 13, 2026, meeting.

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 no less than 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 13th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

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 District, with the southern portion of it within the Scenic River Protection Overlay District as well; 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 Environmental Policy Board reviewed the Preliminary Plat at their August 17, 2026 meeting; and

WHEREAS, the Planning Commission held a Public Hearing on August 27, 2026, to review the Preliminary Plat and consider the requested variance to lot depth; and

WHEREAS, the Planning Commission recommended the City Council approve the lot depth variance and the Preliminary Plat; and

WHEREAS, the City Council considered both the variance request and the Preliminary Plat on September 8, 2026, and tabled action to a future meeting; and

WHEREAS, the City Council reviewed the Preliminary Plat and variance request again at their October 13, 2026, meeting.

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 and the home currently on 17650 Erkium Street NW.
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 13th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session
Meeting Date: 10/13/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:
Introduce Ordinance #26-18 Amending Chapter 117 (Subdivision Code) Pertaining to Streets.

Purpose/Background:
During the discussion of the Rum River Retreat plat, it was clear that provisions in Chapter 117 (Subdivision Code) created confusion. Section 117-614(c)(7) notes that the maximum length of cul-de-sac streets is limited to 600 feet, though two other provisions ((b)(2) and (c)(11)) require extending streets to serve other properties. This leads to confusion as to what is considered a true permanent cul-de-sac and what is a future through street with a temporary cul-de-sac turnaround.

Ramsey has several roadways that exceed this length and only a few of them actually received variances when their plats were reviewed. Sapphire Street in Williams Woods, north of 175th Avenue, is a recent example, but not all "permanent" cul-de-sacs have received variances. Attached to this report is a map identifying all the dead-end streets and clusters of streets that have a single-access point exceeding 600 feet in length (individual or combined length, respectively). The map also identifies streets that are considered permanent (standalone) and those that could be extended into adjacent properties (stub), should those properties develop.

Staff met and discussed the issue as it has historically been perceived as a public safety issue. Police noted that their concern arises from having more than one way out of a neighborhood. The Fire Department noted that the Fire Code specifies street lengths and widths in order to maneuver fire trucks as well as regulations on the number of access points for certain numbers of units (sprinkled or unsprinkled). Furthermore, streets over 750 feet long are allowed when reviewed by the Fire Marshall. It was agreed upon to bring forward a Code Amendment that simply strikes the 600-foot language while inserting references to the Fire Code. Chief Winkle was at the Planning Commission meeting and described the Fire Department's operational needs in greater detail.

All plats will be reviewed for reasonableness while balancing property owner's rights (both developing properties and adjacent properties). Sticking firm to a 600-foot limit, even in a temporary situation, and not providing neighboring properties access could be seen as a taking of their development rights.

A larger-scale revamp of the Subdivision Code is expected over the winter months.

Notification:
A public hearing notice was placed in the September 11 Anoka Union-Herald Newspaper. Amendments to the Subdivision Code are not required to have a public hearing.

Funding Source:
Costs associated with this work are a part of staff's duties.

Recommendation:
At its September 24, 2026, meeting, the Planning Commission unanimously recommended approval of the proposed Code Amendment.

Outcome/Action:
Motion to introduce Ordinance #26-18 amending Chapter 117 (Subdivision Code) pertaining to Streets.

Roll Call Vote

Attachments

Ordinance #26-18
Map
Email from Paul Olson

Council Evidence Packet from Paul Olson

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM

Form Started By: Todd Larson Started On: 09/25/2026 09:08 AM

Final Approval Date: 10/08/2026

ORDINANCE #26-18

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE AMENDING CHAPTER 117
PERTAINING TO STREETS

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 TO SECTION 117-614 PERTAINING TO STREETS.

Underlined text is to be inserted
~~Strikethrough text is to be deleted.~~

The following Section 117-614 – Subdivision design standards – is amended pertaining to streets:

(a) *General requirements.* The planning commission in its review of a preliminary plat shall determine whether the proposed subdivision is in conformity with this Code and shall take into consideration the requirements of the community and the best use of the land. Particular attention shall be given to the arrangement, location and widths of streets, drainage and lot sizes and arrangements.

(b) *Street plan.*

(1) The arrangement, character, extent, width, grade and location of all streets shall conform to the approved standard street specifications and all applicable sections of this Code and the State Fire Code. All streets shall be paved with concrete or bituminous surfacing.

(2) The arrangement of streets in new subdivisions shall connect to adjacent street stubs and provide future street stubs to adjoining areas. In instances where a stub street abuts an undeveloped parcel, it is the stated intention of the city to connect streets with the adjoining parcel for development. In the interim, the stub streets shall have a sign stating that the stub street is a future through street.

(c) *Streets.*

(1) Right-of-way width.

a. All right-of-way widths shall conform to the following minimum dimensions:

Classification	Right-of-Way
Major and minor arterials (state and county highways)	120 feet, except for those segments for which different rights-of-way are specified in the city comprehensive plan.
Collector (MSA)	80 feet
Rural residential (minor)	66 feet
Urban residential (minor)	60 feet
Cul-de-sac (urban)	60 feet radius

Cul-de-sac (rural)	65 feet radius
Service	60 feet

b. Different widths may be required, depending upon anticipated traffic volume, planned functions of street, and character of abutting land use.

c. The classification of street and determined right-of-way width shall be determined by the city comprehensive plan.

(2) Where horizontal street lines deflect from each other at any point more than ten degrees, said street lines shall be connected by a curve with a radius of not less than 100 feet for minor streets and of such greater radii in the case of other streets as the planning commission may determine. Streets that shall serve as collector and arterial streets shall have a minimum radius of 310 feet. Such street may be reduced to a minimum of 240 feet providing full super elevation is incorporated in the street design. All municipal state aid (MSA) roads shall meet current MSA standards for horizontal alignment that is ~~dependant~~ dependent upon design speed.

(3) Street grades shall not exceed seven percent for minor and collector streets and four percent for thoroughfares, and in no case shall they be less than 0.4 percent. Wherever feasible, grades within 30 feet of street intersections shall not exceed three percent and all private driveways providing access to public right-of-way shall approach to grade level.

(4) Different connecting street gradients shall be connected with vertical curves. Minimum length, in feet, of said vertical curves shall be 100 feet or 20 times the algebraic difference in the percentage of grade of the two adjacent gradients.

(5) Street jogs in minor and service streets shall have a centerline offset of not less than 150 feet. Street jogs in collector streets shall have a centerline offset of not less than 300 feet.

(6) Minor streets shall be so aligned that their use by through traffic will be discouraged.

(7) ~~The maximum length of cul-de-sac streets shall be 600 feet, measured along the centerline from the intersection of origin to the end of the right-of-way. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of 130 feet and a minimum roadway diameter of 100 feet.~~ Repealed

(8) In those instances where a subdivision abuts or contains an existing or planned thoroughfare or a railroad right-of-way, the planning commission may require a service street approximately parallel to and on each side of such right-of-way.

(9) Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with the requirements of this chapter.

(10) Private streets shall be permitted in accordance with applicable zoning district.

(11) Street rights-of-way shall not be planned so as to cause hardship to owners of adjoining property and their ability to subdivide.

(12) The angle formed by the intersection of streets shall not be less than 75 degrees, with 90-degree intersections preferred as measured 100 feet from the intersection. Intersections of more than four corners are prohibited.

(13) A tangent of at least 100 feet in length shall be introduced between reverse curves on thoroughfare and collector streets and a tangent of at least 50 feet in length shall be introduced between reverse curves on all other streets, unless otherwise approved by the city engineer.

(14) Roadways of street intersections shall be rounded by a radius of not less than 20 feet for suburban type streets and 30 feet for rural type streets. Roadways of alley-street intersections shall be rounded by a radius of not less than ten feet.

(15) Pursuant to Minnesota State Fire Code Appendix D, as amended, developments of one or two-family dwellings with more than 30 dwelling units shall have at least two separate fire apparatus approved accesses.

Exceptions: (1) All dwelling units are equipped with an automatic sprinkler system; or (2) The current roads will connect with future development, as determined by the Fire Chief.

(16) Pursuant to Minnesota State Fire Code Appendix D, as amended, multi-family residential developments with more than 100 dwelling units shall have at least two separate fire apparatus approved accesses, unless all dwelling units are equipped with an automatic sprinkler system. Multi-family residential developments with more than 200 dwelling units shall have at least two separate fire apparatus approved accesses.

SECTION 3. SUMMARY

The following official summary of Ordinance #26-18 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:

"Ordinance #26-18 amends the Street Plan and Streets subsections of Section 117-614 of the Subdivision Code. It requires that all roadways conform to the design provisions of the State Fire Code. It repeals subsection 117-614(c)(7) pertaining to a maximum length of a cul-de-sac street."

SECTION 4. EFFECTIVE DATE

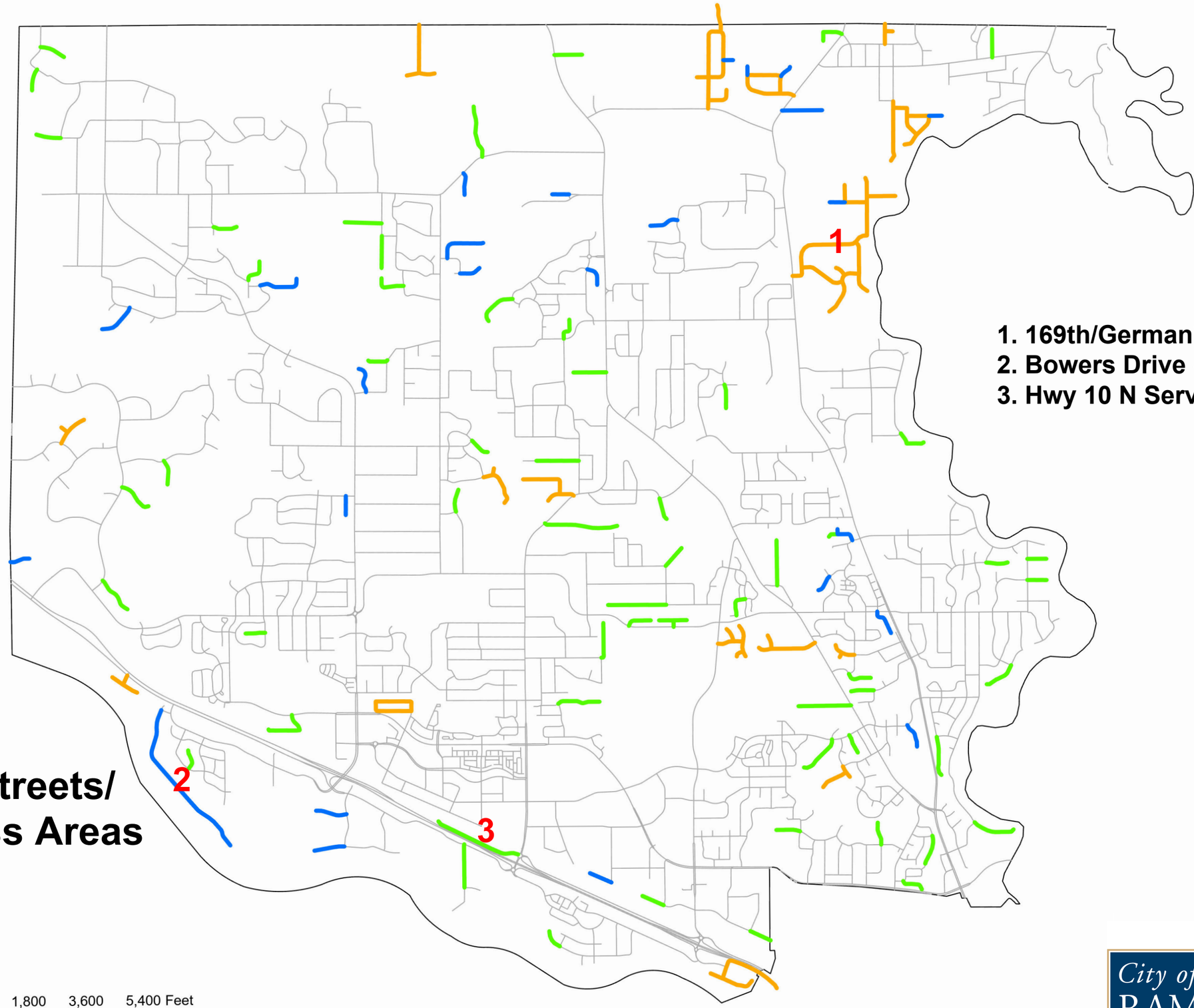
This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the 27th day of October, 2026.

_____
Mayor

ATTEST:

_____
City Clerk



1. 169th/Germanium/173rd - 5276'
2. Bowers Drive - 5263'
3. Hwy 10 N Service Rd - 2759'

Cul-de-Sac Streets/ Single-Access Areas

Exceeding 600 feet

September 15, 2026

Type
- Cluster
- Standalone
- Stub

0 1,800 3,600 5,400 Feet

City of RAMSEY

N
W E
S

Kathy Schmitz

From: Kathy Schmitz
Sent: Wednesday, October 7, 2026 3:47 PM
To: Kathy Schmitz
Subject: FW: October 13 Public Hearing — 600-Foot Cul-de-Sac Standard | Evidence Packet & Public Record Request
Attachments: Oct13_Ramsey_Consolidated_Council_Packet_v19.pdf

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From: paul olson <paulo0684@gmail.com>
Sent: Tuesday, October 6, 2026 3:45 PM
To: Ryan Heineman <rheineman@cityoframseymn.gov>; Chris Riley <criley@cityoframseymn.gov>; Kirsten Buscher <Kbuscher@cityoframseymn.gov>; Michael Olson <molson@cityoframseymn.gov>; Eric Peters <EPeters@cityoframseymn.gov>; Dan Specht <dspecht@cityoframseymn.gov>; Shanna Stewart <SStewart@cityoframseymn.gov>
Cc: Katie Schmidt <Kschmidt@cityoframseymn.gov>
Subject: October 13 Public Hearing — 600-Foot Cul-de-Sac Standard | Evidence Packet & Public Record Request

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..

Mayor Heineman and Council Members,

Ahead of the October 13 public hearing regarding Ramsey's 600-foot cul-de-sac standard, I am attaching a supporting evidence packet for your review.

I respectfully request that this email and the complete attached evidence packet be formally submitted into the public record for the October 13 public hearing and included with the materials considered by the City Council. Please confirm by reply that both this email and the complete evidence packet have been received and will be entered into the public record for the hearing.

After reviewing Ramsey's own records, Minnesota guidance, engineering and planning standards, neighboring communities, public-safety information and infrastructure considerations, I keep coming back to one simple question:

What changed?

As recently as 2025, Ramsey required a formal variance for an approximately 640-foot cul-de-sac—even though Fire did not object to the additional 40 feet. Fire's acceptance supported an exception; it did not make the underlying standard unnecessary.

There is another process question in the attached record that I believe deserves Council's attention. Earlier Rum River Retreat materials described the proposed road as both a **"Future Thru Street"** and as needing a **cul-de-sac length variance because it exceeded 600 feet**. In the later preserved chronology, the variance requirement was removed through an interpretation of how the ordinance applied—not through a documented shortening of the road or secured western outlet.

The road didn't change. The interpretation did.

I am not suggesting misconduct or asking Council to determine the legal interpretation based on my packet. I am asking Council to consider what this example says about the importance of **clear standards, predictable interpretation and a transparent exception process**—particularly when the proposed alternative itself relies substantially on professional judgment and special approval.

This distinction becomes even more important because Minnesota State Fire Code establishes **minimum fire-access requirements**. Meeting those minimum requirements answers an important question: *Can the proposed access comply with Fire Code?*

It does not, by itself, answer the broader municipal question: *What street design should Ramsey establish as its normal standard?*

The attached evidence identifies considerations beyond minimum Fire Code compliance: reliable Police and EMS access, route redundancy, connectivity, the number of homes dependent upon a single route, actual apparatus operations, utility looping, snow and maintenance operations, infrastructure efficiency, and what happens when the sole access becomes unavailable.

Existing longer cul-de-sacs should also be **compared, not simply counted**. Their circumstances may include different approval eras, variances, hydrants, looped utilities, future connections or other conditions that make them materially different from what a citywide repeal could allow going forward.

I am not suggesting that 600 feet is a scientifically perfect number or that Ramsey should never approve a longer street. Ramsey demonstrated in 2025 that the existing system can accommodate an appropriate exception.

If that process is too rigid, perhaps **the variance process is what should be sharpened**—with clearer criteria defining when additional length is appropriate and what safeguards should accompany it.

That would preserve flexibility while retaining an objective baseline.

Before replacing that baseline with substantially greater case-by-case discretion, I believe Council deserves clear answers to two questions:

What changed that makes a standard Ramsey enforced as recently as 2025 unnecessary today?

And:

What problem does eliminating the objective standard solve that a clearer, better-defined variance process cannot solve—and what objective safeguard replaces it?

The supporting sources are linked throughout the attached packet so the underlying material can be reviewed independently.

Thank you for your time and consideration,

Paul Olson

COUNCIL EVIDENCE PACKET

Ramsey's 600-foot cul-de-sac / dead-end street standard

Meeting: October 13, 2026

Submitted by: Paul Olson

A consolidated review of Ramsey precedent, Minnesota guidance, public-safety operations, infrastructure efficiency and municipal comparisons.

READING GUIDE
Each page separates evidence from the narrow conclusion it supports. Limitations are stated alongside the evidence, and active links appear on the page where the source is used.

1 | Executive Summary

Ramsey currently has an objective 600-foot cul-de-sac street-length standard. The policy question is broader than whether a longer street can satisfy minimum Fire Code requirements.

THE CENTRAL DISTINCTION

Fire evaluates fire-apparatus access and fire protection. Police evaluates operational response and access concentration. Engineering and Planning address street layout, connectivity and infrastructure. Public Works inherits maintenance obligations. Council decides how those concerns should be balanced as citywide policy.

The evidence in this packet does not establish that Minnesota law requires a 600-foot maximum or that every long cul-de-sac is unsafe. It establishes that **street length, connectivity, redundant access, actual apparatus operations and infrastructure efficiency are separate municipal considerations** that are not exhausted by minimum Fire Code compliance.

Ramsey's own recent record reinforces that distinction: Fire, Police and Public Works have supported redundant access to a long single-access street, and in 2025 Ramsey processed a variance for a cul-de-sac only 40 feet over the limit even though Fire did not object.

2 | Ramsey's Rule + 2025 Enforcement

EVIDENCE

Ramsey's published Engineering Design Standards state: **“Maximum Cul-de-sac street length ... 600'.”** In 2025, Riverstone South 6th proposed an approximately **640-foot** cul-de-sac. Fire Staff stated they **“do not object to the additional length in this instance”** because the overage was only 40 feet and two hydrants were proposed. Ramsey nevertheless processed a formal variance. The City's findings said the cul-de-sac was **“slightly longer than permitted”** and required the additional length to be the **“minimum necessary.”**

WHAT IT ESTABLISHES

As recently as 2025, Ramsey treated Fire acceptance and compliance with the objective street-length standard as separate questions. Fire's position supported an exception; it did not erase the rule.

WHY IT MATTERS

If Fire Department acceptance is now offered as evidence that the 600-foot standard is unnecessary, Council can compare that rationale with Ramsey's own treatment of essentially the same issue one year ago.

Limitation: The variance does not dictate the result in every future case and does not prove 600 feet is the only reasonable standard.

Ramsey Engineering Design Standards

Ramsey Resolution 25-026 — Riverstone South 6th

PROCESS QUESTION | The Road Did Not Change

PRESERVED PROJECT RECORD

The preserved record shows the proposed east-west road was repeatedly described as both temporary and over 600 feet / requiring a variance. The July preliminary plan included: **“Future Thru Street (need CDS length variance, over 600 ft).”**

The later chronology records the variance requirement being removed through an **interpretation of how the ordinance applied**, rather than through a documented shortening of the road or a secured western outlet.

WHAT IT ESTABLISHES

In the earlier filed/published record, temporary status and the need for a length variance coexisted. In the preserved later record, the physical road condition was not documented as becoming shorter; the interpretation of which requirement applied changed.

WHY IT MATTERS

This is not presented as evidence of misconduct, and this packet does not decide whether the City's interpretation was legally correct. It demonstrates why **clear standards, predictable interpretation and a transparent exception process** matter when citywide rules are being reconsidered.

The road didn't change. The interpretation did.

That is directly relevant to the broader governance question: if Ramsey removes an objective numerical baseline and relies more heavily on professional judgment, special approval and case-by-case interpretation, Council should consider whether the result will be **more predictable and consistent—or more discretionary.**

SEPARATE THE TWO DECISIONS

Council can evaluate the citywide ordinance independently from the pending development: first determine what street-length policy best serves Ramsey generally; then apply the legally applicable standards to the project.

Limitation: Any newer easement, plan revision, adopted resolution, written City Attorney opinion, or other controlling record should supersede this preserved chronology where applicable.

Minimum Fire Code ≠ Complete Operational Analysis

APPENDIX D ACCESS WIDTH
The Appendix D table used here prescribes **20 feet** through 500 feet and **26 feet** for the 501–750-foot dead-end category. For roads **over 750 feet, special approval is required** rather than one prescribed standard width.

AERIAL OPERATING FOOTPRINT
Published online specifications for a comparable same-generation **RK 104-foot aerial platform on a Spartan Gladiator chassis** report approximately **18'5"** of full outrigger/stabilizer spread.

MOBILE WATER-SUPPLY LANE REFERENCE
NFPA 1142 uses a **12-foot minimum clear width for each lane of travel** on roadways providing access to required water supplies. Its water-shuttle guidance also recognizes the benefit of one-way shuttle routes where possible so apparatus do not have to pass one another on narrow roads.

Operating element	Width
Comparable RK 104 full stabilizer spread	18'5"
NFPA 1142 clear lane reference	12'0"
Combined side-by-side comparison	30'5"
Appendix D 501–750 ft roadway	26'0"
Difference	4'5"

WHAT THE GEOMETRY DEMONSTRATES
The combined comparison is approximately **30'5"** — about **4'5" wider** than Appendix D's 26-foot roadway. This is not presented as an NFPA requirement that a 12-foot tender lane must always exist beside a deployed aerial. It demonstrates that **minimum access-road width and simultaneous fireground operating space are different questions.**

IDEAL CONDITIONS ASSUMED
This is before snow accumulation/storage, parked vehicles, retaining walls or constrained shoulders, hose lines, personnel, open compartments, stabilizer pads, disabled vehicles, construction, a downed tree or powerline, utility work, or another obstruction.

WHY A MINIMUM IS A BASELINE
Minimum fire-access requirements are a baseline rather than a complete substitute for local street-design policy. Minnesota State Fire Code is one variable alongside Police/EMS access, Public Works maintenance, engineering, connectivity, infrastructure and local operating conditions.

Fire Code should inform Ramsey's street policy. It should not substitute for Ramsey's street policy.

Future-apparatus note: U.S. fire apparatus have generally trended **larger and heavier** over recent decades as cabs, equipment, tanks, emissions systems and all-hazards capabilities expanded. Some departments intentionally specify smaller apparatus for constrained streets. This packet does **not** assume Ramsey's future aerial will necessarily be larger; future apparatus should not be assumed to make operating-space concerns disappear, and long-lived street design should consider actual and reasonably foreseeable emergency-vehicle dimensions.

Technical disclaimer: Ramsey Aerial 21's individual factory build sheet has not been located. The approximately 18'5" stabilizer dimension is drawn from published online specifications for a **comparable same-generation RK 104-foot platform / Spartan Gladiator apparatus** and should be verified against Ramsey's actual apparatus manual/build specification before being treated as an exact Ramsey measurement. The 12-foot figure is an NFPA 1142 clear-lane reference; the 30'5" calculation is an illustrative operating-space comparison, not a standalone code-mandated combined width.

Appendix D table source

Fire Engineering — comparable RK 104 / Spartan Gladiator

NFPA 1142 reference

FAMA — Emergency Vehicle Size & Weight Guide

USDOT/Volpe — Downsizing Fire Apparatus

4 | Minnesota Guidance Goes Beyond Minimum Fire Code

MnDOT

MnDOT discusses dead ends and cul-de-sacs as part of fragmented street systems and states that **“Fragmented street systems also impede emergency access.”** It says local subdivision regulations should promote network connectivity.

METROPOLITAN COUNCIL

Ramsey is expressly listed as a **Suburban Edge** community. Met Council describes that pattern as including cul-de-sacs and limited access to major thoroughfares and identifies **improving street connectivity** as a planning challenge.

MPCA / MIDS

Minnesota site-design guidance recommends minimizing residential cul-de-sacs and reducing total residential street length. MIDS model guidance uses a 500-foot threshold with exceptions and separately considers fire/building requirements, emergency-service routes and likelihood of street obstruction when evaluating secondary access.

WHAT IT ESTABLISHES

Minnesota governmental guidance recognizes connectivity, emergency access, street efficiency, secondary access and possible obstruction as legitimate planning considerations beyond a simple minimum-code test.

WHY IT MATTERS

The question before Ramsey is not whether Minnesota mandates 600 feet—it does not. The question is whether concerns addressed by a local objective standard remain legitimate. Minnesota's own guidance says they do.

Limitation: These sources do not mandate Ramsey's number. MPCA/MIDS material includes site-design/model guidance rather than binding statewide cul-de-sac law.

MnDOT Access Management Manual

Met Council — Suburban Edge

Minnesota Stormwater Manual

MIDS Community Assistance Package

Engineering & Planning Guidance | Cul-de-Sac Length, Connectivity & Access

speeds, and sites. FULL ISSUE guidance considering length and approximately **200 daily trips**.

PUEBLO COUNTY — Engineering standard: **660-foot maximum**, no more than **20 single-family dwellings**, and no more than **200 daily trips** for other uses.

ASCE / ITE-BASED 500-FOOT STANDARD — Sherwood uses a **500-foot residential maximum** and ties its calculation to *Residential Streets, 3rd Edition*, developed with ASCE and ITE.

MINNESOTA — MnDOT — Fragmented street systems can **impede emergency access**; local subdivision regulations should promote network connectivity.

MINNESOTA — MPCA / MIDS — Model guidance treats cul-de-sacs **over 500 feet** as requiring additional justification/conditions involving utility looping, speed/backtracking, service-vehicle turning, adjacent connectivity and possible secondary access based on emergency routes, obstruction risk and dwellings served.

MINNESOTA — EQB + MPCA SITE DESIGN — Model guidance describes low-volume residential access lanes as generally serving **25 or fewer homes** / under 250 ADT. Minnesota site-design guidance recommends reducing total residential street length, increasing homes served per unit length and minimizing residential cul-de-sacs.

CONGRESS FOR THE NEW URBANISM — CONNECTIVITY-ORIENTED GUIDANCE
CNU highlights the research report *Planning for Street Connectivity*, which found typical block-length requirements of **300–600 feet** and reported that cul-de-sacs were usually restricted to approximately **200–300 feet** and allowed mainly where connections were impractical. CNU's Sustainable Street Network Principles emphasize route choice and connected networks. The CNU/USGBC/NRDC LEED-ND framework also uses approximately **400-foot connection intervals** at project boundaries and calls for pedestrian/bicycle through-connections in at least **90% of new cul-de-sacs**, subject to physical constraints.

WHAT CNU ADDS
CNU does not establish a universal engineering maximum for cul-de-sacs. It shows that prominent connectivity-oriented planning literature is often **more restrictive than Ramsey's 600-foot benchmark** and treats cul-de-sacs as exceptions where network connections are impractical. Ramsey's 600-foot standard therefore should not be characterized as unusually restrictive merely because modern planning values flexibility.

NATIONAL RELEVANCE — AND MINNESOTA CONDITIONS
These benchmarks appear across different U.S. climates, including places without Minnesota's snow accumulation, snow-storage demands and freeze-thaw environment. The underlying rationale is broader than winter maintenance: speed, traffic concentration, connectivity, emergency access, homes served, service-vehicle operation and infrastructure efficiency. Minnesota's climate can add another operational layer because more roadway means more pavement to plow, maintain and manage through winter.

WHY IT MATTERS FOR RAMSEY
Ramsey's **600-foot benchmark sits within a broader engineering/design pattern** in which ordinary residential dead ends are limited and longer single-access streets receive additional scrutiny. Minnesota-specific guidance independently supports the same concerns and uses **500 feet** as a point at which additional model conditions apply.

Source framing: CNU material is planning/connectivity guidance, not a Minnesota legal requirement or proof that 200, 300, 500 or 600 feet is universally optimal.

Iowa State / SUDAS

Minnesota MIDS Community Assistance Package

MnDOT Access Management Manual

CNU — Methods of requiring connectivity differ / Planning for Street Connectivity

CNU — Sustainable Street Network Principles

CNU / LEED-ND — Street Network credit

Minnesota EMS Evidence | Every Second Counts

UNIVERSITY OF MINNESOTA — CARDIAC ARREST

The University of Minnesota Medical School's Center for Resuscitation Medicine explains that during cardiac arrest the brain stops receiving oxygen. Its director states that **“Every minute we don't do anything about it, the chance of survival drops by 10%.”** U of M resuscitation researchers separately summarize the time sensitivity of advanced cardiac-arrest care this way: **“Not just every minute counts, every second counts.”**

MINNESOTA MOBILE RESUSCITATION CONSORTIUM

When the U of M and Minnesota health-system partners launched the statewide mobile-resuscitation initiative, the University reported that among the targeted cardiac-arrest population, each additional **10-minute delay in treatment increased mortality approximately 15–25%**. The program was designed specifically to move advanced resuscitation capability closer to patients and reduce treatment delay.

MINNESOTA DEPARTMENT OF HEALTH — STROKE

MDH's Minnesota Stroke Program uses the message **“Every Second Counts.”** MDH emphasizes rapid 911 activation, identifies EMS as part of the acute stroke team, and designs Minnesota's stroke system around getting patients rapidly to stroke-ready hospitals.

MINNESOTA DEPARTMENT OF HEALTH — TRAUMA

MDH states that for a severely injured patient, the time between injury and definitive care is the **most important predictor of survival** and that survival diminishes as time passes. Minnesota's trauma system therefore uses specific EMS transport and performance-time measures.

WHAT IT ESTABLISHES

For cardiac arrest, stroke and major trauma, Minnesota medical institutions treat elapsed time as an outcome variable—not an administrative convenience. Delays measured in minutes, and in some circumstances seconds, can materially affect the opportunity for successful treatment.

WHY IT MATTERS FOR STREET DESIGN

A cul-de-sac does not cause a cardiac arrest, stroke or traumatic injury. The roadway becomes relevant after the emergency occurs. On a single-access residential street, the reliability of that one route becomes part of the emergency-response chain. Minnesota medical evidence therefore supports treating access reliability, redundancy and network design as legitimate EMS considerations independently of whether minimum Fire Code dimensions are satisfied.

RAMSEY CONNECTION

Ramsey Police has already articulated the operational connection in its own words: providing a second access to a long single-access street would “increase our ability to quickly render aid.” Minnesota's medical evidence explains why that operational concern can matter to patient outcomes.

Source note: The clinical percentages above describe the specific cardiac-arrest populations discussed by the cited U of M sources and should not be generalized to every EMS call.

U of M Medical School — cardiac arrest and survival by minute

University of Minnesota — Every Second Counts

U of M — Minnesota Mobile Resuscitation Consortium

Minnesota Department of Health — Every Second Counts / Stroke

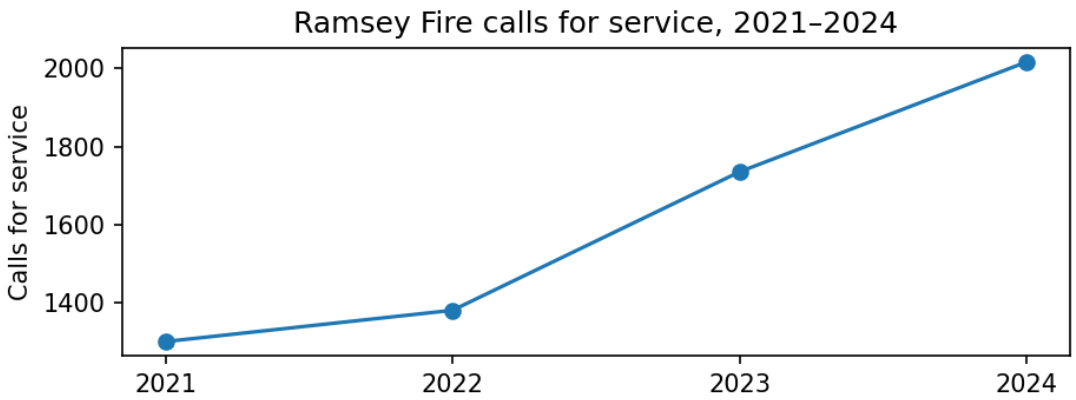
Minnesota Department of Health — Minnesota Trauma System

Ramsey Bowers Drive public-safety record

Ramsey Fire + Police | Growing Demand and Single-Access Risk

FIRE DEMAND HAS RISEN SHARPLY

Ramsey's adopted 2026 budget reports Fire calls increasing from **1,301 in 2021 to 2,016 in 2024** — approximately **55%**. The same budget identifies ensuring adequate staffing for increased call demand as a current Fire Department goal.



THE STRONGER RESPONSE-TIME ISSUE IS ACCESS FAILURE — NOT A FEW SECONDS OF ORDINARY TRAVEL

The central concern with a long single-access street is not an attempt to convert a few additional seconds of normal travel into a clinical outcome. It is that every responder and resident remains dependent on the same sole route. If that route is blocked or materially constrained, the delay may no longer be measured in ordinary travel seconds because there is no alternate approach.

WHAT CAN COMPROMISE A SOLE ACCESS?

A crash or disabled vehicle; accumulated snow; a downed tree or powerline; construction or utility work; fire apparatus operating in the roadway; police activity; or another obstruction can reduce or eliminate usable access. Greater length can place more roadway, homes and infrastructure behind the same point of ingress and egress.

POLICE / EMS OPERATING PRINCIPLE

For Police and EMS, the relevant street-design issue is **reliable access and route redundancy.** Minnesota medical evidence establishes that elapsed time matters in cardiac arrest, stroke and major trauma. Street-network design cannot prevent those emergencies, but it can affect whether responders have another route when normal access fails.

WHY IT MATTERS

This is a different question from minimum Fire Code compliance. A road may satisfy prescribed fire-access dimensions under normal conditions while still concentrating Police, Fire, EMS, resident evacuation and reinforcement traffic onto one route with no alternative when that route is unavailable.

Ramsey 2026 General Fund Budget — Fire calls and performance measures

Ramsey Fire Services

6 | Ramsey's Own Recent Precedent | 2020–2024

2020 / 2024 — BOWERS DRIVE

Ramsey's record describes Bowers as the City's longest dead-end street with a single access. Fire called a second connection an **“important and vital roadway connection for Public Safety”** and noted it would provide a second access if Bowers were blocked. Police said it would **“increase our ability to quickly render aid.”** Public Works called it a **“long cul-de-sac road with only a single access point.”**

2022 — CEDAR ACRES

Ramsey's review treated cul-de-sac configuration as an engineering and municipal-operations issue, including drainage and public-works/snowplowing considerations.

2024 — TEMPORARY CUL-DE-SAC

A Planning Commissioner questioned a temporary dead-end configuration and Fire concerns; staff responded that the temporary cul-de-sac would **“meet City standards.”**

WHAT IT ESTABLISHES

Ramsey's own recent record recognizes redundant access, engineering, maintenance and compliance with local standards as considerations separate from minimum Fire Code.

WHY IT MATTERS

This is not an argument imported from another city. Ramsey departments themselves have treated long single-access roads and cul-de-sac design as broader municipal issues.

Limitation: These precedents have different facts and do not establish a universal maximum. Riverstone 2025 is addressed separately on Page 2.

Bowers Drive record

Cedar Acres record

2024 temporary cul-de-sac record

Existing >600-Foot Streets | Are They Actually Comparable?

THE QUESTION

The existence of Ramsey streets longer than 600 feet does not, by itself, establish that the current standard is unnecessary. Before existing long streets are used as precedent for repeal, the relevant question is whether they were approved and operate under conditions comparable to what repeal would allow in future subdivisions.

BOWERS DRIVE

Ramsey has described Bowers as its longest dead-end street with a single access point. Fire, Police and Public Works later supported providing another connection. Fire called the connection an **“important and vital roadway connection for Public Safety”**; Police said it would increase the ability to quickly render aid; Public Works specifically identified the concern of a **“long cul-de-sac road with only a single access point.”**

RIVERSTONE SOUTH 6TH — ~640 FEET

In 2025, Fire did not object to the approximately 40-foot overage and two hydrants were proposed. Ramsey nevertheless required a formal variance and findings. This demonstrates that a modern longer cul-de-sac could be accommodated through an exception without eliminating the underlying 600-foot benchmark.

LONGER CUL-DE-SACS WITH CITY WATER

In a written response received during this review, a Ramsey official familiar with utilities stated that longer cul-de-sacs exceeding 600 feet with City services are **looped for better water quality.** That means at least some existing long streets may contain utility-system mitigation that is not apparent from road length alone.

THE COMPARABILITY TEST

Before existing >600-foot streets are treated as evidence supporting repeal, identify for each one:

- permanent vs. temporary/future-through street;
- centerline length and homes served;
- year and standards under which it was approved;
- whether a length variance was required;
- hydranted vs. non-hydranted;
- looped vs. dead-end water main;
- secondary/emergency access or secured future connection;
- documented Fire, Police, Engineering or Public Works conditions/concerns.

WHY IT MATTERS

If many existing >600-foot streets required variances, contain looped utilities, have hydrants or secondary/future access, predate modern standards, or later generated access concerns, then their existence may support the value of an exception process more than it supports eliminating the underlying objective standard.

Record status: Ramsey's publicly indexed records do not expose a complete GIS table of all cul-de-sacs with centerline lengths. This section therefore does not claim to inventory every >600-foot street; it identifies documented examples and the conditions needed for a valid comparison.

Ramsey Bowers Drive public-safety record

Ramsey Resolution 25-026 — Riverstone South 6th

Ramsey subdivision / plat requirements

7 | Infrastructure Efficiency | Same Homes, More Road

MODELING ASSUMPTION

Hold development yield at **30 detached single-family homes**. Use **$450,000 per home** as a conservative representative modeling assumption: **$13.5 million total modeled residential value**. Use approximately **$134/linear foot** as a Ramsey rural residential reconstruction benchmark derived from two Ramsey CIP precedents.

Street length	Road ft/home	Relative road	Reconstruction benchmark
600 ft	20	1.0×	~$80,400
1,000 ft	33.3	1.67×	~$134,000
3,000 ft	100	5.0×	~$402,000

SAME 30 HOMES. SAME $13.5 MILLION MODELED VALUE. FIVE TIMES THE ROAD.

At 600 feet, thirty homes require 20 feet of roadway per home. At 3,000 feet, the same thirty homes require 100 feet per home — five times the roadway infrastructure supporting the same modeled development yield.

WHAT IT ESTABLISHES

Holding development yield constant, infrastructure per home rises directly with street length.

Limitation: $450,000 is a modeling assumption, not a Rum River Retreat appraisal. ~$134/ft is a reconstruction benchmark, not new-road construction cost. This demonstrates declining infrastructure efficiency, not guaranteed taxpayer loss.

Ramsey Countryside Estates reconstruction precedent

Ramsey Hall-Anderson / Oakwood Hills reconstruction precedent

8 | Other Minnesota Municipalities

Comparison of local cul-de-sac approaches

Communities labeled **Comparable — not near Ramsey** are included because their development pattern or cul-de-sac policy provides a useful Minnesota comparison; they are not represented as neighboring Ramsey.

Community	Relationship	Length standard	How the local standard works
Ramsey	Reference city	600 ft	Current published Engineering Design Standard.
Dayton	Nearby / regional	Normally 500 ft	Permanent dead ends prohibited; cul-de-sacs allowed where justified. City reports departures from the normal benchmark.
Blaine	Nearby / regional	600 ft normal; 1,000 ft max	600–1,000 ft adds water-looping/fire-flow, secondary-access and emergency/service-vehicle design requirements.
Otsego	Nearby / regional	500 ft	Permanent cul-de-sacs limited to stated circumstances; connected-street policy emphasized.
Ham Lake	Nearby / regional	1,100 ft	Council selected limit after reviewing surrounding cities and homes reasonably served by one access.
Elk River	Nearby / regional	700 ft	Longstanding local maximum; official response identifies emergency access, circulation and utility reasons.
Medina	Comparable — not near Ramsey	Numeric limit — verify current code	Included for official policy reasoning on circulation, neighborhood design and maintenance.
Lino Lakes	Comparable — not near Ramsey	500 ft	Published code says cul-de-sac use should be held to a minimum and as short as possible.

What officials told us

Five substantive professional responses across five cities affirmatively identified reasons for local cul-de-sac regulation or additional local review beyond minimum Fire Code.

Ham Lake: Number of homes dependent on one access; impact of a blocked road; fire/police/EMS access; circulation; maintenance vehicles; future second outlet.

Elk River: Emergency access if a tree, powerline, watermain or other event blocks the only route; response from one direction; circulation; plow/bus/service routes; utility efficiency.

Blaine: Longer cul-de-sacs trigger additional fire-flow/water-looping, secondary-access and emergency/service-vehicle design requirements.

Medina: Traffic and pedestrian circulation, neighborhood design, and a maintenance preference to limit cul-de-sacs.

Otsego: Access and circulation are the primary basis; emergency response is one factor; minimizing street maintenance is also a consideration.

COLLECTIVE TAKEAWAY

The supporting responses repeatedly treat cul-de-sac policy as broader than minimum Fire Code. The recurring concerns are single-access exposure, emergency redundancy, circulation, maintenance, utilities/water looping, neighborhood design and the number of homes dependent on one access.

Response summary is based on the substantive supporting replies received. The ordinance comparison above is presented separately so the existence and structure of local standards are not confused with individual officials' explanations for them.

10 | What the Evidence Collectively Establishes

The sources in this packet come from Ramsey's own records, Minnesota governmental guidance, fire-code material, NFPA operational standards and municipal comparisons. Read together, they establish several consistent points:

Ramsey's 600-foot standard addresses a legitimate municipal planning subject. Street length is part of Ramsey's existing engineering framework, and Ramsey has recently administered the standard separately from Fire Department acceptance.

Minimum Fire Code compliance and comprehensive street policy answer different questions. Fire Code establishes minimum apparatus-access requirements. Connectivity, redundant access, infrastructure efficiency and actual apparatus deployment remain separate considerations.

Minnesota governmental guidance recognizes those broader considerations. MnDOT identifies fragmented street systems as impeding emergency access; Met Council identifies improved connectivity as a planning challenge for Ramsey's community type; Minnesota site-design guidance addresses cul-de-sac minimization, street length and secondary access.

Ramsey's own departments have recognized the value of redundant access. Fire, Police and Public Works have each documented concerns or operational benefits associated with providing a second route to a long single-access street.

Ramsey's emergency-response environment is changing. Fire calls increased approximately 55% from 2021 through 2024. Police continues to respond to serious residential incidents, and Ramsey Police has specifically stated that redundant access can improve its ability to render aid.

Road length has a measurable infrastructure-efficiency consequence. Holding development yield constant, a 3,000-foot street requires five times the roadway infrastructure of a 600-foot street. Ramsey's own reconstruction precedents demonstrate that additional roadway carries real lifecycle exposure.

The record therefore supports treating cul-de-sac length as a citywide planning decision involving multiple municipal interests, rather than reducing the question to whether a particular road can satisfy minimum Fire Code.

Questions for Council

1. What problem is repeal intended to solve that the existing variance process cannot address?

2. If the objective length standard is removed, what objective safeguards will replace the predictability it currently provides?

3. How will future reviews account for connectivity, redundant access, infrastructure efficiency and Ramsey's actual apparatus operating requirements?

4. How should Ramsey account for increasing Fire/EMS demand over the service life of streets approved today?

5. If longer streets are appropriate under particular circumstances, should those circumstances be addressed through defined exceptions rather than elimination of the underlying benchmark?

Accuracy note: Numerical modeling assumptions and model-guidance provisions are identified as such on the pages where they appear. They are not presented as project-specific estimates or binding state requirements.

11 | Resources & Active Links

Primary sources used in this packet. Links are also placed on the evidence pages where they are used.

Ramsey Engineering Design Standards

https://www.cityoframsey.com/DocumentCenter/View/1355/City-of-Ramsey-Engineering-Design-Standards-PDF

Ramsey Resolution 25-026 — Riverstone

https://public.destinyhosted.com/ramsedocs/2025/CCReg/20250225_23388/15920_Res._%2325-026.pdf

Minnesota Rule 7511.0503

https://www.revisor.mn.gov/rules/7511.0503/

ICC Appendix D / D107

https://codes.iccsafe.org/content/OKIFC2018P1/appendix-d-fire-apparatus-access-roads

NFPA 1002 technical material

https://www.nfpa.org/api/files?path=%2Ffiles%2FAboutTheCodes%2F1002%2F1002_F2016_POU-FFQ_FD_FRStatements.pdf

MnDOT Access Management Manual

https://dot.state.mn.us/accessmanagement/docs/pdf/manualchapters/chapter3.pdf

Metropolitan Council — Suburban Edge

https://imagine2050.metrocouncil.org/reference-materials/land-use/community-designations/community-designations-suburban-edge/

Minnesota Stormwater Manual

https://stormwater.pca.state.mn.us/residential_streets_and_parking_lot_checklist

MIDS Community Assistance Package

https://stormwater.pca.state.mn.us/images/0/03/Community_assistance_package.pdf

Ramsey 2026 General Fund Budget

https://www.cityoframseymn.gov/DocumentCenter/View/13594/2026-Final-General-Fund-Budget-PDF

Ramsey 2025 Police Department Review

https://www.cityoframseymn.gov/DocumentCenter/View/9697/2025-Review-of-the-Police-Department

Ramsey Bowers Drive record

https://public.destinyhosted.com/ramsedocs/2024/PW/20240220_23265/AGENDApacket__02-20-24_0227_23264.pdf

Ramsey Cedar Acres record

https://public.destinyhosted.com/ramsedocs/2022/PlanReg/20221027_22092/AGENDApacket__10-27-22_0848_22091.pdf

Ramsey 2024 temporary cul-de-sac record

https://public.destinyhosted.com/ramsedocs/2024/CCReg/20240409_23277/AGENDApacket__04-09-24_0159_23276.pdf

Ramsey Countryside Estates reconstruction

https://public.destinyhosted.com/ramsedocs/2025/CCReg/20250624_23432/AGENDApacket__06-24-25_1028_23431.pdf

CC Regular Session

Meeting Date: 10/13/2026

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

Title:
Introduce Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to 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 land use updates were presented in a Public Hearing at the July 23rd Planning Commission meeting, introduced via ordinance at the August 10th City Council meeting, and adopted at the August 25th City Council meeting.

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. 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:

- The Street Trees and Plantings 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.
- More specific guidance is provided for corner lots and lots with multiple street frontages, prioritizing building placement along Sunwood Drive and Ramsey Parkway.
- 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 from the July 23rd Planning Commission was published in the Anoka County Union Herald, the City's official newspaper. These code amendments are part of that same Public Hearing.

Time Frame/Observations/Alternatives:
Alternatives to consider:

1. Introduce Ordinance #26-16 as recommended by Planning Commission and Staff.
2. Introduce Ordinance #26-16 with modifications based on discussion.
3. Deny 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:
At their regular meeting on September 24th, 2026, the Planning Commission voted unanimously to recommend approval of the ordinance as presented.

Outcome/Action:
Motion to waive the City Charter requirement to read the ordinance aloud and introduce Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Streetscaping and Bulk Standards in the COR Zoning Districts.

Attachments

Ordinance #26-16
Attachment A - Proposed COR Framework Code Amendments

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Kathy Schmitz	10/08/2026 03:45 PM
Form Started By: Adam Martin		Started On: 09/25/2026 02:11 PM
Final Approval Date: 10/08/2026		

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 106-630. – 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/AC~~	~~>~~ 5-15 ~~DU/AC~~	none	~~4-15~~ 5-75 ~~DU/AC~~
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.*

(1) 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~~ to at least one side fronting a street, in accordance with the following street hierarchy:

a. Destination streets (Sunwood Drive)
b. Parkway streets (Ramsey Parkway)
c. Connection streets (Rhinestone Street, Veterans Drive between Rhinestone and Zeolite Streets, and Zeolite Street)
d. Downtown streets (Sapphire Street north of Sunwood Drive, Willemite Street, 145th Avenue between Center and Sapphire Streets, and Center Street south of Ramsey Parkway)
e. Local streets (Olivine Street, Peridot Street, Sapphire Street south of Sunwood Drive, Veterans Drive east of Rhinestone Street, Yolite Street, 145th Avenue between Rhinestone and Peridot Streets, and 146th Avenue)

(2) 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.

All landscaping, including streetscape requirements, within the COR districts shall adhere to the following standards ~~meet the COR development framework that is incorporated into this chapter by reference, as amended by the city council on November 27, 2012~~.

	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	Boulevard Sod

Tree Spacing (on center)	N/A	35 feet[1]	35 feet[1]	35 feet[1]	35 feet[1]	35 feet[1]
Boulevard Width	N/A	~~6 feet~~ N/A	6 feet	6 feet	~~N/A~~ 6 feet	6 feet
Sidewalk Width	10 feet	10 feet (6 feet in COR-2a and COR-2b)~~(COR-1, COR-3, COR-4); 6 feet (COR-2)~~	6 feet	~~10~~ 6 feet	~~10~~ 6 feet	~~10~~ 6 feet

1 Tree spacing may be adjusted where necessary to avoid conflicts with other improvements within the right-of-way.

(1) Street trees ~~will~~ shall 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, projects on adjacent blocks shall not ~~be allowed~~ plant the same ~~street~~ tree species. 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) Planter beds~~, tree grates and planters~~ shall be installed in accordance with the City's Engineering Design Standards for Planter Beds. The length of a planter bed may be adjusted as needed due to other improvements in the right-of-way and/or to align with entrances/exits of adjacent buildings. ~~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.~~

(5) Irrigation shall be provided within all planter beds to aid the ~~ensure~~ survival of plant materials. ~~The City shall provide irrigation systems along the Parkway and Destination streets.~~ Unless otherwise provided ~~approved~~, all other irrigation shall be the responsibility of the adjacent landowner.

(6) The interior of a site shall be landscaped with appropriate ground cover(s), perennials, shrubs, and trees, as space permits, to complement the streetscape.

(7) Alternatives to these standards ~~above-mentioned planting plan~~ shall be subject to review and approval by the City Council.