City of Ramsey
Agenda
Regular City Council
Tuesday, November 10, 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 Cash and Investments for Period Ending October 31, 2026

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

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

Planning Commission — September 24, 2026.
Environmental Policy Board — August 17, 2026.
Economic Development Authority — August 13, 2026.
Park and Rec Commission — August 13, 2026.
Public Works — August 18, 2026, No Meeting, September 15, 2026

4. Schedule Public Hearing for Adoption of 2027-2036 Capital Improvement Plan

5. Approve the Following Meeting Minutes:

1. City Council Work Session dated October 27, 2026

2. City Council Regular Session dated October 27, 2026

6. Approve Business License Applications

7. Authorization to Reorganize Public Works

8. Authorization to Hire Paid-on-call Firefighters

9. Adopt Resolution #26-263 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 22, 2026 through November 4, 2026.

10. Adopt Resolution #26-257 Approving Premise Permit for Panthers Booster Club for Gambling at In the Game Pickleball and Golf

11. Adopt Resolution #26-258 Not Waiving Statutory Tort Limits

12. Adopt Resolution #26-261, Approving a Final Plat for "Gather Addition"

13. Adopt Resolution #26-262 Approving a Final Plat for "Rodeo Hills Third Addition"

14. Adopt Resolution #26-264 Approving the 2027-2028 LELS Sergeant Labor Agreement

15. Adopt Resolution #26-265 Approving the 2027-2028 LELS Captain Labor Agreement

6. Public Hearing

7. Council Business

1. Adopt Resolution #26-248, Approving a Site Plan Review for a Mixed-Use Building at 7782 Sunwood Drive NW (Elevate Hope House)

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session

Meeting Date: 11/10/2026

Primary Strategic Plan Initiative:

Title:
Receive Cash and Investments for Period Ending October 31, 2026

Purpose/Background:
Purpose: Receve reports of the city's cash and investments for the period ending October 31, 2026.

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

Recommendation:
No action required. Informational only.

Outcome/Action:
No action required. Informational only.

Attachments

Cash & Investments for Period Ending October 31, 2026

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 11:51 AM
Form Started By: Diana Lund		Started On: 10/28/2026 09:55 AM
Final Approval Date: 11/05/2026		

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

	October-26 CURRENT MONTH	2026 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 73,370,219.34	$ 79,966,707.36
CASH INFLOWS:		
Daily Deposit	2,053,347.38	14,030,429.94
Tax Settlements	-	14,265,135.82
U/B Receipts	30,157.06	1,720,478.76
Credit Cards (Includes Utility Billing)	390,638.14	6,323,768.06
Interest Earnings [Net of Interest Paid on Investments]	72,031.11	1,527,051.39
TOTAL CASH INFLOW	$ 2,546,173.69	$ 37,866,863.97
TOTAL CASH AVAILABLE	$ 75,916,393.03	$ 117,833,571.33
CASH OUTFLOWS:		
Prepaid Checks	2,016,306.22	16,584,633.40
Bills Lists	633,921.05	9,305,903.89
Pay Estimates	607,398.77	12,308,648.38
Credit Cards	5,920.77	95,065.95
Payroll - Net	642,562.11	6,951,762.75
Flex Reimbursement	-	-
Void Checks/Dormant Checks Paid	(2,116.49)	(17,266.43)
Debt Service	-	587,604.38
Miscellaneous [Bank Charges; etc.]	324.00	5,142.41
TOTAL CASH OUTFLOW	$ 3,904,316.43	$ 45,821,494.73
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 72,012,076.60**	**$ 72,012,076.60**
MEMO - NET 2026 CASH INFLOW (OUTFLOW)	**(1,358,142.74)**	**(7,954,630.76)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE - BV	**$ 71,443,206.62**	**76,529,578.51**
Purchases	2,709,567.61	37,564,546.85
Maturities/Sales	(3,164,165.00)	(43,105,516.13)
ENDING BALANCE	**$ 70,988,609.23**	**$ 70,988,609.23**

Prepared by the City of Ramsey Finance Department
11/4/2026

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
261015	4/15/1932	Northland	CD-JP MORGAN CH/	628	46661fe88		236,000.00	0.00	236,000.00
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
									4,951,000.00
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		500,000.00	0.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		1,675,000.00	0.00
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

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
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX		914745GG2	400,000.00		0.00	400,000.00
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
2610001	7/1/2031	UBS	Freddie Mac		3132XGBF2	0.00	1,000,000.00	0.00	1,000,000.00
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	2,615,937.62	107,732.53
260930		UBS	UBS TREASURY FUND (FORMERLY PRIME)			0.00	37,873.86	0.00	37,873.86
261031		UBS	UBS TREASURY FUND (FORMERLY PRIME)			0.00	1,473,567.61	0.00	1,473,567.61
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
						-			
									38,037,609.23
	TOTAL INVESTMENTS					76,529,578.51	37,564,546.85	43,105,516.13	**70,988,609.23**
			Unamortized Premiums			1,759,475.03			1,759,475.03
			Unamortized Discounts			(4,343,552.11)	(10,835.00)		(4,354,387.11)
			BMO			2,263,102.50	53,758,419.67	54,913,091.28	1,108,430.89
			Money Market Accounts			3,758,103.43	26,751,845.13	28,000,000.00	2,509,948.56
			Net Cash and Investments			79,966,707.36	118,063,976.65	126,018,607.41	72,012,076.60

CC Regular Session

Meeting Date: 11/10/2026

Primary Strategic Plan Initiative:

Title:
Receive September 2026 Financial Reports - General Fund, EDA and Enterprise Funds

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

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

Recommendation:
No action required. Informational only.

Outcome/Action:
No action required. Informational only.

Attachments

September 2026 General Fund Financial Report - Budget to Actual
September 2026 EDA Financial Report - Budget to Actual
September 2026 Enterprise Funds Financial Reports - Budget to Actual
September 2026 Summary of Adopted Budgets/Expenditures to Date

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 11:51 AM
Form Started By: Diana Lund		Started On: 10/28/2026 10:18 AM
Final Approval Date: 11/05/2026		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: September 30, 2026

GENERAL FUND EXPENDITURES
- BY DEPARTMENT -

Dept	2026 BUDGET	2026 YTD GENERAL LEDGER
Admin (inlcd elections, legal & newsletter)	1,435,680.00	1,065,095.43
Building Inspections	925,013.00	615,869.92
Council/Commissions (incld charter, council contingen	316,674.00	143,472.91
Data Processing	1,302,634.00	860,351.62
Engineering	652,564.00	747,286.25
Finance (incld assessing)	697,837.00	735,220.50
Fire (incld Civil Defense)	2,471,671.00	1,409,038.89
Gen Govt Buildings	1,024,670.00	586,090.98
Parks	2,604,912.00	1,765,798.12
Planning & Zoning	1,210,213.00	872,981.75
Police (incld animal control & comm orient)	6,757,902.00	4,820,559.08
Streets (incld traffic eng & snow/ice)	3,389,829.00	2,492,715.73
Grand Total	**22,789,599.00**	**16,114,481.18**

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	2,839,286.09
Personal Services	15,703,113.00	11,457,506.50
Supplies	1,597,959.00	958,395.92
Transfers out	106,373.00	61,853.00
Grand Total	**22,789,599.00**	**16,114,481.18**

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	951,500.14
Business Licenses/Permits	89,350.00	77,129.98
Fines and Forfeits	48,000.00	42,925.20
State Intergovernmental	845,500.00	384,259.78
Interest	75,000.00	-
Local Intergovernmental	-	14,238.01
Miscellaneous	21,050.00	22,516.19
Non-Business Licenses/Permits	903,500.00	1,080,362.69
Transfers in	1,788,750.00	532,750.00
Grand Total	**22,789,599.00**	**12,657,273.71**

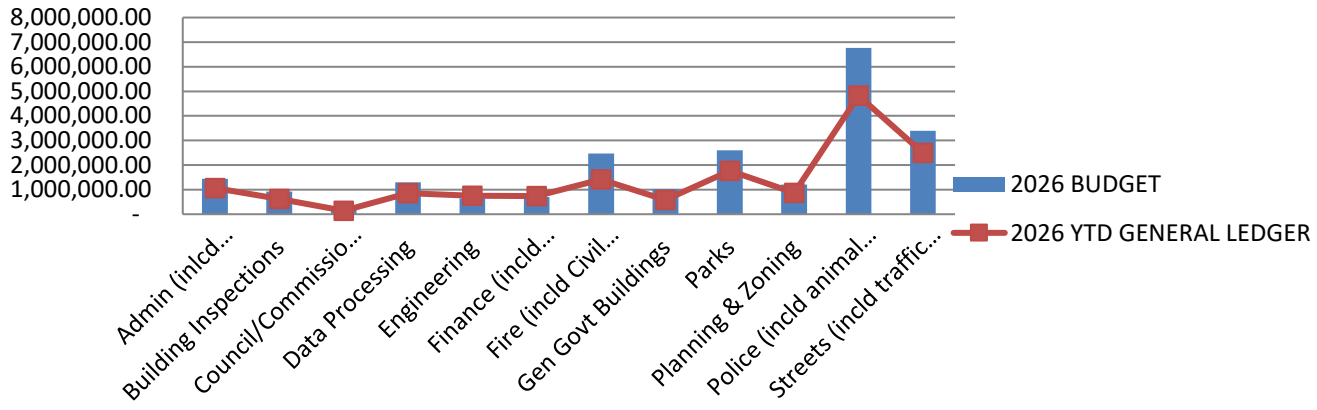
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

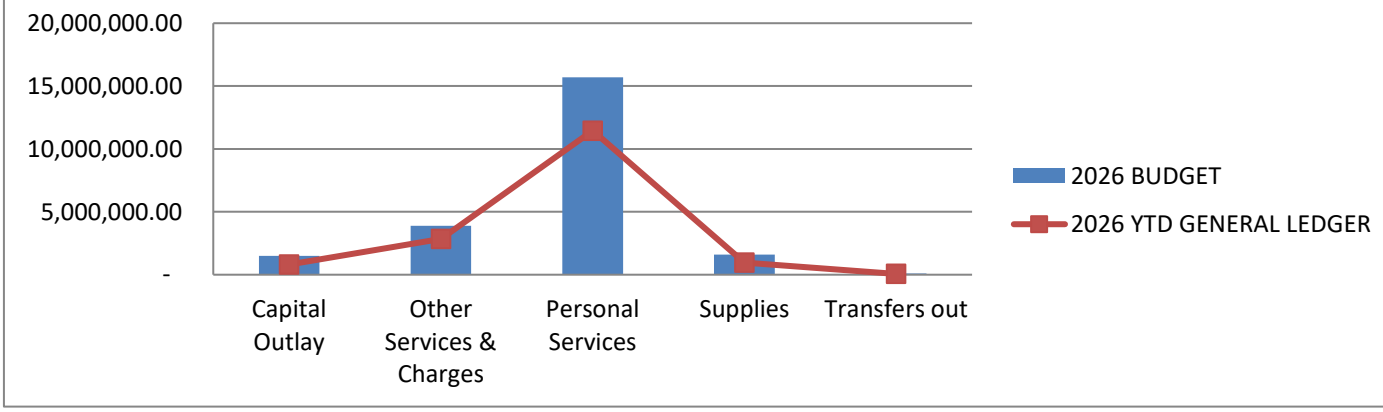
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: September 30, 2026

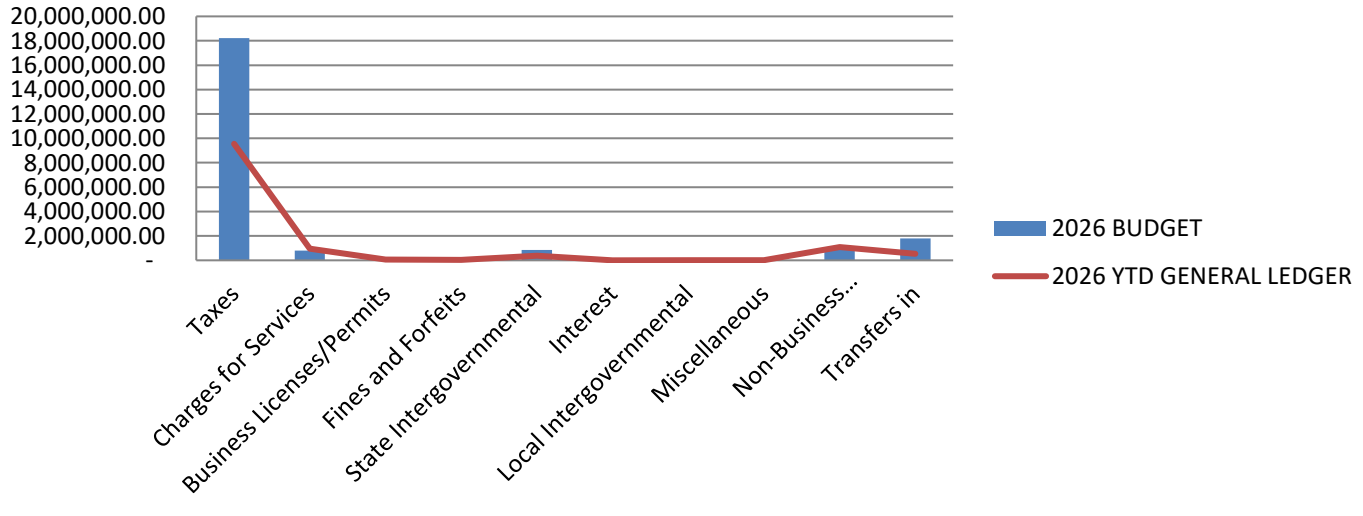
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



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

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: **September 30, 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	-	41.00	0.00%
4701 INTEREST ON INVESTMENTS	4,800.00	-	0.00%
Grand Total	**91,167.00**	**45,503.66**	

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	14,314.52	62.24%
6249 MISCELLANEOUS OPERATING SUPPLY	21,000.00	9,554.16	45.50%
6315 MISCELLANEOUS PROFESSIONAL SER	36,000.00	11,570.02	32.14%
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	2,859.43	129.97%
Grand Total	**91,167.00**	**40,315.69**	

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: September 30, 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)	(30,866.26)	77.17%
4601	MISCELLANEOUS REVENUE		739.52	0.00%
4606	DEVELOPER FEES (WAC)	350,000.00	1,213,163.00	346.62%
4609	OTHER MISCELLANEOUS REVENUES	10,000.00	36,501.08	365.01%
4652	WATER SALES - RESIDENTIAL	2,234,529.00	1,315,222.12	58.86%
4653	WATER SALES-COMMERCIAL	1,247,326.00	544,089.95	43.62%
4654	WATER PENALTIES	50,348.00	40,441.24	80.32%
4655	WATER METER INSTALLATION	30,000.00	16,500.00	55.00%
4656	WATER METERS	60,000.00	45,142.72	75.24%
4657	CONNECTION/RECONNECTION FEES	150.00	200.00	133.33%
4701	INTEREST ON INVESTMENTS	150,000.00	-	0.00%
4901	TRANSFER IN FROM OTHER FUNDS		61,853.00	0.00%
Grand Total		**4,092,353.00**	**3,242,986.37**	

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	236,349.10	44.74%
6103	FULL TIME-REGULAR-OVERTIME	25,000.00	26,057.71	104.23%
6105	TEMPORARY-WAGES & SALARIES	30,098.00	24,986.04	83.02%
6121	PERA CONTRIBUTIONS	80,886.00	22,418.82	27.72%
6122	FICA/MEDICARE CONTRIBUTIONS	43,432.00	23,454.28	54.00%
6131	GROUP INSURANCE	87,624.00	57,622.02	65.76%
6133	WORKERS COMP INSURANCE PREMIUM	18,662.00	12,677.31	67.93%
6135	PAID FAMILY MEDICAL LEAVE	2,842.00	1,338.82	47.11%
6208	MISCELLANEOUS OFFICE SUPPLIES	750.00	-	0.00%
6223	GASOLINE	9,600.00	9,736.16	101.42%
6225	DIESEL FUEL	500.00	-	0.00%
6229	SHOP MATERIALS	1,200.00	658.30	54.86%
6231	UNIFORMS & TURN-OUT GEAR	5,500.00	4,759.88	86.54%
6239	FIRST AID SUPPLIES	100.00	-	0.00%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	18,093.36	120.62%
6257	OTHER VEHICLE PARTS	12,500.00	3,512.18	28.10%
6273	UTILITY SYSTEM MAINT SUPPLIES	675,000.00	158,846.70	23.53%
6281	SMALL TOOLS & MINOR EQUIPMENT	12,000.00	6,245.87	52.05%
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	1,255.71	59.80%
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	168,908.21	84.45%
6372	WATER/IRRIGATION	2,500.00	2,371.58	94.86%
6373	GAS	9,000.00	9,128.18	101.42%
6374	REFUSE/RECYCLING	1,800.00	1,382.97	76.83%
6381	BUILDING & STRUCTURE REPAIR	18,000.00	19,253.90	106.97%
6405	OFFICE & DATA PROCESSING EQUIP	8,600.00	-	0.00%
6436	WATER EFFICIENCY REBATE PROG		445.60	0.00%
6439	OTHER MISCELLANEOUS	67,500.00	31,445.19	46.59%
6451	MEMBERSHIP DUES	1,000.00	425.00	42.50%
6489	OTHER CONTRACTED SERVICES	85,000.00	70,721.18	83.20%
6722	DEPRECIATION	1,845,900.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	63,000.00	63,000.00	100.00%
Grand Total		**4,090,211.00**	**1,167,555.96**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: September 30, 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)	(26,281.93)	65.70%
4356	SEWER AVAILABILITY CHARGE-ADM	7,000.00	3,305.05	47.22%
4601	MISCELLANEOUS REVENUE		739.52	0.00%
4606	DEVELOPER FEES (WAC)	200,000.00	472,508.00	236.25%
4661	RESIDENTIAL-SEWER CHARGES	2,148,295.00	1,271,924.31	59.21%
4662	COMMERCIAL-SEWER CHARGES	510,969.00	158,449.28	31.01%
4663	SEWER PENALTIES	50,000.00	38,196.44	76.39%
4701	INTEREST ON INVESTMENTS	50,000.00	-	0.00%
Grand Total		**2,926,264.00**	**1,918,840.67**	

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	124,550.27	38.55%
6103	FULL TIME-REGULAR-OVERTIME	1,000.00	3,615.69	361.57%
6105	TEMPORARY-WAGES & SALARIES	-	4,635.00	0.00%
6121	PERA CONTRIBUTIONS	45,345.00	10,141.39	22.36%
6122	FICA/MEDICARE CONTRIBUTIONS	25,103.00	10,670.15	42.51%
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	626.96	38.51%
6223	GASOLINE	4,400.00	1,785.40	40.58%
6225	DIESEL FUEL	5,000.00	3,736.32	74.73%
6229	SHOP MATERIALS	500.00	10.20	2.04%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	12,406.57	82.71%
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	900.78	36.03%
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	17,438.02	58.13%
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	1,382.95	92.20%
6377	SEWER SERVICE CHARGE	1,398,657.00	1,165,547.80	83.33%
6381	BUILDING & STRUCTURE REPAIR	10,835.00	4,049.84	37.38%
6489	OTHER CONTRACTED SERVICES	45,000.00	17,020.94	37.82%
6722	DEPRECIATION	817,500.00	-	0.00%
6820	OPERATING TRANSFERS TO OTHER F	57,000.00	57,000.00	100.00%
Grand Total		**2,915,838.00**	**1,472,005.32**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2026 THROUGH PERIOD ENDING: September 30, 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)	(3,671.51)	61.19%
4681 CHARGES FOR STREET LIGHTS	190,000.00	100,831.10	53.07%
4683 STREET LIGHTING PENALTIES	5,111.00	4,164.19	81.48%
4684 PRIORITY STREET LIGHT	60,000.00	31,614.34	52.69%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**254,111.00**	**132,938.12**	

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	94,621.52	69.47%
6489 OTHER CONTRACTED SERVICES	15,000.00	9,800.60	65.34%
6722 DEPRECIATION	45,000.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	34,000.00	34,000.00	100.00%
Grand Total	**230,200.00**	**632,398.62**	

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: **September 30, 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)	(5,606.09)	50.96%
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	242,475.90	51.42%
4672 RECYCLING PENALTIES	9,432.00	7,478.29	79.29%
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%
Grand Total	**574,032.00**	**245,799.20**	

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	18,834.13	55.31%
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		946.90	0.00%
6121 PERA CONTRIBUTIONS	2,288.00	1,530.43	66.89%
6122 FICA/MEDICARE CONTRIBUTIONS	2,616.00	1,623.42	62.06%
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	95.09	57.98%
6249 MISCELLANEOUS OPERATING SUPPLY	34,000.00	29,325.88	86.25%
6322 POSTAGE	120.00	-	0.00%
6489 OTHER CONTRACTED SERVICES	495,000.00	373,198.48	75.39%
Grand Total	**573,769.00**	**425,820.24**	

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: **September 30, 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)	(13,423.05)	74.57%
4693 STORM WATER-RESIDENTIAL	842,835.00	450,167.20	53.41%
4694 STORM WATER-COMMERCIAL	904,590.00	480,695.79	53.14%
4695 STORM WATER-PENALTIES	30,650.00	20,796.14	67.85%
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**	**1,093,803.08**	

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	149,523.01	40.59%
6103 FULL TIME-REGULAR-OVERTIME	-	107.01	0.00%
6105 TEMPORARY-WAGES & SALARIES	-	1,438.50	0.00%
6121 PERA CONTRIBUTIONS	56,965.00	11,560.50	20.29%
6122 FICA/MEDICARE CONTRIBUTIONS	28,214.00	12,170.29	43.14%
6131 GROUP INSURANCE	63,417.00	11,160.81	17.60%
6133 WORKERS COMP INSURANCE PREMIUM	9,430.00	8,199.27	86.95%
6135 PAID FAMILY MEDICAL LEAVE	1,900.00	705.87	37.15%
6225 DIESEL FUEL	12,000.00	11,949.53	99.58%
6231 UNIFORMS & TURN-OUT GEAR		393.75	0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	12,779.34	116.18%
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	6,219.38	51.83%
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	1,201.22	50.05%
6451 MEMBERSHIP DUES	62,500.00	54,381.00	87.01%
6489 OTHER CONTRACTED SERVICES	55,000.00	14,720.60	26.76%
6722 DEPRECIATION	648,852.00	-	0.00%
6820 OPERATING TRANSFERS TO OTHER F	53,000.00	53,000.00	100.00%
Grand Total	**1,460,739.00**	**380,121.07**	

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: **September 30, 2026**

GENERAL FUND EXPENDITURES BY DEPARTMENT	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	09/12 ADOPTED BUDGET (SEP)	% of Budget Used (75.0% is 09/12)	BUDGET AMOUNT REMAINING
Admin (inlcd elections, legal & newsletter)	1,435,680.00	1,065,095.43	1,076,760.00	74.19%	370,584.57
Building Inspections	925,013.00	615,869.92	693,759.75	66.58%	309,143.08
Council/Commissions (incld charter, council contingency)	316,674.00	143,472.91	237,505.50	45.31%	173,201.09
Data Processing	1,302,634.00	860,351.62	976,975.50	66.05%	442,282.38
Engineering (personnel costs allocated after year-end)	652,564.00	747,286.25	489,423.00	114.52%	(94,722.25)
Finance (incld assessing) (personnel costs allocated after year-end)	697,837.00	735,220.50	523,377.75	105.36%	(37,383.50)
Fire (incld Civil Defense)	2,471,671.00	1,409,038.89	1,853,753.25	57.01%	1,062,632.11
Gen Govt Buildings	1,024,670.00	586,090.98	768,502.50	57.20%	438,579.02
Parks	2,604,912.00	1,765,798.12	1,953,684.00	67.79%	839,113.88
Planning & Zoning	1,210,213.00	872,981.75	907,659.75	72.13%	337,231.25
Police (incld animal control & comm orient)	6,757,902.00	4,820,559.08	5,068,426.50	71.33%	1,937,342.92
Streets (incld traffic eng & snow/ice)	3,389,829.00	2,492,715.73	2,542,371.75	73.54%	897,113.27
TOTAL	*22,789,599.00*	*16,114,481.18*	*17,092,199.25*	*70.71%*	*6,675,117.82*

ENTERPRISE EXPENDITURES BY FUND	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	09/12 ADOPTED BUDGET (SEP)	% of Budget Used (75.0% is 09/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2026 BUDGET")
Water (budgeted depreciation not booked until after year-end)	4,090,211.00	1,167,555.96	3,067,658.25	28.55%	2,922,655.04	$ *1,845,900.00*
Sewer (budgeted depreciation not booked until after year-end)	2,915,838.00	1,472,005.32	2,186,878.50	50.48%	1,443,832.68	$ *517,500.00*
Street Light (budgeted depreciation not booked until after year-end)	230,200.00	632,398.62	172,650.00	274.72%	(402,198.62)	$ *45,000.00*
Recycling	573,769.00	425,820.24	430,326.75	74.21%	147,948.76	*N/A*
Storm Water (budgeted depreciation not booked until after year-end)	1,460,739.00	380,121.07	1,095,554.25	26.02%	1,080,617.93	$ *648,852.00*
TOTAL	*9,270,757.00*	*4,077,901.21*	*6,953,067.75*	*43.99%*	*5,192,855.79*	$ 3,057,252.00

EDA FUND EXPENDITURES	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	09/12 ADOPTED BUDGET (SEP)	% of Budget Used (75.0% is 09/12)	BUDGET AMOUNT REMAINING
Economic Development	91,167.00	40,315.69	68,375.25	44.22%	50,851.31

CC Regular Session
Meeting Date: 11/10/2026

Primary Strategic Plan Initiative: Not Applicable

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

Planning Commission — September 24, 2026.
Environmental Policy Board — August 17, 2026.
Economic Development Authority — August 13, 2026.
Park and Rec Commission — August 13, 2026.
Public Works — August 18, 2026, No Meeting, September 15, 2026

Purpose/Background:
Approve the Meeting Minutes

Recommendation:
Approval

Outcome/Action:
Approval

Attachments

PC September 2026 Minutes
EPB August 2026 Minutes
EDA August 2026 Minutes
P&R August 2026 Minutes
PWC Meeting Minutes 08.18.2026
PWC Meeting Minutes 09.15.2026

Form Review

Inbox	Reviewed By	Date
Kalia Lor (Originator)	Kalia Lor	11/03/2026 09:47 AM
Mariah Albrecht	Mariah Albrecht	11/03/2026 12:01 PM
Mariah Albrecht	Kalia Lor	11/04/2026 07:45 AM
Brian Hagen	Brian Hagen	11/05/2026 12:37 PM
Form Started By: Kalia Lor		Started On: 11/03/2026 08:50 AM
Final Approval Date: 11/05/2026		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 24, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Cheri Gengler Commissioner Michael Allshouse Commissioner Randy Bauer (arrived at 6:31 p.m.) Commissioner Bradley Cochrane Commissioner Jeffrey Lubarski Commissioner Debra Musgrove Commissioner Layee Sanoe
Members Absent:	None
Also Present:	Planning Manager Todd Larson City Planner Adam Martin Senior Planner Chris Anderson Fire Chief Andrew Winkel

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, Musgrove, and Sanoe. Voting No: None. Absent: Commissioner Bauer.

Commissioner Bauer arrived.

5. CONSENT AGENDA

5.01: Approve the August 27, 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, Lubarski, and Sanoe. Voting No: None. Absent: None. Abstained: Commissioner Bauer.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Consider a Code Amendment to the Subdivision Code (Chapter 117) Pertaining to Streets

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 proposed Code Amendment.

Chairperson Gengler invited the Fire Chief to provide information on the Fire Code.

Fire Chief Winkel provided background information on the Fire Code, noting that the last version was adopted in 2020. He provided additional comments on the different regulations included in the Fire Code related to street regulations. He stated that instead of having a set number, they would just reference the Fire Code to encompass all those regulations.

Citizen Input

Paul Olson, 5750 177th Avenue NW, referenced the example that was given of Iodine and 172nd and stated that when that development was proposed, the Fire Department mentioned that they were accepting the layout there because the intersection was viewed as a turnaround point. He asked how many of the existing cul-de-sacs mentioned were constructed before the City's regulation was put into place in the 1970s. He stated that while the Fire Code encompasses a lot of regulations, he believed it sets the bare minimum for public safety, and it is the choice of the City to adopt the appendices it sees fit. He stated that without proper regulations, they could end up with another Bowers Drive. He referenced comparable communities which have a maximum cul-de-sac length of 500 feet. He believed that Ramsey finds public safety as a priority and did not believe it would be responsible to fall back to a bare minimum.

Commissioner Musgrove asked about the uniqueness of Ramsey and its buildout as a community, compared to other communities that may have that restriction.

Planning Manager Larson stated that Ramsey became a city in 1974 and it is said that the city copied Fridley's City Code and made some revisions. He stated that Subdivision Codes do not change very often, noting that most of the revisions are made to the Zoning Code. He stated that cities with similar rules have probably also had the rule on their books for over 50 years. He commented that Ramsey has a lot of wetlands and development has occurred around them. He stated that they are bound by natural features and did not believe that it was unique, as many communities begin as townships and develop into cities.

Chairperson Gengler asked for more information on the review that is done by public safety when a project is presented.

Fire Chief Winkel stated that Ramsey does things a little differently, but it would be his assumption that the Fire Marshal would receive the plans along with the rest of the committee, and a step-by-step review would be done to ensure the proposal meets the requirements of the Fire Code.

Planning Manager Larson stated that there is a preapplication meeting with staff from every applicable department to review any issues and answer questions of the applicant. He stated that direction is then provided to the applicant, and it is up to them to submit something that meets Code requirements. He stated that once the application is submitted, the group would meet again to identify any potential issues. He noted that each department reviews its applicable portion of the plan, noting that both Fire and Police are involved.

Commissioner Allshouse asked about the challenges that might concern the Fire Department about a cul-de-sac over 600 feet.

Fire Chief Winkel replied that the largest concern would be whether there is access to water on the street. He explained that the cul-de-sac provides a turnaround point for the tenders that bring in water. He explained that a ladder truck needs a 14-foot width to function, which can clog up the roadway. He explained that a cul-de-sac up to 500 feet in length would require a roadway width of 20 feet, whereas a cul-de-sac length over 500 feet would require a roadway width of 26 feet to ensure there is more room for vehicles to maneuver if the ladder truck is deployed. He explained that the width of the road will be the deterrent when a ladder truck is used. He reiterated that the primary concern is water access, while the second is road width.

Commissioner Musgrove asked if all recent developments are connected to City water, specifically the last request the Commission heard with a longer cul-de-sac.

Planning Manager Larson replied that specific subdivision is a rural development, so it does not have City water and sewer. He commented that there are some water lines that snake through rural areas with hydrants available in some locations.

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

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

Chairperson Gengler closed the public hearing at 7:25 p.m.

Commission Business

Commissioner Bauer commented that there have been numerous developments that have come before the Planning Commission, some exceeding 600 feet in length. He stated that Public Safety does review all of the requests and could not recall a request over 600 feet that had concerns from Public Safety. He stated that this would eliminate the need for a variance on something that was virtually always approved.

Motion by Commissioner Bauer, seconded by Commissioner Allshouse, to recommend that City Council adopt Ordinance #26-18, Amending Chapter 117 (Subdivision Code) Pertaining to Streets.

Further discussion

Commissioner Musgrove asked for some of the positives and negatives discussed at the staff level about the proposed change. Planning Manager Larson stated that the argument has always been presented as a public safety issue and the Fire Code would then be the proper form of regulation, whereas a distance of 600 feet was arbitrary. He stated that planning staff is more comfortable relying on something with developed standards.

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

7. COMMISSION BUSINESS

7.01: Consider an Amendment to Chapter 106 (Zoning Code) and the COR Framework Pertaining to Streetscaping and Bulk Standards in the COR Zoning Districts

Presentation

City Planner Martin presented the Staff Report stating that staff recommends approval of the Zoning Text Amendment as presented.

Commission Business

Commissioner Musgrove referenced the build-to line for front yard parkways and noted that the numbers are varied within the table. She asked for clarification.

City Planner Martin explained that the numbers in the COR Framework are currently largely not changing. He explained that the table is a consolidation of each of the existing tables, which are

currently broken out by street type. He stated that the difference in the requirement for each different street type depends on how those streets are built. He explained that arterial streets are County roads that have various utilities that need to be avoided. He stated that the build-to line is a maximum setback, where a setback is a minimum distance from the right-of-way. He provided an example of a proposal for a parcel that has three frontages and the current requirement that 60 percent façade would be required on all three frontages, noting that would not be practical for any building. He explained that they are looking at the intent of the COR Framework, to build a downtown along Sunwood with a dense urban environment. He explained that prioritizing certain roadways meets that intent while providing flexibility in the Code.

Commissioner Musgrove thanked staff for the additional definitions that have been included.

Commissioner Bauer stated that there are currently two different documents addressing the same area, which can create conflicts and confusion. He agreed that cleaning it up and simplifying it is a great move.

Chair Gengler agreed that this reads much more smoothly and easily.

Motion by Commissioner Lubarski, seconded by Commissioner Musgrove, to recommend that City Council adopt Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Streetscaping and Bulk Standards in the COR Zoning Districts.

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

7.02: 2050 Comprehensive Plan Update – System Statement Discussion

Presentation

Planning Manager Larson presented the Staff Report.

Commission Business

Chair Gengler asked how people working from home impact the employment numbers.

Planning Manager Larson commented that there is a survey as part of the census that asks about working from home, but was not sure how that is factored in.

Commissioner Bauer recommended that staff work with Councilmember Olson and the rest of the Council to invite the Dayton Councilmembers for a discussion related to a potential bridge.

Planning Manager Larson commented that the legislature did award funds to complete a tier one Environmental Impact Statement (EIS) for a bridge, noting that a consultant will be brought on board this year to begin that process.

Commissioner Bauer asked if the MET Council numbers have to be used for projected growth or whether the City can use its own numbers.

Planning Manager Larson stated that they will be looking for the 2050 number, regardless of the starting point. He stated that they would have a head start, based on recent growth that exceeded prior expectations from the MET Council.

Commissioner Allshouse asked how confident they are in those numbers, as they seem to be on the low side.

Planning Manager Larson explained how those numbers are generated based on prior land use designations. He commented that there are a handful of large properties left for development and the remainder will be lot splits or redevelopment.

Commissioner Musgrove asked if the 2050 number is a minimum, maximum, number that must be reached, or whether it is based on the MET Council investment into the sewer system.

Planning Manager Larson replied that it is the target number and explained that the City's plan needs to accommodate that number for households and employment. He stated that the City could project beyond that target, but the MET Council does not want the City to project lower than that target.

Commissioner Musgrove asked if the target is based on private land sales.

Planning Manager Larson stated that the MET Council does look at sales data regionally, recognizing that there will be holdouts. He stated that the best they can do is to accommodate it on the map. He explained that they are not forcing anyone to develop but simply providing them with those rights.

Commissioner Musgrove asked if the numbers in the 2050 plan are within the MUSA.

Planning Manager Larson replied that these are community-based numbers and, further, there are sewer and unsewered lines. He confirmed that most of the development would occur within the MUSA.

8. COMMISSION / STAFF INPUT

Senior Planner Anderson noted the fall recycling event this Saturday at the Public Works Facility. He stated that he is working with the Recreation Coordinator and an Andover staff person on an upcoming puzzle competition and puzzle swap that will be held at the Andover Community Center on October 10th. He stated that staff will begin collecting puzzles on September 28th in the planning department at City Hall.

Planning Manager Larson noted a case that will appear before the Commission at its October meeting.

Chair Gengler noted the date of the October meeting is on October 22nd. She stated that oftentimes the November and December meeting dates are changed and asked staff to review those dates.

Planning Manager Larson noted that the October meeting will actually be on the 29th because of a scheduling conflict with a staff conference on the 22nd. He stated that the November and December meetings will take place on the third Thursdays because of the holiday conflicts. He stated that he will bring the proposed 2027 calendar to the Commission at its next meeting for review.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 7:36 p.m.

Respectfully submitted,

Todd Larson
Planning Manager

ATTEST:

Kalia Lor
Planning Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, August 17, 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 Nick Burgess Board Member Thomas Hagerty Board Member Paula Houts Board Member Daniel Payne Board Member Hassan Salami
Members Absent:	Board Member Reid Bernard
Also Present:	Senior Planner Chris Anderson City Council Liaison Eric Peters

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated July 20, 2026

Motion by Board Member Burgess and seconded by Board Member Salami to approve the regular meeting minutes dated July 20, 2026.

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

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects of a Proposed Residential Subdivision Located South of the Intersection of Erkium Street and 177th Avenue (Project No. 26-106); Case of Sundance Woods, LLC

Senior Planner Anderson presented the staff report. He stated that the City received a Land Use Application from Sundance Woods, LLC for a proposed Major Plan Subdivision of the properties known as 17400 and 17650 Erkium Street. The proposed subdivision would create 15 residential lots, although the existing home at 17400 Erkium Street will remain, meaning the subdivision will result in 14 new homes. The subject property is located in the Rural Residential zoning district and is guided as Rural Developing in the 2040 Comprehensive Plan. Additionally, the parcel currently addressed at 17400 Erkium Street is within the Scenic River Protection Overlay District, which includes additional standards.

Board Member Hagerty stated that he appreciates that the developer is attempting to preserve trees to the extent possible, especially with the impacts of EAB and other tree removal that is occurring in the community because of that.

Chairperson Fetterley also appreciated the developer's efforts to preserve as many trees as possible. She commented that she was disappointed that the first several lots will be clear-cut and hoped that the developer could put effort into preserving mature trees on those properties.

Board Member Payne noted that it would appear that many of the trees proposed to be saved would be within building pads for the homes and asked for more information.

Senior Planner Anderson explained the preliminary and final plat processes and noted that within the Development Agreement, they would require a specific inventory of trees that will be removed from each site to support building. He noted that the plan would be updated on a lot-by-lot basis as they move forward with the custom grading, and staff would ensure that the applicant would remain within the 60 percent threshold.

Board Member Payne asked if the developer has answered any of the questions posed by staff.

Senior Planner Anderson confirmed that the developer has been very responsive to questions and comments. He recognized that there still are comments that need to be addressed as this moves forward.

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

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

5.02: Consider Natural Resources Aspects of a Site Plan for Scooter's Coffee (Project No. 26-110); Case of Harlow Beckett Enterprises

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Harlow Beckett Enterprises for a Minor Plat and Site Plan for a proposed

Scooter's Coffee to be located along the west side of Ramsey Boulevard, south of Sunwood Drive and the existing Casey's store.

Motion by Board Member Burgess and seconded by Board Member Payne to recommend approval of the natural resources aspects of the Scooter's Coffee Site Plan.

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

5.03: Protect Community Forests for Community Resiliency Grant Opportunity

Senior Planner Anderson presented the staff report. He stated that the Minnesota Department of Natural Resources (MN DNR) has issued a Request for Applications (RFA) for a new grant opportunity aimed at reducing the impacts of Emerald Ash Borer (EAB) through tree management and maintenance, education, and engagement efforts that will enhance community forest health and resiliency. There is a total of $1,700,000 available to fund projects that manage and/or reduce the impacts of EAB through forestry activities on public, non-State lands, and residential land for low-income residents. There is no minimum amount that must be requested, and matching funds are not required.

Chairperson Fetterley stated that this is a wonderful opportunity. She asked if the City would be able to decide how funds are allocated between City property and residents and whether guidelines would be set up for applicants.

Senior Planner Anderson stated that the City would need to outline those details in the grant application. He commented that there will need to be coordination with Public Works, but ideally, a large portion of the funds would be set aside for private property. He commented on the frequency with which he receives requests from residents asking for help with diseased tree removal.

Chairperson Fetterley asked if residents who have already removed trees could request assistance for replanting.

Senior Planner Anderson replied that, per the grant, the City would need to replace each removed tree with a new tree planted on site. He did not think they would want to open it up to requests for additional tree planting on private property where no tree removal occurred.

Chairperson Fetterley agreed that this would be a great program that could provide assistance to residents in the community.

Board Member Burgess stated that this is an exciting opportunity, as this is a large issue in the community.

Board Member Hagerty commented that his son removed two diseased trees from his own property and is waiting to grind the stumps because of the cost. He appreciates the opportunity for the grant to assist residents in removing dead trees. He commented that he is impressed with the number of grants the City receives and how they advertise those opportunities to residents.

Motion by Board Member Hagerty and seconded by Board Member Burgess to recommend City Council authorize staff to apply for the Protect Community Forest for Community Resiliency.

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

6. BOARD / STAFF INPUT

- **Recap of EPB's Participation in the Farmers Market**

Senior Planner Anderson thanked the Board Members who assisted in filling shifts at the farmers market and provided a recap. He welcomed input from the Board.

Chairperson Fetterley stated that it was great to see the market busy and the plantings for the kids were a highlight that drew in visitors to the booth. She stated that they did get to talk to some community members, which was great.

Board Member Salami hoped that as they move forward, there will be more vendors and visitors.

Senior Planner Anderson reminded the Board that this is a new event for the City that will likely have increased participation from vendors and attendees as they move forward.

Board Member Hagerty commented that he enjoyed participating and commented that the coloring books and native seed giveaways were popular with residents. He proposed that they continue participation in the event in the future.

Chairperson Fetterley agreed and stated that perhaps the Board could participate in two nights next year.

- **Other**

Senior Planner Anderson noted that the curbside recycling event wrapped up last Friday and he received input from the vendor that there was a lot of participation. He noted that he can share the final information once he receives it from the vendor. He noted the upcoming fall recycling event on September 26th and stated that the event will be advertised in the newsletter and on the City website.

7. ADJOURNMENT

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

The meeting adjourned at 7:18 p.m.

Respectfully submitted,

_____

Chris Anderson

Senior Planner

ATTEST:

_____
Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, August 13, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
Member Nichole Bauer
Member Cheryal Hills
Member Brittany Lindahl
Member Chris Riley
Member Shanna Stewart

Members Absent: Member Rachal Johnson

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated June 11, 2026

Motion by Member Bauer, seconded by Member Lindahl, to approve the June 11, 2026, minutes as presented.

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

4. EDA BUSINESS

4.01: Adopt EDA Resolution #26-178 Approving Redevelopment Project Area and Plan

Economic Development Manager Sullivan presented the staff report.

Member Lindahl asked if the project could tap into the funds put back into the redevelopment area for phase two.

Economic Development Manager Sullivan confirmed that the funds put back into the redevelopment area could be used for any project in that area. He reviewed other potential uses for the funds, such as infrastructure needs related to development or redevelopment.

Chairperson Wiyninger asked for input from the members of the City Council as to the discussion that occurred at the work session meeting.

Member Riley stated that it has been an arduous task as there are lots of moving parts to this project. He commented that the Council and community have been very supportive of the project, which is why it continues to move forward. He stated that banks and financing have changed throughout this process and, in theory, it appears that the payments can be made fine by the organization. He commented that in the worst-case scenario, PSD would step in, assume the mortgage, and the City would forgive its HRA Loan funding. He believed that this project would be much better than what had originally been proposed in the previous location and commented that this will be a great facility for kids and families. He noted that there will also be ancillary development around the facility that has been desired by the community.

Member Hills referenced the case of a default and asked whether that would be a total loss to the City.

Economic Development Manager Sullivan explained how these funds have accumulated in the ACHRA fund and how they can be used. He commented that these are not General Fund dollars and if there was a default, it would be similar to a grant and the City would not have to repay funds back into the fund.

Motion by Member Hills, seconded by Member Bauer, to adopt Resolution #26-178 Approving Redevelopment Project Area and Plan as presented.

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

4.02: Consider Recommendation for Approval of 2027 EDA Budget

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger commended staff for keeping the budget flat, which is tough to do.

Motion by Member Bauer, seconded by Member Lindahl, to recommend to City Council adoption of the proposed 2027 EDA Budget and Levy as presented.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan reported that registration for the golf tournament is full and appreciated all members who will be participating. He provided an update on progress on development projects, development interest, and other items of interest to the EDA.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 7:57 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:



Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on August 13, 2026, at The Draw, 7401 East Ramsey Parkway NW, Ramsey, Minnesota.

Commission Members Present:	Chair Shane Bennett Vice Chair Nathan Barten Commissioner Garth Anderson Commissioner Todd Arts Commissioner Megan Ealain Commissioner Laura Moore Commissioner Dean Olson
Commission Members Absent:	
Also Present:	City Council Liaison Eric Peters Parks & Assistant Public Works Director Mark Riverblood Recreation Coordinator Abby Proulx

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

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

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

5. COMMISSION BUSINESS

5.01: Playground Replacement Program 2026 – Riverdale Park

Parks & Assistant Public Works Director Riverblood provided background information, noting that the Commission selected Riverdale Park for the 2026 playground replacement program, but the project was paused to allow staff to apply for funding for poured-in-place surfacing versus engineered wood fiber. He stated that staff applied for the grant but was not selected, so staff is presenting the same project the Commission selected earlier this year and recommends moving forward with the engineered wood fiber. He stated that the proposed project budget fits within the allocated budget of $125,000. He stated that if recommended for approval by the Commission, this would move forward to the City Council at its August 25th meeting. He anticipated that the project could then occur this fall to be ready for use this spring.

Councilmember Peters asked if there is an anticipated annual maintenance cost.

Parks & Assistant Public Works Director Riverblood stated that they have reviewed the maintenance costs several times at the Commission level and explained that it would depend on what is included. He described the weekly activities of park staff and different maintenance activities that are completed. He noted that as playgrounds age, there is more maintenance required by staff, and there is a point where playgrounds become very costly to keep in good condition.

Councilmember Peters asked if the proposed elements in the playground would require any different type of maintenance than the other playgrounds.

Parks & Assistant Public Works Director Riverblood commented that these are high-quality materials that really have minimal maintenance needs for 10 to 15 years.

Motion by Commissioner Barten, seconded by Commissioner Olson, to recommend City Council approval of Flagship Recreation's proposal Option 2A for Riverdale Park's playground replacement at a not-to-exceed amount of $125,000.

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

6. COMMISSION/STAFF INPUT

6.01: Consider the Park and Recreation Commission Presence at the 2026 Happy Days Festival

Recreation Coordinator Proulx provided information on the upcoming Happy Days Festival and invited members of the Commission to assist in staffing the City booth and other volunteer opportunities.

Commissioner Moore asked for more information on the staffing of the City booth and whether members of other Commissions also staff the booth.

Recreation Coordinator Proulx commented that there are some members of City staff at the City booth, along with members from this Commission. She provided information on the typical shifts.

Chair Bennett asked interested members of the Commission to email the Recreation Coordinator with their availability.

6.02: August Recreation Program Update

Recreation Coordinator Proulx provided an overview of August recreation programming opportunities, noting the success of the adult sports league offerings and providing an update on the farmers market. She also noted an upcoming archery camp opportunity.

Chair Bennett recognized the great work of the Recreation Coordinator to continue to bring new opportunities to the community.

Commissioner Moore asked if there would be an opportunity to host an adult fall volleyball league at Adrenaline Sports.

Recreation Coordinator Proulx noted that there is interest in indoor adult sports leagues and while Adrenaline would be an option, the space has high demand and there would be a higher cost for that. She noted that staff will continue to seek partnership opportunities. She commented that the volleyball and soccer leagues were hosted at The Draw, utilizing the field space to the east.

Chair Bennett asked staff for an update on The Waterfront.

Parks & Assistant Public Works Director Riverblood commented that residents and visitors have been enjoying the features of the park. He provided an update on the plans to keep people out of the storm pond.

Commissioner Arts asked if there is an update on the courts at Central Park.

Parks & Assistant Public Works Director Riverblood commented that the cracks are an aesthetic concern and they have not yet had success in obtaining a contractor for the project. He stated that a resurfacing of the courts at Riverdale Park is needed, but they also have not obtained contractor interest in that project. He provided additional information on the lifespan and maintenance needs of sports courts.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 7:03 p.m.

Respectfully submitted,



_____

Mark Riverblood
Parks & Assistant 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.

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, September 15, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Michael Olson

Members Absent: Councilmember Dan Specht

Also Present: Public Works Director Bruce Westby

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 5:43 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Riley and Councilmember Olson. Voting No: None.

4. APPROVE MINUTES

4.01: Approve July 21, 2026, Meeting Minutes

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

Regular Meeting Minutes dated July 21, 2026

Motion carried. Voting Yes: Chairperson Riley and Councilmember Olson. Voting No: None.

5. COMMITTEE BUSINESS

There was 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.

Chairperson Riley asked what staff's plans are for connecting sidewalk segments around the well house on Center Street.

Public Works Director Westby replied that while the goal was to complete that connection this year, it was not completed and should be completed in the spring. He continued to provide project updates.

Chairperson Riley stated that connecting the TH 47 trail gap has been discussed for over ten years. He recognized that the sidewalk and bike route signs along Xkimo Street is a workaround, but there should be a trail along TH 47 and he is frustrated that it has not happened and believes the City should move ahead with it regardless.

Public Works Director Westby replied that they are continuing to work on that and noted that MnDOT staff leave of absences and position changes caused significant delays. He stated that staff will keep pushing to get it done. He anticipated that they would connect with the new project manager from MnDOT within the next month.

Chairperson Riley asked that an update be provided at the next meeting and if there are further delays, the City should pursue the trail gap on its own.

Public Works Director Westby stated that there is a jog in the right-of-way by Holiday that MnDOT was planning to obtain an easement for, which is why they have been driving the project. He estimated that it would be a few thousand dollars for Bolton & Menk to update the plan and cost estimate, but staff has delayed that while waiting for more information from MnDOT. He stated that if desired, staff could direct Bolton & Menk to update the plans and estimate.

Chairperson Riley confirmed that he would like Bolton & Menk to update the estimate for the next meeting. He commented that they have kicked this can down the road for more than a decade by waiting for one thing or another, and he wants this to be completed.

Public Works Director Westby confirmed that he would place this item on the October agenda. He continued to provide updates on projects of other agencies. He provided additional updates on the Highway 10 mill and overlay project proposed by MnDOT as a 2027 project. He said has still not heard anything about an open house meeting for the project, which he believed was to occur this fall. He stated staff recently received a maintenance agreement concerning the proposed at-grade uncontrolled pedestrian crosswalk for Highway 10 at Alpine Drive with a request for City Council to execute the agreement by September 24th. He said staff responded to MnDOT by stating staff do not support uncontrolled at-grade pedestrian crossings of Highway 10 and will therefore not take action to execute the Maintenance Agreement.

Chairperson Riley asked if MnDOT responded to any of the comments/suggestions of the City.

Public Works Director Westby stated that MnDOT had generally not incorporated any of staff's comments into the plans.

Chairperson Riley asked if there would be an opportunity for the City Administrator to go further up the chain at MnDOT.

Public Works Director Westby stated that he could escalate the issue. He confirmed that staff have spoken with Elk River staff, who have similar comments to Ramsey about the project. He stated that he will speak with the City Administrator to determine the best path forward. He asked if the Center Street/Bunker Lake roundabout grant application should be added to the monthly update list.

Chairperson Riley confirmed that it could be added to the list and updates can be provided as they are available.

6.02: Review Future Topics Calendar

Chairperson Riley recognized that the list is short and asked if they need to consider adding things to the list.

Public Works Director Westby stated calendar entries do serve as helpful reminders to staff of items the Committee feels are important to track.

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:22 p.m.

Respectfully submitted,



Bruce Westby
Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session
Meeting Date: 11/10/2026

Primary Strategic Plan Initiative:

Title:
Schedule Public Hearing for Adoption of 2027-2036 Capital Improvement Plan

Purpose/Background:
The Capital Improvement Program (CIP) is a strategic planning tool to assist the City Council in identifying proposed capital improvement projects over the next ten years. The 2027-2036 CIP contains the following categories: Equipment Replacement, Municipal Buildings, Park Improvements, Sewer Utility, Storm Water Utility, Street Improvements, Street Light Utility, and Water Utility Improvements.

The projects, as presented in the CIP document, are presented at total costs. The city is not responsible for the funding of all projects listed in this program. For example: If a grant is received, the respective project is shown at total project costs with the amount of grant listed as an offsetting revenue source. Cash flows are presented for the respective funds presented in the CIP. They can be found in the last several pages of the CIP document.

A supplemental section titled 'Future Consideration Projects' has also been included. This is a listing of park projects that are contingent upon availability of resources. These projects are unfunded and unscheduled until resources become available.

As mentioned above, this is a planning document only, and **not an approval** of any project listed.

Per section 7.5 of the Ramsey City Charter, the city shall hold an annual public hearing on the Capital Improvement Program and adopt it by resolution. Staff is asking that a public hearing be held at the regular meeting of December 8, 2026.

Funding Source:
The 2027-2036 CIP depicts the various funding sources used to fund capital improvements.

Recommendation:
Staff recommends that a Public Hearing on the 2027-2036 CIP be scheduled for December 8, 2026.

Outcome/Action:
Motion to authorize a public hearing on December 8, 2026 for the adoption of the 2027-2036 Capital Improvement Plan (CIP).

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 11:51 AM
Form Started By: Diana Lund		Started On: 10/28/2026 11:20 AM
Final Approval Date: 11/05/2026		

CC Regular Session

Meeting Date: 11/10/2026

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

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated October 27, 2026
2. City Council Regular Session dated October 27, 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 October 27, 2026
2. City Council Regular Session dated October 27, 2026

Attachments

10-27-26 CCWS
10-27-26 Meeting

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 12:36 PM
Form Started By: Katie Schmidt		Started On: 10/29/2026 03:12 PM
Final Approval Date: 11/05/2026		

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, October 27, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Ryan Heineman Councilmember Eric Peters Councilmember Chris Riley Councilmember Dan Specht Councilmember Shanna Stewart
Members Absent:	Councilmember Kirsten Buscher Councilmember Michael Olson
Also Present:	City Administrator Brian Hagen City Clerk Katie Schmidt Public Works Director Bruce Westby Finance Director Diana Lund Community Development Director Stephanie Hanson Administrative Services Director Colleen Lasher Planning Manager Todd Larson Economic Development Manager Sean Sullivan City Attorney Amanda Johnson

1. CALL TO ORDER

Mayor Heineman called the City Council Work Session to order at 6:00 p.m.

2. TOPICS FOR DISCUSSION

2.01: Update on Charter Commission Annual Recruitment

City Clerk Schmidt provided an update on the Charter Commission's annual recruitment process. One Commission seat, currently held by Laura Moore, will expire on December 31, 2026. Ms. Moore is not seeking reappointment. Staff will conduct the annual recruitment process in accordance with City policy. Staff will forward new applications, along with applications received within the preceding 14 months, to the Chief Judge of the Tenth Judicial District for consideration. The application period will close December 1, 2026.

The Council had no questions or concerns.

2.02: Review Proposed 2027 Schedule of Rates, Fees, and Charges

City Clerk Schmidt reviewed the proposed 2027 Schedule of Rates, Fees, and Charges, highlighting adjustments intended to reflect increased operating costs, updated service expenses, and revised contractual rates. Proposed changes included adjustments to building permit and occupancy fees, facility use charges, park reservations, public safety services, right-of-way permits, and utility rates. Electrical permit fees would remain unchanged. The quarterly recycling rate would increase from $11.94 to $12.30; sewer rates would increase by 4%; water rates by 5%; and streetlight and stormwater fees by 10%. Additional changes included new fire standby and fire watch fees, credit card processing fees for utility payments through Opus 21, and revised park reservation fees, including rates for the waterfront pavilions.

Councilmember Riley asked whether basement finishing projects still require permits because no separate fee was listed.

Staff clarified that basement-finishing permits remain required, and the city collects the applicable charges through the standard permit review process.

Councilmember Riley also questioned the proposed 10% increase in streetlight-related fees. Finance Director Lund explained that the fee had not increased since 2010, despite rising electricity costs and additional lighting infrastructure. The proposed increase would help maintain adequate fund balances and support future replacement costs.

Finance Director Lund noted that recently installed streetlighting infrastructure cost approximately $500,000 and that the projected year-end fund balance was approximately $565,000.

Councilmember Stewart questioned the increase in the minimum certificate of occupancy fee from approximately $150 to $500.

Community Development Manager Hanson explained that the previous fee did not adequately recover inspection and administrative costs. Temporary certificates of occupancy often require additional inspections, documentation, and special conditions, which require additional staff time.

Councilmember Peters asked about removing vacuum breaker permit fees.

Community Development Manager Hanson indicated that she would provide additional information on how those permits or associated charges would be addressed.

The Council also discussed the proposed tree restitution and restoration fee of $125 per diameter inch for trees removed beyond the allowable threshold.

Staff explained that developers may be required to compensate the City when tree removal exceeds ordinance allowances. The fee is intended to help offset replacement planting costs, which have exceeded the amounts previously collected. Staff clarified that tree measurements are based on diameter at breast height (DBH), approximately four feet above ground level, and that applicable thresholds vary by tree species.

No additional concerns were raised.

2.03: Review of 2027-2036 Capital Improvement Plan (CIP)

Finance Director Lund reviewed the proposed 2027–2036 Capital Improvement Plan, explaining that the document identifies anticipated capital projects, estimated expenditures, funding sources, and projected fund balances over the ten-year planning period. She emphasized that inclusion in the CIP does not authorize a project or expenditure. Individual projects must receive separate Council approval. The proposed 2027 expenditures align with the preliminary 2027 budget.

Finance Director Lund highlighted the fund balance projections included in the plan, noting that the Pavement Management Fund could be depleted around 2029 if all identified projects proceed as currently scheduled. The Parks Supplemental Plan was presented separately because several identified park projects remain unfunded. She clarified that the previously removed community center project was not included in the CIP, although the funding discussion still referenced a community center as an example. Staff agreed to remove the outdated reference.

Councilmember Peters questioned a $221,000 funding entry listed as "To Be Determined" for 2033.

Finance Director Lund explained that the amount relates to the Old Town Hall project, for which no funding source has been established. Potential grant funding remains under consideration.

Councilmembers also questioned why certain project categories showed no expenditures in later years and why projected capital spending declined from approximately $17.5 million in 2027 to $6.1 million in 2036.

Finance Director Lund explained that later-year projections are less developed because future equipment replacement, infrastructure needs, and project costs become more difficult to anticipate over a ten-year period. Additional projects and expenditures will likely be identified as those years approach.

The Council agreed to proceed with the proposed CIP review process. Staff anticipated requesting a public hearing in November and presenting the plan for adoption at the December 8, 2026, City Council meeting.

2.04: Discussion Regarding a Reorganization in Public Works

City Administrator Hagen presented a proposed reorganization of the Public Works Department in anticipation of Parks and Assistant Public Works Director Mark Riverblood's retirement, effective March 1, 2027.

City Administrator Hagen explained that the proposed changes would redistribute responsibilities, preserve institutional knowledge, address expanded utility operations, and improve management of parks, recreation, and environmental services.

The proposal included four components:

1. Reclassifying Recreation Coordinator Abby Proulx to Parks and Recreation Manager, with additional responsibilities for long-term parks planning, capital improvement projects, trails, and recreation programming.
2. Filling the Recreation Coordinator position vacated by Ms. Proulx.
3. Reclassifying Utility Supervisor John Nelson to a superintendent position, recognizing his expanded responsibilities associated with the water treatment facility and his ability to serve in a secondary leadership capacity within Public Works.
4. Reclassifying Senior Planner Chris Anderson to Environmental Manager and transferring the position to Public Works, while filling the resulting Senior Planner vacancy.

City Administrator Hagen noted that Ms. Proulx recently completed her Master of Public Administration degree, meets the preferred qualifications for the proposed position, and received favorable results from a leadership assessment.

Mr. Nelson's 28 years of City service and experience in utilities, public works, and fire services were cited as qualifications for expanded management and safety responsibilities.

City Administrator Hagen also highlighted Mr. Anderson's arborist certification and educational background in urban forestry. His proposed responsibilities would include tree preservation, boulevard and park tree management, resident education, recycling programs, environmental initiatives, and potential grant opportunities.

City Administrator Hagen explained that the first three components could be accommodated within the preliminary 2027 budget. The fourth component would require additional funding, estimated at $97,695, primarily to fill the Senior Planner position. Staff identified a potential Building Official Training Grant of up to $75,000 and other anticipated personnel savings as possible funding sources for 2027.

Councilmembers questioned the long-term financial implications of the Environmental Manager proposal, particularly because the grant would provide only temporary funding.

City Administrator Hagen acknowledged that ongoing costs would affect the property tax levy beginning in 2028 unless the city identified alternative revenue sources or reduced expenditures.

Councilmembers discussed whether a part-time planning position, expanded recycling revenue, future retirements, or alternative staffing arrangements could reduce the financial impact. Staff explained that Mr. Anderson currently divides his responsibilities between planning and environmental work, but finding a qualified part-time Senior Planner would be difficult.

Public Works Director Westby emphasized the importance of maintaining specialized tree care and environmental expertise as the City continues to develop. He noted that additional subdivisions increase the number of boulevard trees, landscaped areas, and other public assets requiring maintenance. He also highlighted the potential for continued environmental grant funding,

referencing recent awards of approximately $46,000 from the Minnesota Department of Natural Resources and $85,000 from the Metropolitan Council.

Councilmembers generally supported the proposed environmental responsibilities but expressed reservations about establishing an additional ongoing financial obligation outside the regular budget process.

The Council agreed to support the first three reorganization components, including Ms. Proulx's promotion, filling the Recreation Coordinator position, and Mr. Nelson's reclassification.

The Council deferred consideration of the fourth component, which involves Mr. Anderson's proposed Environmental Manager position and the corresponding Senior Planner replacement. Staff was encouraged to explore alternative funding, staffing arrangements, and potential budget-neutral solutions for future consideration.

2.05: Discussion Regarding Union Contract Negotiations (Closed Session)

City Administrator Hagen requested that the Council enter a closed session pursuant to Minnesota Statutes, Section 13D.03, to discuss the status of outstanding labor contract negotiations.
The Council agreed to close the meeting to discuss labor negotiations.

After reconvening in open session at 6:41 p.m., Mayor Heineman reported that the Council had discussed the LELS Crime Data Analyst contract in closed session. Staff was directed to continue discussions with the Crime Data Analysts at the next meeting regarding a tentative agreement and to address longevity provisions associated with the Captains' contract.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:59 p.m.

Respectfully submitted,

_____
Brian S. Hagen
City Administrator

ATTEST:

_____
Katie M. Schmidt
City Clerk

Drafted by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. APPROVE AGENDA 2
3. PRESENTATIONS 2
4. CITIZEN INPUT 2
5. CONSENT AGENDA 3
6. PUBLIC HEARING 4
7. COUNCIL BUSINESS 4
7.01: Adopt Resolution #26-229 Accepting Proposals and Awarding Contract for Municipal Wells #9 and #10 Well Siting Assessment 4
7.02: Adopt Ordinance #26-18 Amending Chapter 117 (Subdivision Code) Pertaining to Streets. 5
7.03: Adopt Ordinance #26-16, Amending Chapter 106 (Zoning Code) and the COR Framework Pertaining to Streetscaping and Bulk Standards in the COR Zoning Districts 5
8. MAYOR, COUNCIL AND STAFF INPUT 6
9. ADJOURNMENT 6

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, October 27, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Ryan Heineman Councilmember Eric Peters Councilmember Chris Riley Councilmember Dan Specht Councilmember Shanna Stewart
Members Absent:	Councilmember Kirsten Buscher Councilmember Michael Olson
Also Present:	City Administrator Brian Hagen Public Works Director Bruce Westby Planning Manager Todd Larson 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 Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmembers Buscher and Olson.

3. PRESENTATIONS

None.

4. CITIZEN INPUT

None.

5. CONSENT AGENDA

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

5.01: Approve the Following Meeting Minutes:
1) City Council Work Session dated October 13, 2026
2) City Council Regular Session dated October 13, 2026

5.02: Approve Business License Applications

5.03: Approve Elevate Hope House (EHH) Christmas Market Fee Waiver Approval

5.04: Adopt Resolution #26-254 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoices Received During the Period of October 8, 2026 through October 21, 2026

5.05: Adopt Resolution #26-231 Approving Final Payment to North Valley, Inc. for Improvement Project #26-01 MSA Bunker Lake Boulevard Reconstruction

5.06: Adopt Resolution #26-234 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-02, 2026 MSA Pavement Overlay Improvements

5.07: Adopt Resolution #26-235 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-03, Carol-Rose Acres & Sports Haven Street Reconstruction

5.08: Adopt Resolution #26-236 Authorizing the Mayor and City Administrator to Execute the Residential Recycling Program Agreement with Anoka County to Receive 2027 SCORE Funds

5.09: Adopt Resolutions #26-237 and #26-238 Denying a Variance to Lot Depth and Denying the Preliminary Plat for Rum River Retreat (Project No. 26-106); Case of Sundance Woods, LLC

5:10: Adopt Resolution #26-239 Approving Sale of Lot 1, Block 1, COR SEVEN to Harlow Beckett Enterprises LLC (Scooters Coffee)

5:11: Adopt Resolution #26-240 Approving Release of Agreement and Restrictive Covenant for Tract A, Registered Land Survey No. 249 - 6781 Properties, LLC

5:12: Adopt Resolution #26-241 Approving Final Plans and Specifications and Authorizing Advertisement for Bids for Deerwood Street Reconstructions, Improvement Project #27-03

5:13: Adopt Resolutions 26-242, 26-243 and 26-250 Ordering Plans and Specifications for 2027 Pavement Maintenance Improvement Projects

5:14: Adopt Resolution #26-244 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-05, Flintwood Hills 2nd & 3rd Street Reconstructions.

5:15: Adopt Resolution #26-245 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-06, Riverside West Street Reconstructions

5:16: Adopt Resolution #26-246 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-07, Section 01 Unplatted Street Reconstructions.

5:17: Adopt Resolution #26-247 Approving Change Order #1 for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02

5:18: Adopt Resolution #26-249 Approving the Termination of Lease with Mille Lacs Motor Sports II, Inc.
5:19: Adopt Resolution #26-251 Approving Premise Permit for Anoka Area Ice Arena for Lawful Gambling at Carbones Pizza
5:20: Adopt Resolution #26-252 Extending the Contract with H+U Construction for Follow-up Improvements at The Waterfront
5:21: Adopt Resolution #26-253 Approving Sale of Tract A, RLS 249 and Easement to 6781 Properties LLC
5:22: Adopt Resolution #26-255 Authorizing Requests for Proposals for Northfork North Trail Connection, Improvement Project #26-14
5:23: Adopt Resolution #26-256 Approving the 2027-2028 LELS Patrol Labor Agreement

Councilmember Specht opposed Item 9 and requested that it be removed from the consent agenda.

The Council discussed whether approving the consent agenda required a unanimous vote.

City Attorney Johnson clarified that a unanimous vote was not required.

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

6. PUBLIC HEARING

7. COUNCIL BUSINESS

7.01: Adopt Resolution #26-229 Accepting Proposals and Awarding Contract for Municipal Wells #9 and #10 Well Siting Assessment

Public Works Director Bruce Westby presented a detailed overview of the City's municipal water supply system and the need to identify locations for two additional municipal wells.

Councilmember Riley supported the project, emphasizing the importance of planning ahead to secure adequate municipal water supplies and maintain local control over the City's water resources.

Motion by Councilmember Peters, seconded by Councilmember Riley, to adopt Resolution #26-229, accepting proposals and awarding the contract for the municipal wells No. 9 and 10 well siting assessment to SEH.

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

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

Planning Manager Todd Larson presented an ordinance amendment addressing inconsistencies in the City's subdivision regulations regarding the maximum allowable length of cul-de-sacs and dead-end streets.

Councilmember Riley asked whether the Fire Marshal alone could approve longer streets or whether other public safety personnel would participate in the review.

Planning Manager Larson explained that although the Police Department participates in the City's development review process, the Fire Marshal has the authority to determine compliance with the applicable fire code provisions.

Councilmember Riley also questioned the timing of the amendment, noting that a comprehensive review of the subdivision code is anticipated in early 2027.

Planning Manager Larson confirmed that the amendment was being brought forward separately in response to the Council's earlier request for clarification.

Councilmember Riley preferred addressing the issue as part of the broader subdivision code revision rather than adopting an immediate amendment.

Motion by Councilmember Specht, seconded by Councilmember Stewart, to adopt Ordinance #26-18, amending Chapter 117 of the City Code pertaining to streets.

A roll call vote was performed:

Councilmember Riley	nay
Councilmember Stewart	aye
Councilmember Specht	aye
Councilmember Peters	aye
Mayor Heineman	aye

Motion carried.

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

Planning Manager Todd Larson presented an ordinance amendment to simplify and reorganize existing development regulations for the City's COR zoning districts.

Motion by Councilmember Specht, seconded by Councilmember Peters, to adopt Ordinance #26-16, amending Chapter 106 of the City Code and the COR Framework pertaining to streetscaping and bulk standards in the COR zoning districts.

A roll call vote was performed:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Speck announced that the ninth annual Ramsey Fall Craft and Gift Expo would be held Sunday, November 1, 2026, beginning at 10:00 a.m. at Adrenaline Sports Center.

Councilmember Specht encouraged residents to attend.

9. ADJOURNMENT

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

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

The regular meeting of the City Council adjourned at 7:29 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: 11/10/2026

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	11/05/2026 02:02 PM
Brian Hagen	Brian Hagen	11/05/2026 04:01 PM
Form Started By: Wendy Schlueter		Started On: 11/03/2026 10:36 AM
Final Approval Date: 11/05/2026		

Report Name: License Report - License Types
Council Dates: 11/10/2026 to 11/10/2026
Status: Active, Inactive
License Type(s): Mobile Food Unit–Annual, Special Events, Temporary Intoxicating, Transient Merchant/Peddler/Solicitor

City of Ramsey
License Report - License Types

Company	DBA	Complex_Name	Applicant	Location	Exp. Date	Council Date	Status
Mobile Food Unit–Annual							
Sweet & Sassy Sips LLC	Sweet & Sassy Sips	Sweet & Sassy Sips LLC	Stephen Sell		12/31/2026	11/10/2026	A

Mobile Food Unit–Annual License Count: 1

Total Licenses: 1

CC Regular Session
Meeting Date: 11/10/2026

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

Title:
Authorization to Reorganize Public Works

Purpose/Background:
The purpose of the case is to seek formal approval to reorganize a portion of the Public Works Department and modify staffing, which is necessary due to the nearing impactful retirement of the City's Parks and Assistant Public Works Director.

At this time, the request is to approve the promotion of Ms. Abby Proulx to Parks and Recreation Manager and to reclassify Mr. John Nelson to Utilities Superintendent.

Note: The recruitment to backfill the soon-to-be vacant Recreational Coordinator is underway.

Background as presented during the October 27, 2026, work session: The City's Parks and Assistant Public Works Director, Mr. Mark Riverblood, announced his retirement after more than 43 years of service with the City. Mr. Riverblood's last day will be March 1, 2027. With a retirement from a longstanding tenured employee, staff reviewed the duties currently being completed and evaluated different scenarios to maintain the work being completed. Subsequently, staff recommends eliminating the Parks and Assistant Public Works Director position and redistributing the related tasks as described below.

As would be expected, this change will create a vast loss of institutional knowledge. As a result, staff proposes looking at internal ways to transfer and retain as much of this knowledge as possible. Staff proposes expanding the roles of three existing employees to address current needs, align the department for expected future staff turnover, and to help retain these three employees, who also have vast amounts of institutional knowledge, by recognizing their achievements and experience and providing new opportunities for growth.

First, the current Recreation Coordinator, Ms. Abby Proulx, has worked under Mr. Riverblood for a combined time of 5.5 years. Additionally, she recently received her Masters of Public Administration and underwent an extensive leadership assessment with the City's consulting psychologists, both of which indicate she is well suited for advancing her role with the City and carrying the park programming and administration into the future. Ms. Proulx is eager to advance her role with the City and put her degree to work. It is staff's commendation to reclassify Ms. Proulx to a newly created position, the Parks and Recreation Manager. The proposed draft job description and pay scale is attached. If approved by consensus with the City Council to reclassify Ms. Proulx, staff proposes immediately recruiting for a replacement Recreation Coordinator. This is not an addition to staffing, but rather maintaining the status quo of our current recreational programming, and redistributing long-term park and trail planning from Mr. Riverblood's role to the newly created Parks and Recreation Manager role. If approved, the new Park and Recreation Manger will continue to train under Mr. Riverblood in preparation for his departure. The Park and Recreation Manager will oversee the Recreation Coordinator and the Parks Administrative Assistant, along with working collaboratively with the Public Works Director, the Parks Maintenance Supervisor and others.

Second, the current Utilities Supervisor, Mr. John Nelson, has been with the City's Public Works Department for 28 years, and concurrently, the Fire Department for 27 years. Mr. Nelson has been instrumental in many aspects of the City's growth, especially with the water treatment plant, working with the Public Works Director to see it through to what it is today. Mr. Nelson's colleagues in many of the metro cities, including Anoka, Champlin, Andover and others hold titles such as Utilities Superintendent or similar, along with compensation levels that exceed Mr. Nelson's. Mr. Nelson's title and compensation have needed addressing for some time now. It should be noted that the budget from Mr. Nelson's role is expensed to Enterprise Funds, not the general fund. This restructure is an opportunity to make the needed correction based on the expansion of our utilities services in recent years. Two additional responsibilities would come with this change as well; 1) Act as second in command in Public Works during the Public Works Director's absence and 2) to become involved with the administration of the City's safety program. It is anticipated, if approved, that Mr. Nelson will be able to provide some relief to the Building Maintenance Supervisor's safety-related tasks which have been difficult to manage within an eight-hour day. It is staff's recommendation to reclassify Mr. John Nelson to Utilities Superintendent, effective January 1, 2027.

Lastly, the City has three employees who are considered resident experts on landscaping and tree care and other natural resources knowledge. This includes Mr. Riverblood, the Parks Maintenance Supervisor and Mr. Chris Anderson, who is an International Society of Arboriculture (ISA) Certified Arborist. Mr. Anderson, as the Council is aware, is the City's current Senior Planner. In addition to his planning and forestry duties, Mr. Anderson also oversees the recycling program. A number of aspects of the recycling program, such as the spring and fall recycling events, the organics drop-off recycling program, cardboard recycling around the holidays, and even the occasional compost bin and rain barrel sales/distribution events, are operated out of the Public Works Campus. In most communities, forestry and recycling roles are typically housed in the Public Works Department, due to the nature of the work. If approved, it is proposed that these duties will continue to be performed by Mr. Anderson, from a new office space at Public Works. Additionally, there are items in the current strategic plan regarding future expansion of the city's recycling program and other amenities that could be added to enhance services to the public related to recycling organic and non-organic materials. Although Mr. Anderson, as a 24+ year City employee, will remain an excellent staff resource, his role as Senior Planner would need to be backfilled due to the continued growth Ramsey is experiencing, and the workload currently distributed in the Planning Division. This portion of the reorganizational request would involve additional staffing and could potentially be implemented in steps if needed. Staff will be prepared to discuss the timing and funding of this and the entire proposal at the work session. It should be noted that Mr. Anderson does have his Bachelor of Science degree in Urban Forestry, with a minor in Forest Resources, and his passion is closely aligned with the role of an Environmental Manager, which is the proposed title, if approved. Mr. Anderson's compensation would not change as compared to the suggested 2027 wage previously presented at the last work session.

With regard to the last portion of the original request, which was to begin steps to move Mr. Chris Anderson from Senior Planner to Environmental Manager, this is pending additional discussion with the City Council, funding and formal approval, which has not been granted at this time.

The draft works session minutes from October 27, 2026, are attached.

Funding Source:
The funding required for this action is included in the 2027 preliminary budget.

Recommendation:
To promote Ms. Abby Proulx to Park and Recreation Manager, effective January 1, 2027, at step one of the wage scale, which is $51.01 per hour and to reclassify Mr. John Nelson to Utilities Superintendent, effective January 1, 2027, at step six of the wage scale, which is $67.51 per hour.

Outcome/Action:
Motion to Promote Ms. Abby Proulx to Park and Recreation Manager, effective January 1, 2027, at step one of the wage scale, which is $51.01 per hour and to reclassify Mr. John Nelson to Utilities Superintendent, effective January 1, 2027, at step six of the wage scale, which is $67.51 per hour.

Attachments

Draft WS Minutes

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 12:37 PM
Form Started By: Colleen Lasher		Started On: 11/02/2026 10:24 AM
Final Approval Date: 11/05/2026		

~~No additional concerns were raised.~~

2.03: Review of 2027-2036 Capital Improvement Plan (CIP)

Finance Director Lund reviewed the proposed 2027–2036 Capital Improvement Plan, explaining that the document identifies anticipated capital projects, estimated expenditures, funding sources, and projected fund balances over the ten-year planning period. She emphasized that inclusion in the CIP does not authorize a project or expenditure. Individual projects must receive separate Council approval. The proposed 2027 expenditures align with the preliminary 2027 budget.

Finance Director Lund highlighted the fund balance projections included in the plan, noting that the Pavement Management Fund could be depleted around 2029 if all identified projects proceed as currently scheduled. The Parks Supplemental Plan was presented separately because several identified park projects remain unfunded. She clarified that the previously removed community center project was not included in the CIP, although the funding discussion still referenced a community center as an example. Staff agreed to remove the outdated reference.

Councilmember Peters questioned a $224,000 funding entry listed as "To Be Determined" for 2033.

Finance Director Lund explained that the amount relates to the Old Town Hall project, for which no funding source has been established. Potential grant funding remains under consideration.

Councilmembers also questioned why certain project categories showed no expenditures in later years and why projected capital spending declined from approximately $17.5 million in 2027 to $6.1 million in 2036.

Finance Director Lund explained that later-year projections are less developed because future equipment replacement, infrastructure needs, and project costs become more difficult to anticipate over a ten-year period. Additional projects and expenditures will likely be identified as those years approach.

The Council agreed to proceed with the proposed CIP review process. Staff anticipated requesting a public hearing in November and presenting the plan for adoption at the December 8, 2026, City Council meeting.

2.04: Discussion Regarding a Reorganization in Public Works

City Administrator Hagen presented a proposed reorganization of the Public Works Department in anticipation of Parks and Assistant Public Works Director Mark Riverblood's retirement, effective March 1, 2027.

City Administrator Hagen explained that the proposed changes would redistribute responsibilities, preserve institutional knowledge, address expanded utility operations, and improve management of parks, recreation, and environmental services.

- Unapproved -

The proposal included four components:

1. Reclassifying Recreation Coordinator Abby Proulx to Parks and Recreation Manager, with additional responsibilities for long-term parks planning, capital improvement projects, trails, and recreation programming.
2. Filling the Recreation Coordinator position vacated by Ms. Proulx.
3. Reclassifying Utility Supervisor John Nelson to a superintendent position, recognizing his expanded responsibilities associated with the water treatment facility and his ability to serve in a secondary leadership capacity within Public Works.
4. Reclassifying Senior Planner Chris Anderson to Environmental Manager and transferring the position to Public Works, while filling the resulting Senior Planner vacancy.

City Administrator Hagen noted that Ms. Proulx recently completed her Master of Public Administration degree, meets the preferred qualifications for the proposed position, and received favorable results from a leadership assessment.

Mr. Nelson's 28 years of City service and experience in utilities, public works, and fire services were cited as qualifications for expanded management and safety responsibilities.

City Administrator Hagen also highlighted Mr. Anderson's arborist certification and educational background in urban forestry. His proposed responsibilities would include tree preservation, boulevard and park tree management, resident education, recycling programs, environmental initiatives, and potential grant opportunities.

City Administrator Hagen explained that the first three components could be accommodated within the preliminary 2027 budget. The fourth component would require additional funding, estimated at $97,695, primarily to fill the Senior Planner position. Staff identified a potential Building Official Training Grant of up to $75,000 and other anticipated personnel savings as possible funding sources for 2027.

Councilmembers questioned the long-term financial implications of the Environmental Manager proposal, particularly because the grant would provide only temporary funding.

City Administrator Hagen acknowledged that ongoing costs would affect the property tax levy beginning in 2028 unless the city identified alternative revenue sources or reduced expenditures.

Councilmembers discussed whether a part-time planning position, expanded recycling revenue, future retirements, or alternative staffing arrangements could reduce the financial impact. Staff explained that Mr. Anderson currently divides his responsibilities between planning and environmental work, but finding a qualified part-time Senior Planner would be difficult.

Public Works Director Westby emphasized the importance of maintaining specialized tree care and environmental expertise as the City continues to develop. He noted that additional subdivisions increase the number of boulevard trees, landscaped areas, and other public assets requiring maintenance. He also highlighted the potential for continued environmental grant funding,

referencing recent awards of approximately $46,000 from the Minnesota Department of Natural Resources and $85,000 from the Metropolitan Council.

Councilmembers generally supported the proposed environmental responsibilities but expressed reservations about establishing an additional ongoing financial obligation outside the regular budget process.

The Council agreed to support the first three reorganization components, including Ms. Proulx's promotion, filling the Recreation Coordinator position, and Mr. Nelson's reclassification.

The Council deferred consideration of the fourth component, which involves Mr. Anderson's proposed Environmental Manager position and the corresponding Senior Planner replacement. Staff was encouraged to explore alternative funding, staffing arrangements, and potential budget-neutral solutions for future consideration.

2.05: Discussion Regarding Union Contract Negotiations (Closed Session)

City Administrator Hagen requested that the Council enter a closed session pursuant to Minnesota Statutes, Section 13D.03, to discuss the status of outstanding labor contract negotiations.
The Council agreed to close the meeting to discuss labor negotiations.

After reconvening in open session at 6:40 p.m., Mayor Heineman reported that the Council had discussed the LELS Crime Data Analyst contract in closed session. Staff was directed to continue discussions with the Crime Data Analysts at the next meeting regarding a tentative agreement and to address longevity provisions associated with the Captains' contract.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:59 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: 11/10/2026

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

Title:
Authorization to Hire Paid-on-call Firefighters

Purpose/Background:
The purpose of this case is to request authorization to hire Paid-on-call Firefighters in order to bring both Fire stations to within acceptable staffing levels.
A firefighter recruitment was conducted, including an informational meeting at Fire Station #1, followed by interviews, background checks, reference checks, physical agility tests, work-style assessments, pre-employment physicals and drug screens. At this time, 5 candidates have successfully passed the requirements to become City of Ramsey Paid-on-call Firefighters.

Staff is recommending Benjamin Couch, Bobbye Hall, Isaiah Sawatsky, Samantha Vigstol, and Joshua Weiss to be hired as Paid-on-call Firefighters. With the City Council's authorization, they will become the City's newest members of the Fire Department. All new members are subject to a one-year probationary period.

Paid-on-call Firefighters work under the general supervision of an officer to perform the following duties:

- Respond to emergency incidents within their assigned station, meeting minimum participation requirements
- Perform firefighting activities in accordance with NFPA Standards, including driving fire apparatus, operating pumps and related equipment, laying hose, performing suppression, ventilation and overhaul tasks
- Perform activities related to technical rescue, emergency medical services and hazardous materials response
- Participate in required weekly training drills, department meetings, community activities and other required training activities and meet minimum participation and competency verification requirements
- Participate in the general maintenance of department facilities and equipment in accordance with department procedures, such as clean and wash station facilities and equipment; care for grounds around station; wash, hang and dry hoses; wash, clean, inspect and maintain apparatus and equipment
- Participate in presentations of department programs and activities related to safety, medical and fire prevention topics
- Provide a wide range of tasks at the verbal or written direction of the Fire Chief or their designee

Funding Source:
The funding to hire the above mentioned firefighters is included in the 2026/2027 budget.

Recommendation:
Staff recommends hiring Benjamin Couch, Bobbye Hall, Isaiah Sawatsky, Samantha Vigstol, and Joshua Weiss be hired as Paid-on-call Firefighters at step one of the pay scale, which is $14.90 per hour, effective on or near November 25, 2026.

Outcome/Action:
Motion to approve hiring Benjamin Couch, Bobbye Hall, Isaiah Sawatsky, Samantha Vigstol, and Joshua Weiss be hired as Paid-on-call Firefighters at step one of the pay scale, which is $14.90 per hour, effective on or near November 25, 2026.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 12:37 PM
Form Started By: Colleen Lasher		Started On: 11/03/2026 11:09 AM

Final Approval Date: 11/05/2026

CC Regular Session
Meeting Date: 11/10/2026

Primary Strategic Plan Initiative:

Title:
Adopt Resolution #26-263 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 22, 2026 through November 4, 2026.

Purpose/Background:
Adopt Resolution #26-263 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 22, 2026 through November 4, 2026.

Recommendation:
Staff Recommends to Adopt Resolution #26-263 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 22, 2026 through November 4, 2026.

Outcome/Action:
Motion to Adopt Resolution #26-263 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of October 22, 2026 through November 4, 2026.

Attachments

Bills List 11/10/2026
Resolution 26-263

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	11/05/2026 01:10 PM
Brian Hagen	Brian Hagen	11/05/2026 01:21 PM
Form Started By: Jennifer Morrison		Started On: 11/04/2026 02:24 PM
Final Approval Date: 11/05/2026		

RAMSEY CITY COUNCIL MEETING

11.10.2026

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:		SUBMITTED FOR APPROVAL
Prepaids 10.22.26 - 11.04.26		$ 980,196.73
Accounts Payable 10.22.26 - 11.04.26		305,139.57
Payroll	10.23.26	334,361.82
Debt Service		
Pay Estimates- Projects		
TOTAL SUBMITTED FOR APPROVAL THIS MEETING (Invoices Available for Reviewal)		**$ 1,619,698.12**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:

	APPROVED PREVIOUS MTG	2026 Y.T.D.
PREPAIDS	$ 788,141.03	$ 15,603,308.74
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	444,805.26	9,305,858.89
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	308,200.29	6,617,428.52
CORRECTION TO PAYROLL		
DEBT SERVICE		587,604.38
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	607,398.77	12,308,648.38
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 2,148,545.35**	**$ 44,422,848.91**

THIS PAGE LEFT BLANK INTENTIONALLY

10/22/2026 – 11/4/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123436	**10/22/2026**		**119788 ANOKA CO UNION HERALD ADAMS PUBLISHING**							
		16.00	SEP ANOKA CO UNION HERALD		141106	56634	0130.6452		SUBSCRIPTIONS	ADMINISTRATION
		16.00								
123437	**10/22/2026**		**100948 ANOKA COUNTY LICENSE CENTER**							
		56.00	#373 & #610 PLATES		141086	373 & 610 PLATES	0311.6249		MISCELLANEOUS OPERATING SUPPLY	STREET MAINTENANCE
		56.00								
123438	**10/22/2026**		**111377 ANOKA MUNICIPAL UTILITY**							
		41.07	SEP 2026 STREET LIGHTS		141101	22-610280-00 SEP 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		74.22	SEP 2026 TRAFFIC SIGNALS		141102	22-613120-01 SEP 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		52.70	SEP 2026 STREET LIGHTS		141103	22-990005-01 SEP 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		48.08	SEP 2026 TRAFFIC SIGNALS		141104	22-612000-01 SEP 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		216.07								
123439	**10/22/2026**		**100297 CENTERPOINT ENERGY**							
		10.27	SEPT 2026 NATURAL GAS		141093	14068554-6 SEP 2026	0452.6373		GAS	PARK & RECREATION
		10.27								
123440	**10/22/2026**		**116809 GO PERMITS LLC**							
		100.00	PERMIT RA066900 CANCEL		141089	RA066900	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA066900 CANCEL		141089	RA066900	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
123441	**10/22/2026**		**113192 NORTHERN HEATING AND AIR CONDITIONING**							
		75.00	PERMIT RA066898 CANCEL		141090	RA066898	9101.4208		MECHANICAL PERMIT	GENERAL FUND
		1.00	PERMIT RA066898 CANCEL		141090	RA066898	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								
123442	**10/22/2026**		**117544 QUADIENT FINANCE USA INC**							
		202.75	INK FOR POSTAGE MACHINE		141105	RAMSEY000000000 31273582-3	0130.6208		MISCELLANEOUS OFFICE SUPPLIES	ADMINISTRATION
		2,000.00	POSTAGE FOR MACHINE		141105	RAMSEY000000000 31273582-3	9101.1551		POSTAGE METER DEPOSIT	GENERAL FUND
		2,202.75								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123442	**10/22/2026**		**117544 QUADIENT FINANCE USA INC**						**Continued...**	
123443	**10/22/2026**		**108616 MN DEPT OF COMMERCE-UNCLAIMED PROP**							
		35.00	2020 FRANCH FEE REBATE REISSUE		119262	06082023	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
			Supplier 118284 BACKMAN, JEANINE							
		35.00								
123479	**10/29/2026**		**100046 ANOKA COUNTY SHERIFF'S OFFICE**							
		3,564.95	7/1-9/30/26 TZD GRANT PYMT		141171	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		3,564.95								
123480	**10/29/2026**		**100052 ANOKA POLICE DEPARTMENT**							
		7,080.13	7/1-9/30/26 TZD GRANT PYMT		141172	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		7,080.13								
123481	**10/29/2026**		**111549 BLAINE POLICE DEPARTMENT**							
		9,269.80	7/1-9/30/26 TZD GRANT PYMT		141173	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		9,269.80								
123482	**10/29/2026**		**122784 CENTENNIAL LAKES POLICE DEPARTMENT**							
		1,323.27	7/1-9/30/26 TZD GRANT PYMT		141174	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		1,323.27								
123483	**10/29/2026**		**100297 CENTERPOINT ENERGY**							
		68.36	SEPT 2026 GAS CHARGES		141206	8000014064-2 SEP 2026	0211.6373		GAS	POLICE PROTECTION
		154.09	SEPT 2026 GAS CHARGES		141206	8000014064-2 SEP 2026	0452.6373		GAS	PARK & RECREATION
		34.38	SEPT 2026 GAS CHARGES		141206	8000014064-2 SEP 2026	0311.6373		GAS	STREET MAINTENANCE
		28.00	SEPT 2026 GAS CHARGES		141206	8000014064-2 SEP 2026	0220.6373		GAS	FIRE PROTECTION
		34.38	SEPT 2026 GAS CHARGES		141206	8000014064-2 SEP 2026	9601.6373		GAS	WATER FUND
		34.39	SEPT 2026 GAS CHARGES		141206	8000014064-2 SEP 2026	9602.6373		GAS	SEWER FUND
		34.39	SEPT 2026 GAS CHARGES		141206	8000014064-2	9605.6373		GAS	STORM WATER UTILITY

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123483	**10/29/2026**		**100297 CENTERPOINT ENERGY**						**Continued...**	
						SEP 2026				
		387.99								
123484	**10/29/2026**		**100116 CONNEXUS ENERGY**							
		17.83	SEPT ELECTRIC SERVICE		141197	444931-3270 SEP 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		904.96	SEPT ELMCREST BUILDING		141198	444931-267449 SEP 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		3,831.07	OCT 2026 ELECTRIC		141204	759126-303106 OCT 2026	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
		225.63	OCT 2026 ELECTRIC		141204	759126-303106 OCT 2026	0211.6371		ELECTRIC UTILITIES	POLICE PROTECTION
		42.58	OCT 2026 ELECTRIC		141204	759126-303106 OCT 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		524.42	OCT 2026 ELECTRIC		141204	759126-303106 OCT 2026	0311.6371		ELECTRIC UTILITIES	STREET MAINTENANCE
		506.09	OCT 2026 ELECTRIC		141204	759126-303106 OCT 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		506.10	OCT 2026 ELECTRIC		141204	759126-303106 OCT 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND
		506.10	OCT 2026 ELECTRIC		141204	759126-303106 OCT 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		952.95	OCT 2026 TRAFFIC SIGNALS		141205	759126-303100 OCT 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		9,907.95	9/17-10/16/26 ELECTRIC USAGE		141207	759126-303107 OCT 2026	0194.6371		ELECTRIC UTILITIES	GENERAL GOVERNMENT BUILDINGS
		1,145.53	9/17-10/16/26 ELECTRIC USAGE		141207	759126-303107 OCT 2026	0220.6371		ELECTRIC UTILITIES	FIRE PROTECTION
		71.42	9/17-10/16/26 ELECTRIC USAGE		141207	759126-303107 OCT 2026	9230.6249		MISCELLANEOUS OPERATING SUPPLY	ECONOMIC DEVELOPMENT AUTHORIT
		2,781.10	9/17-10/16/26 ELECTRIC USAGE		141207	759126-303107 OCT 2026	9240.6371		ELECTRIC UTILITIES	PARKING RAMP MAINTENANCE
		11,623.28	9/17-10/16/26 ELECTRIC USAGE		141208	759126-303101 OCT 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		91.80	OCT 2026 SIRENS ELECTRICAL		141209	759126-303095 OCT 2026	0250.6371		ELECTRIC UTILITIES	CIVIL DEFENSE
		19,189.64	ELECTRICITY WATER OCT 2026		141211	759126-303102 OCT 2026	9601.6371		ELECTRIC UTILITIES	WATER FUND
		1,321.38	ELECTRICITY SEWER OCT 2026		141211	759126-303102 OCT 2026	9602.6371		ELECTRIC UTILITIES	SEWER FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
									Continued...	
123484	10/29/2026		100116 CONNEXUS ENERGY							
		41.00	ELECTRICITY STORM OCT 2026		141211	759126-303102 OCT 2026	9605.6371		ELECTRIC UTILITIES	STORM WATER UTILITY
		54,190.83								
123485	10/29/2026		101171 COON RAPIDS POLICE DEPT							
		6,365.48	7/1-9/30/26 TZD GRANT PYMT		141175	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		6,365.48								
123486	10/29/2026		115887 DVS RENEWAL							
		15.25	TABS SQUAD 573		141191	NUN383 TABS	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		15.25								
123487	10/29/2026		111484 FRIDLEY POLICE DEPARTMENT							
		5,242.64	7/1-9/30/26 TZD GRANT PYMT		141176	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		5,242.64								
123488	10/29/2026		123171 GBOWEH, REUBEN							
		150.00	FACILITY USE DEPOSIT REFUND		141212	DAMAGE DEP REF CP 9.6.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		150.00	DAMAGE DEPO REF CP 9.6.26		141212	DAMAGE DEP REF CP 9.6.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		300.00								
123489	10/29/2026		123165 GJEVRE, ROSS							
		200.00	2026-28 WATER EFFICIENCY REBAT		141189	WATER EFF REBATE 26-28	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
123490	10/29/2026		123166 HAMILTON, LISA							
		200.00	26 WATER EFF REBATE-L HAMILTON		141190	WATER EFF REBATE 26-28	9601.6436		WATER EFFICIENCY REBATE PROG	WATER FUND
		200.00								
123491	10/29/2026		102751 LINO LAKES POLICE DEPT							
		6,940.11	7/1-9/30/26 TZD GRANT PYMT		141178	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		6,940.11								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123492	**10/29/2026**		**123149 MARTINEZ, JARETH**						**Continued...**	
		100.00	PERMIT RA066980 CANCEL		141188	RA066980	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA066980 CANCEL		141188	RA066980	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		101.00								
123493	**10/29/2026**		**121709 MINNESOTA METRO NORTH TOURISM**							
		12,980.13	SEPT 2026 COR LODGING TAX		141180	SEP 2026 LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		12,980.13								
123494	**10/29/2026**		**113206 NORTH PINE AGGREGATE INC**							
		92.48-	16 GALLONS @ $5.78/GAL		141186	WATER METER #6 RETURN	9601.4653		WATER SALES-COMMERCIAL	WATER FUND
		35.00-	WEEK 1 WATER METER RENTAL		141186	WATER METER #6 RETURN	9601.4609		OTHER MISCELLANEOUS REVENUES	WATER FUND
		6.36-	MN SALES TAX ON WATER ONLY		141186	WATER METER #6 RETURN	9601.2082		SALES/USE TAX PAYABLE	WATER FUND
		.23-	ANOKA CO TRANSIT TAX WATER ONL		141186	WATER METER #6 RETURN	9601.2085		ANOKA COUNTY TRANSIT TAX .25%	WATER FUND
		.23-	METRO HOUSING TAX WATER ONLY		141186	WATER METER #6 RETURN	9601.2086		METRO TAX HOUSING .25%	WATER FUND
		.69-	METRO TRANSPORT TAX WATER ONLY		141186	WATER METER #6 RETURN	9601.2087		METRO TAX TRANSPORTATION .75%	WATER FUND
		4,350.00	METER #6 RENTAL DEPOSIT		141186	WATER METER #6 RETURN	9601.2201		DEPOSITS PAYABLE	WATER FUND
		4,215.01								
123496	**10/29/2026**		**111207 SPRING LAKE PARK POLICE DEPARTMENT**							
		458.03	7/1-9/30/26 TZD GRANT PYMT		141183	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		458.03								
123497	**10/29/2026**		**122593 ST FRANCIS POLICE DEPARTMENT**							
		4,699.75	7/1-9/30/26 TZD GRANT PYMT		141184	TZD GRANT JUL-SEP	0236.6433		REFUNDS	SAFE & SOBER
		4,699.75								
123498	**10/29/2026**		**112878 VOLNER, DON**							
		75.00	PERMIT RA066559 CANCEL		141187	RA066559	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA066559 CANCEL		141187	RA066559	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		76.00								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
123498	**10/29/2026**		**112878 VOLNER, DON**						**Continued...**	
123500	**10/29/2026**		**113539 WINSUPPLY TWIN CITIES MN CO.**							
		.66-	EARLY PAY DISCOUNT		141192	177747 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		33.00	BUILDING REPAIR / PLUMBING		141192	177747 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		32.34								
123501	**10/29/2026**		**107574 ZERO ZONE**							
		40,318.07	REFUND ESCROW BALANCE		141199	A122180	9804.6433	00122180	REFUNDS	ESCROW ACCOUNTS
		40,318.07								
1010240	**10/23/2026**		**110402 ADVANCE AUTO PARTS**							
		403.56	BATTERIES		141085	SEPT 2026 PURCHASES	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		403.56								
1010241	**10/23/2026**		**116846 MC TOOL AND SAFETY SALES**							
		3.04-	EARLY PAY DISCOUNT		141095	026551	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		330.59	WINTER GLOVES		141095	026551	0452.6231		UNIFORMS & TURN-OUT GEAR	PARK & RECREATION
		3.05-	EARLY PAY DISCOUNT		141095	026551	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		278.35	WINTER GLOVES		141095	026551	9601.6231		UNIFORMS & TURN-OUT GEAR	WATER FUND
		3.02-	EARLY PAY DISCOUNT		141096	026562	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		301.58	MISC SUPPLIES		141096	026562	0311.6231		UNIFORMS & TURN-OUT GEAR	STREET MAINTENANCE
		901.41								
1010242	**10/23/2026**		**100291 MET COUNCIL SAC**							
		521,850.00	SAC REMITTANCE		141087	SEPT 2026 SAC	9602.2083		SAC CHARGES	SEWER FUND
		5,218.50-	SAC REMITTANCE DISCOUNT		141087	SEPT 2026 SAC	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		516,631.50								
1010243	**10/23/2026**		**122372 METROPOLITAN LIFE INS COMPANY**							
		265.45	METLIFE FICA CONTRIBUTIONS		141094	4067005 FICA TAX JUL-SEP	0240.6122		FICA/MEDICARE CONTRIBUTIONS	PROTECTIVE INSPECTIONS
		206.83	METLIFE FICA CONTRIBUTIONS		141094	4067005 FICA TAX JUL-SEP	0191.6122		FICA/MEDICARE CONTRIBUTIONS	PLANNING & ZONING
		472.28								
1010244	**10/23/2026**		**119638 O'REILLY AUTO PARTS**							
		1.21-	EARLY PAY DISCOUNT		141092	6193-268135	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		60.27	FIRE # 569		141092	6193-268135	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.48-	EARLY PAY DISCOUNT		141097	6193-268471	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1010244	10/23/2026		119638 O'REILLY AUTO PARTS						Continued...	
		73.83	PLOW TRK. #693		141097	6193-268471	0312.6257		OTHER VEHICLE PARTS	SNOW & ICE REMOVAL
		6.33-	EARLY PAY DISCOUNT		141098	6193-268530	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		316.68	STREETS #698		141098	6193-268530	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.38-	EARLY PAY DISCOUNT		141100	6193-268501	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		18.99	ELECTRICAL TAPE		141100	6193-268501	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		460.37								
1010245	10/23/2026		120500 UNLIMITED SUPPLIES INC							
		1.03-	EARLY PAY DISCOUNT		141099	530488	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		103.39	HYDRAULIC FITTINGS		141099	530488	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		102.36								
1010246	10/23/2026		100510 VERIZON WIRELESS							
		5,591.78	STAFF CELL PHONES		141088	6155424298 SEP 2026	0192.6323		CELLULAR PHONES	DATA PROCESSING
		40.04	IPADS FOR FIRE INSPECTIONS		141088	6155424298 SEP 2026	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		38.43	INSPECTOR GRANT		141088	6155424298 SEP 2026	0192.6321	00260240	TELEPHONE	DATA PROCESSING
		20.02	RAMP ELEVATOR		141088	6155424298 SEP 2026	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		12,659.68	FIRE IPADS FOR VEHICLES		141088	6155424298 SEP 2026	9295.6323		CELLULAR PHONES	HOUSING REDEVELOPMENT AUTHORI
		45.04	SEPT DATA- LIFT STATION #8		141091	6154771051 SEPT 2026	9602.6323		CELLULAR PHONES	SEWER FUND
		18,394.99								
1010247	10/26/2026		100257 LAW ENFORCEMENT LABOR SRV INC							
		1,127.33			140802	1007261141482	9101.2177		UNION DUES	GENERAL FUND
		1,127.33			141043	1020261618372	9101.2177		UNION DUES	GENERAL FUND
		2,254.66								
1010248	10/26/2026		122372 METROPOLITAN LIFE INS COMPANY							
		2,141.72			140799	10072611414817	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,141.72			140800	10072611414818	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		97.49			141015	1016261448195	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		97.49			141016	1016261448196	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		21.38			141023	1019261516137	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		21.38			141024	1019261516138	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		2,130.33			141040	10202616183717	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1010248	**10/26/2026**		**122372 METROPOLITAN LIFE INS COMPANY**						**Continued...**	
		2,130.33			141041	10202616183718	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		8,781.84								
1010249	**10/26/2026**		**100298 MN AFSCME COUNCIL 5**							
		632.20			140803	1007261141483	9101.2177		UNION DUES	GENERAL FUND
		632.20			141044	1020261618373	9101.2177		UNION DUES	GENERAL FUND
		1,264.40								
1010293	**10/30/2026**		**106022 ANDERSON, CHRIS**							
		142.12	10.21.26 MILEAGE MN APA CONF		141170	MN APA CONF MILEAGE	0191.6334		MILEAGE REIMBURSEMENT	PLANNING & ZONING
		15.17	10.22.26 APA CONF DINNER		141170	MN APA CONF MILEAGE	0191.6335		TRAINING	PLANNING & ZONING
		157.29								
1010294	**10/30/2026**		**119639 LARSON, TODD**							
		80.40	10.21.26 MILEAGE MN APA CONF		141177	MN APA CONF MILEAGE	0191.6334		MILEAGE REIMBURSEMENT	PLANNING & ZONING
		357.04	10.21.26 HOTEL MN APA CONF		141177	MN APA CONF MILEAGE	0191.6331		TRAVEL & LODGING	PLANNING & ZONING
		437.44								
1010295	**10/30/2026**		**121552 LINCOLN NATIONAL LIFE INSURANCE CO**							
		2,855.35	OCT 2026 LIFE INS PREMIUMS		141194	1094824 OCT 2026	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,855.35								
1010296	**10/30/2026**		**120452 MARTIN, ADAM**							
		148.05	10.21.26 MILEAGE MN APA CONF		141179	MN APA CONF MILEAGE	0191.6334		MILEAGE REIMBURSEMENT	PLANNING & ZONING
		263.90	10.21.26 HOTEL MN APA CONF		141179	MN APA CONF MILEAGE	0191.6331		TRAVEL & LODGING	PLANNING & ZONING
		411.95								
1010297	**10/30/2026**		**122372 METROPOLITAN LIFE INS COMPANY**							
		5,476.82	OCT 2026 DENTAL PREMIUMS		141195	5780421D OCT 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		478.38	OCT 2026 DENTAL PREM CM MA-SEP		141195	5780421D OCT 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		544.55	OCT 2026 VISION PREMIUMS		141196	5780421V OCT	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1010297	**10/30/2026**		**122372 METROPOLITAN LIFE INS COMPANY**						**Continued...**	
						2026				
		6,499.75								
1010298	**10/30/2026**		**119638 O'REILLY AUTO PARTS**							
		8.87-	EARLY PAY DISCOUNT		141200	6193-268977	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		443.32	POLICE #330		141200	6193-268977	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.18-	EARLY PAY DISCOUNT		141201	6193-269373	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		9.00	TRUCK #401		141201	6193-269373	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.16-	EARLY PAY DISCOUNT		141202	6193-269374	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		7.99	BATTERY		141202	6193-269374	0311.6281		SMALL TOOLS & MINOR EQUIPMENT	STREET MAINTENANCE
		3.30-	EARLY PAY DISCOUNT		141203	6193-269356	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		164.97	TRUCK #600		141203	6193-269356	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		4.32-	EARLY PAY DISCOUNT		141210	6193-269937	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		216.07	U1(OLD DO) BATTERY		141210	6193-269937	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		824.52								
1010299	**10/30/2026**		**116813 SCHMIDT, KATIE**							
		20.00	10.21.26 REGISTER NOTARY		141182	NOTARY REGISTER	0130.6249		MISCELLANEOUS OPERATING SUPPLY	ADMINISTRATION
		20.00								
1010300	**10/30/2026**		**114486 SUN LIFE ASSURANCE COMPANY OF CANADA**							
		537.22	OCT 2026 NON VOL LTD PREMIUMS		141193	237724 OCT 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,040.16	OCT 2026 VOL LTD PREMIUMS		141193	237724 OCT 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,577.38								
95102326	**10/23/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		7,432.08			141039	10202616183716	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		7,432.08								
96102326	**10/23/2026**		**122049 VOYA INSTITUTIONAL TRUST COMPANY**							
		16,511.74			141038	10202616183715	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		16,511.74								
97102326	**10/23/2026**		**118579 ND CHILD SUPPORT DIVISION**							
		287.08			141037	10202616183714	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		287.08								
98102326	**10/23/2026**		**115568 ALERUS FINANCIAL NA**							
		12,978.10			141036	10202616183713	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		12,978.10								

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
98102326	**10/23/2026**		**115568 ALERUS FINANCIAL NA**						**Continued...**	
99019920	**10/23/2026**		**100601 MN DEPT OF REV WH**							
		387.55			141011	1016261448191	9101.2172		STATE WITHHOLDING	GENERAL FUND
		50.00			141019	1019261516133	9101.2172		STATE WITHHOLDING	GENERAL FUND
		21,355.13			141049	1020261618378	9101.2172		STATE WITHHOLDING	GENERAL FUND
		21,792.68								
99102326	**10/23/2026**		**107962 TOTAL ADMINISTRATIVE SERV (DO NOT USE)**							
		550.00			141035	10202616183712	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		550.00								
99110326	**11/3/2026**		**100219 HOME DEPOT COMMERCIAL ACCT PROGRAM**							
		77.94	10.27.26 TOTES		141241	OCT 2026 PURCHASES	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		1.56-	EARLY PAY DISCOUNT		141241	OCT 2026 PURCHASES	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		46.62	10.15.26 MISC SUPPLIES		141241	OCT 2026 PURCHASES	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		.93-	EARLY PAY DISCOUNT		141241	OCT 2026 PURCHASES	0220.6259		BUILDING MAINT/REPAIR SUPPLIES	FIRE PROTECTION
		122.07								
99260354	**10/23/2026**		**100301 MN CHILD SUPPORT PAYMENT CNTR**							
		278.26			141045	1020261618374	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		543.14			141046	1020261618375	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		821.40								
99333325	**10/23/2026**		**100223 ICMA RETIREMENT TRUST 457**							
		2,105.04			141032	1020261618371	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		2,105.04								
99469846	**10/23/2026**		**123049 US DEPARTMENT OF THE TREASURY**							
		155.08			141042	10202616183719	9101.2185		GARNISHMENTS/SUPPORT	GENERAL FUND
		155.08								
99872728	**10/23/2026**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**							
		75.00			141017	1019261516131	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			141018	1019261516132	9101.2183		PERA-EMPLOYER	GENERAL FUND
		40,340.53			141047	1020261618376	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		53,619.44			141048	1020261618377	9101.2183		PERA-EMPLOYER	GENERAL FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
99872728	**10/23/2026**		**100398 PUBLIC EMPLOYEES RETIREMENT ASSN**						**Continued...**	
		94,109.97								
99880873	**10/23/2026**		**101306 IRS**							
		448.91			141012	1016261448192	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		1,888.35			141013	1016261448193	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		1,888.35			141014	1016261448194	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		519.17			141020	1019261516134	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		303.84			141021	1019261516135	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		303.84			141022	1019261516136	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		25,174.40			141033	10202616183710	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		25,174.40			141034	10202616183711	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		44,505.31			141050	1020261618379	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		100,206.57								
		980,196.73	Grand Total							

Payment Instrument Totals

Checks	160,673.87
EFT Payments	257,071.81
A/P ACH Payment	562,451.05
Total Payments	980,196.73

THIS PAGE LEFT BLANK INTENTIONALLY

ACCOUNTS PAYABLE
10/22/2026 - 11/04/2026

PAYMENT INSTRUMENT	PAYEE NUMBER	PAYEE	BUSINESS UNIT	OBJECT ACCOUNT	AMOUNT	GL DATE	NAME - REMARK EXPLANATION
- Check Payment	100618	ANCOM COMMUNICATIONS INC	0220	6249	7.57	11/11/2026	PAGER REPAIR SHIPPING
		ANCOM COMMUNICATIONS INC Total			**7.57**		
- Check Payment	100063	ASPEN MILLS	0211	6231	18.80	11/11/2026	WATCH CAP - FAIRBANKS
- Check Payment	100063	ASPEN MILLS	0211	6231	78.95	11/11/2026	UNIFORM PANTS - RES. MAK
- Check Payment	100063	ASPEN MILLS	0211	6231	24.00	11/11/2026	PATCHES TO SHIRT - RES SIEBEN
		ASPEN MILLS Total			**121.75**		
- Check Payment	122233	BLOODS CUSTOM CARPENTRY LLC	0452	6381	5,000.00	11/11/2026	REPAIRS AND PAINTING PARK BLDG
		BLOODS CUSTOM CARPENTRY LLC Total			**5,000.00**		
- Check Payment	119134	CINTAS	0311	6231	87.90	11/11/2026	FIRST AID SUPPLIES
- Check Payment	119134	CINTAS	0452	6231	87.91	11/11/2026	FIRST AID SUPPLIES
- Check Payment	119134	CINTAS	9601	6231	87.91	11/11/2026	FIRST AID SUPPLIES
		CINTAS Total			**263.72**		
- Check Payment	110734	CITY OF RAMSEY	0452	6372	35.46	11/11/2026	QTR 3 2026 COR UTILITIES
- Check Payment	110734	CITY OF RAMSEY	0194	6372	3,093.67	11/11/2026	QTR 3 2026 COR UTILITIES
- Check Payment	110734	CITY OF RAMSEY	9240	6372	165.57	11/11/2026	RAMP WATER QTR 3 2026
- Check Payment	110734	CITY OF RAMSEY	0452	6372	164.20	11/11/2026	HOLLOW RESTROOM QTR 3 2026
- Check Payment	110734	CITY OF RAMSEY	0452	6372	164.20	11/11/2026	RIVERDALE RESTROOM QTR 3 2026
- Check Payment	110734	CITY OF RAMSEY	0452	6372	164.20	11/11/2026	THE DRAW RESTROOM QTR 3 2026
- Check Payment	110734	CITY OF RAMSEY	0452	6372	164.20	11/11/2026	ELMCREST RESTROOM QTR 3 2026
- Check Payment	110734	CITY OF RAMSEY	9601	6372	721.65	11/11/2026	WTP QTR 3 2026 WATER
- Check Payment	110734	CITY OF RAMSEY	0220	6372	165.57	11/11/2026	ST 1 QTR 3 2026 WATER
- Check Payment	110734	CITY OF RAMSEY	0220	6372	891.05	11/11/2026	ST 2 QTR 3 2026 WATER
- Check Payment	110734	CITY OF RAMSEY	0311	6372	615.08	11/11/2026	QTR 3 2026 WATER BILL PW BLDG
- Check Payment	110734	CITY OF RAMSEY	0452	6372	615.08	11/11/2026	QTR 3 2026 WATER BILL PW BLDG
- Check Payment	110734	CITY OF RAMSEY	9601	6372	615.08	11/11/2026	QTR 3 2026 WATER BILL PW BLDG
- Check Payment	110734	CITY OF RAMSEY	9602	6372	615.08	11/11/2026	QTR 3 2026 WATER BILL PW BLDG
- Check Payment	110734	CITY OF RAMSEY	9605	6372	615.08	11/11/2026	QTR 3 2026 WATER BILL PW BLDG
		CITY OF RAMSEY Total			**8,805.17**		
- Check Payment	120341	DAMON FARBER ASSOCIATES, INC	9805	6580	6,405.25	11/11/2026	WATER PLAY @ THE WATERFRONT
		DAMON FARBER ASSOCIATES, INC Total			**6,405.25**		
- Check Payment	104267	ELITE SANITATION	0452	6489	796.24	11/11/2026	BIFFY RENTAL/CLEANING (OCT)
		ELITE SANITATION Total			**796.24**		
- Check Payment	115836	EMERALD FENCE	0452	6489	250.00	11/11/2026	FENCE REPAIR JUNKITE ST -TRAIL
		EMERALD FENCE Total			**250.00**		
- Check Payment	110760	FIRE SAFETY USA, INC	0220	6231	1,035.95	11/11/2026	2X FIRE HELMETS FOR LTS
		FIRE SAFETY USA, INC Total			**1,035.95**		
- Check Payment	114748	FLAGSHIP RECREATION	9270	6315	25,727.09	11/11/2026	RIVERDALE PLAYGROUND RPLCMNT
		FLAGSHIP RECREATION Total			**25,727.09**		
- Check Payment	109910	GREAT NORTHERN LANDSCAPE INC	0452	6269	1,820.00	11/11/2026	APPLE TREES
- Check Payment	109910	GREAT NORTHERN LANDSCAPE INC	0452	6269	1,400.00	11/11/2026	BIG ELM TREES
- Check Payment	109910	GREAT NORTHERN LANDSCAPE INC	0233	6249	52,828.00	11/11/2026	COMMUNITY TREES - GRANT
- Check Payment	109910	GREAT NORTHERN LANDSCAPE INC	0233	6249	4,956.00	11/11/2026	EAB REPLACEMENT PLANTINGS
- Check Payment	109910	GREAT NORTHERN LANDSCAPE INC	0452	6372	6,550.00	11/11/2026	IRRIGATION SERVICE
		GREAT NORTHERN LANDSCAPE INC Total			**67,554.00**		

- Check Payment	115760	HENRY SCHEIN INC	0211	6239	201.70	11/11/2026	BLACK FIRE NITRILE GLOVES
		HENRY SCHEIN INC Total			**201.70**		
- Check Payment	100256	LANO EQUIPMENT INC	0452	6249	61.08	11/11/2026	MIXED OIL
		LANO EQUIPMENT INC Total			**61.08**		
- Check Payment	100270	MACQUEEN	0211	6281	59.33	11/11/2026	MIC CLIP - 368
		MACQUEEN Total			**59.33**		
- Check Payment	118388	MITCHELL 1	0311	6315	80.00	11/11/2026	NOV SNAP-ON SCAN TOOL WEB
		MITCHELL 1 Total			**80.00**		
- Check Payment	123170	NATIONAL FIRE SPRINKLER ASSOC (NFSA)	9101	1550	50.00	11/11/2026	2027 NFSA MEMBERSHIP WEISS
- Check Payment	123170	NATIONAL FIRE SPRINKLER ASSOC (NFSA)	9101	1550	50.00	11/11/2026	2027 NFSA MEMBERSHIP WINKEL
- Check Payment	123170	NATIONAL FIRE SPRINKLER ASSOC (NFSA)	9101	1550	50.00	11/11/2026	2027 NFSA MEMBERSHIP GORDAN
		NATIONAL FIRE SPRINKLER ASSOC (NFSA) Total			**150.00**		
- Check Payment	121461	NEWEGG BUSINESS INC	0192	6281	179.98	11/11/2026	REPLACEMENT MONITORS
- Check Payment	121461	NEWEGG BUSINESS INC	0192	6281	1,299.99	11/11/2026	REPLACEMENT LAPTOP - FIRECHIEF
- Check Payment	121461	NEWEGG BUSINESS INC	0192	6281	114.19	11/11/2026	FIRE CHIEF DOCK/SHIPPING
- Check Payment	121461	NEWEGG BUSINESS INC	0192	6281	599.00	11/11/2026	COMPUTER REPLACEMENT
		NEWEGG BUSINESS INC Total			**2,193.16**		
- Check Payment	122934	OFFICE OF MNIT SERVICES	0192	6405	568.34	11/11/2026	SEPT ANTIVIRUS SUBSCRIPTION
		OFFICE OF MNIT SERVICES Total			**568.34**		
- Check Payment	107698	OMANN BROTHERS INC	0311	6265	1,106.76	11/11/2026	ASPHALT
- Check Payment	107698	OMANN BROTHERS INC	0311	6265	1,110.44	11/11/2026	ASPHALT
- Check Payment	107698	OMANN BROTHERS INC	0311	6265	1,109.52	11/11/2026	ASPHALT
- Check Payment	107698	OMANN BROTHERS INC	0311	6265	1,104.92	11/11/2026	ASPHALT
		OMANN BROTHERS INC Total			**4,431.64**		
- Check Payment	104920	PDCM/SCSU RANGE	0220	6335	4,100.00	11/11/2026	DRIVING SCHOOL FOR 10 MEMBERS
		PDCM/SCSU RANGE Total			**4,100.00**		
- Check Payment	109273	TACTICAL SOLUTIONS	0211	6315	623.00	11/11/2026	RADAR LIDAR CERTIFICATIONS
		TACTICAL SOLUTIONS Total			**623.00**		
- Check Payment	114151	TASC	0130	6315	231.50	11/11/2026	HRA/REBA FEES-OCTOBER 2026
		TASC Total			**231.50**		
- Check Payment	122420	VERTEX UNMANNED SOLUTIONS LLC	0211	6233	860.00	11/11/2026	2 BATTERIES FOR DRONE
		VERTEX UNMANNED SOLUTIONS LLC Total			**860.00**		
- Check Payment	112319	VESSCO INC	9601	6273	174.35	11/11/2026	CHEMICAL FEED FITTINGS
- Check Payment	112319	VESSCO INC	9601	6273	589.99	11/11/2026	CHEMICAL FEED QUILL
- Check Payment	112319	VESSCO INC	9601	6273	1,397.20	11/11/2026	CHEMICAL FEED QUILL
		VESSCO INC Total			**2,161.54**		
- Check Payment	122966	VINCENT PROMOTIONS LLC	0280	6241	400.00	11/11/2026	WOODEN COINS
		VINCENT PROMOTIONS LLC Total			**400.00**		
		TOTAL CHECKS			**132,088.03**		
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6259	60.42	11/11/2026	BUILDING REPAIR / LIGHTING
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6221	156.22	11/11/2026	MISC CLEANING SUPPLIES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6249	43.92	11/11/2026	MISC. SUPPLIES/PAPER PRODUCTS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6231	114.83	11/11/2026	EAR PLUGS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6249	767.68	11/11/2026	PHONE CASSES/WALKIE-TALKIE
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6281	562.31	11/11/2026	WATER PUMP PULLER
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0452	6249	208.76	11/11/2026	PHONE CASES
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0130	6208	22.27	11/11/2026	LAPTOP HEADPHONES

T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6208	34.62	11/11/2026	UNDER DESK FOOTREST
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6208	38.28	11/11/2026	LAMINATING SHEETS
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0220	6257	416.43	11/11/2026	VEHICLE BATTERY JUMP & CHARGER
		AMAZON CAPITAL SERVICES INC Total			**2,425.74**		
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315	15,720.00	11/11/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9435	6530	3,437.50	11/11/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315	1,086.25	11/11/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315	4,269.00	11/11/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315	1,959.50	11/11/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315	285.00	11/11/2026	PROFESSIONAL SERVICES
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9402	6530	2,710.00	11/11/2026	PROFESSIONAL SERVICES
		AMERICAN ENGINEERING TESTING INC Total			**29,467.25**		
T - A/P ACH Payment	107587	ANOKA COUNTY TREASURY DEPARTMENT	0192	6321	850.00	11/11/2026	OCT ANOKA-CO INTERNET
		ANOKA COUNTY TREASURY DEPARTMENT Total			**850.00**		
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0311	6388	97.65	11/11/2026	GRADER #603
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0311	6257	771.84	11/11/2026	PARKS #646
		BAUER BUILT INCORPORATED Total			**869.49**		
T - A/P ACH Payment	120954	BE FREE BE YOURSELF LLC	0452	6489	250.00	11/11/2026	SEPT YOGA
		BE FREE BE YOURSELF LLC Total			**250.00**		
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489	64.35	11/11/2026	STATION RUGS
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489	48.60	11/11/2026	ST 2 RUGS
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	8.31	11/11/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	11/11/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	8.31	11/11/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	8.31	11/11/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	32.88	11/11/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	11/11/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	32.88	11/11/2026	UNIFORM CLEANING/RENTAL
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	32.88	11/11/2026	UNIFORM CLEANING/RENTAL
		CINTAS CORPORATION Total			**290.04**		
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	1,053.66	11/11/2026	EX-MARK BLADE STOCK
		CRAWFORD'S EQUIPMENT INC Total			**1,053.66**		
T - A/P ACH Payment	100141	DAVE PERKINS CONTRACTING INC	0452	6381	9,970.00	11/11/2026	BLDG SERVICES
		DAVE PERKINS CONTRACTING INC Total			**9,970.00**		
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6249	60.50	11/11/2026	WASTE TONER CONTAINER
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	1,015.78	11/11/2026	COPIER CONTRACT/USAGE
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	1,268.69	11/11/2026	COPIER CONTRACT/USAGE
		DEFINITIVE TECHNOLOGY SOLUTIONS INC Total			**2,344.97**		
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,768.88	11/11/2026	GASOLINE
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,689.69	11/11/2026	GASOLINE
		DEHN OIL COMPANY Total			**7,458.57**		
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	0141	6249	27.50	11/11/2026	PUBLIC ACCURACY TEST NOTICE
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	0141	6249	242.00	11/11/2026	NOTICE OF ELECTION PUBLICATION
		ECM PUBLISHERS INC Total			**269.50**		
T - A/P ACH Payment	100143	FERGUSON WATERWORKS 2516	9601	6281	916.00	11/11/2026	BATTERIES FOR MILWAUKEE TOOLS
		FERGUSON WATERWORKS 2516 Total			**916.00**		
T - A/P ACH Payment	106962	FIRE-FIRE INSTRUCTION & RESCUE EDUCATION	0220	6335	1,600.00	11/11/2026	VENTILATION TRAILER PROP

		FIRE-FIRE INSTRUCTION & RESCUE EDUCATION Total			**1,600.00**		
T - A/P ACH Payment	100650	GRAINGER INC	0194	6382	73.82	11/11/2026	EQUIPMENT REPAIR HVAC
T - A/P ACH Payment	100650	GRAINGER INC	0311	6257	34.60	11/11/2026	UTILITIES PUMPHOUSE GEN #908
		GRAINGER INC Total			**108.42**		
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	4,241.06	11/11/2026	WTP WATER CHEMICALS
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	5,632.92	11/11/2026	WTP WATER CHEMICALS
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	2,073.51	11/11/2026	WTP WATER CHEMICALS
		HAWKINS INC Total			**11,947.49**		
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0220	6208	51.33	11/11/2026	CALCULATOR/PENS/TAPE
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0301	6208	84.94	11/11/2026	PLOTTER PAPER ROLL
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	17.10	11/11/2026	OFFICE SUPPLIES - ENVELOPES
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0452	6208	41.30	11/11/2026	OFFICE SUPPLIES - ENVELOPES
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0311	6208	58.30	11/11/2026	SCISSORS,PLANNER,1 HOLE PUNCH
		INNOVATIVE OFFICE SOLUTIONS Total			**252.97**		
T - A/P ACH Payment	119561	LEADS ONLINE LLC	9101	1550	4,497.00	11/11/2026	ONLINE PAWN RECORDS SYS2027
		LEADS ONLINE LLC Total			**4,497.00**		
T - A/P ACH Payment	100266	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS	0192	6405	76,909.00	11/11/2026	Q4 2026 HOSTED APPLICATIONS
		LOCAL GOVERNMENT INFORMATION SYSTEMS ASS Total			**76,909.00**		
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0220	6249	391.51	11/11/2026	FLOOR DRY
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0311	6249	167.79	11/11/2026	FLOOR DRY
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0311	6281	25.99	11/11/2026	PIPE WRENCHES
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0311	6257	33.86	11/11/2026	FIRE - PVC PIPE, ELBOW
		MENARDS COON RAPIDS Total			**619.15**		
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0220	6259	13.98	11/11/2026	ST 2 BLDG BRROM/DUSTPAN
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0452	6268	125.58	11/11/2026	ANTIFREEZE WINTERIZE PARK RR
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0452	6268	143.52	11/11/2026	ANTIFREEZE SPLASH PAD BLOWOUT
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0452	6249	89.97	11/11/2026	UMBRELLAS @ SPLASH PAD
		MENARDS ELK RIVER Total			**373.05**		
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6229	66.88	11/11/2026	NUTS/BOLTS/SAND DISCS
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6257	238.68	11/11/2026	FITTINGS
		METRO PRODUCTS LLC Total			**305.56**		
T - A/P ACH Payment	100345	NAPA AUTO PARTS ELK RIVER	0312	6257	36.85	11/11/2026	PLOW #662
		NAPA AUTO PARTS ELK RIVER Total			**36.85**		
T - A/P ACH Payment	121799	NINJAONE LLC	0192	6405	270.20	11/11/2026	RMM SOFTWARE
		NINJAONE LLC Total			**270.20**		
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0194	6249	296.31	11/11/2026	TOWELS, TISSUE, PLATES
		NORTHERN SANITARY SUPPLY CO Total			**296.31**		
T - A/P ACH Payment	115071	NORTHLAND OCCUPATIONAL HEALTH	0130	6306	250.00	11/11/2026	ANNUAL CONSORTIUM DUES
		NORTHLAND OCCUPATIONAL HEALTH Total			**250.00**		
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	0452	6489	5,500.00	11/11/2026	PRESCRIBED BURN & SEEDING
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	0452	6269	2,244.00	11/11/2026	WILDFLOWER PLANTING
		PRAIRIE RESTORATIONS INC Total			**7,744.00**		
T - A/P ACH Payment	119374	SIGN SOLUTIONS USA, LLC	0260	6249	732.50	11/11/2026	U-CHANNEL
T - A/P ACH Payment	119374	SIGN SOLUTIONS USA, LLC	0260	6249	943.89	11/11/2026	SIGN MATERIALS
		SIGN SOLUTIONS USA, LLC Total			**1,676.39**		
T - A/P ACH Payment	120063	SKYLINE GRAPHICS	0130	6208	65.00	11/11/2026	BUS CARD N DANIELSON
T - A/P ACH Payment	120063	SKYLINE GRAPHICS	0195	6352	7,225.00	11/11/2026	NOV/DEC 2026 RR PRINTING

		SKYLINE GRAPHICS Total			**7,290.00**		
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	828.00	11/11/2026	MFF UNIFORM -OVERLIE
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	828.00	11/11/2026	MFF UNIFORM - DEVINE
T - A/P ACH Payment	100469	STREICHER'S	0211	6231	75.00	11/11/2026	MFF UNIFORM - DEVINE
T - A/P ACH Payment	100469	STREICHER'S	0211	6235	159.90	11/11/2026	5.56 AMMO - TRAINING
		STREICHER'S Total			**1,890.90**		
T - A/P ACH Payment	121043	TRADEWINDS ELECTRIC LLC	0194	6489	668.51	11/11/2026	CONTRACTED / ELECTRICAL
		TRADEWINDS ELECTRIC LLC Total			**668.51**		
T - A/P ACH Payment	103641	TRANSWEST TRUCKS ST MICHAEL	0312	6257	20.22	11/11/2026	PLOW #662
		TRANSWEST TRUCKS ST MICHAEL Total			**20.22**		
T - A/P ACH Payment	106990	USA BLUE BOOK	9601	6281	115.21	11/11/2026	25ML. SAMPLE BOTTLES
		USA BLUE BOOK Total			**115.21**		
T - A/P ACH Payment	100529	WENDELL'S INC	0130	6208	15.09	11/11/2026	NOTARY STAMP K SCHMIDT
		WENDELL'S INC Total			**15.09**		
		TOTAL ACH			**173,051.54**		
		Grand Total			**305,139.57**		

THIS PAGE LEFT BLANK INTENTIONALLY

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-263

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF OCTOBER 22, 2026 THROUGH NOVEMBER 4, 2026

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of October 22, 2026 through November 4, 2026 in the amount of $1,619,698.12 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 October 22, 2026 through November 4, 2026 in the amount of $1,619,698.12.

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:

Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council this 10th day of November, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session

Meeting Date: 11/10/2026

Primary Strategic Plan Initiative:

Title:
Adopt Resolution #26-257 Approving Premise Permit for Panthers Booster Club for Gambling at In the Game Pickleball and Golf

Purpose/Background:
Staff recently received the attached application for a premise permit for the Panthers Booster Club. Their organization is asking for a premise permit for lawful gambling (pull tabs (paper & electronic) and bar bingo (and electronic linked bingo) at In the Game Pickleball and Golf. If the City Council is not opposed to this application, they have requested a waiver of the 60-day notice provision.

Panthers Booster Club does not currently hold any premise permits in Ramsey. Panthers Booster Club is located in Ramsey which meets the City's Lawful Gambling Ordinance that states that the physical site for the Organization's place of doing business shall be located within the corporate limits of either the City of Ramsey or the City of Anoka and the Organization's place of doing business had been located in either the City of Ramsey or City of Anoka for at least two years immediately preceding the Premise Permit application.

There is currently no other premise permit holder located within In the Game Pickleball and Golf. The City's gambling ordinance allows for a maximum number of gambling devices at any one location in the City to a limit of two of any one type of device.

The Panthers Booster Club will be required to submit a monthly contribution to the City equal to 5% of their net profits that is deposited into the City's Lawful Gambling Fund.

Notification:
A copy of the Premise Permit Application and Lease for Lawful Gambling Activity that will be sent to the Gambling Control Board, if approved, is attached.

Time Frame/Observations/Alternatives:
A local background check of the Panthers Booster Club's Gambling Manager, Ms. Lainie Weller, was performed by the Ramsey Policy Department. There was nothing criminal to report.

Recommendation:
Staff recommends approval of the premise permit for the Panthers Booster Club at In the Game Pickleball and Golf.

Outcome/Action:
Motion to recommend Council adopt Resolution #26-257 Approving the Panthers Booster Club for a Premise Permit for Lawful Gambling at In the Game Pickleball and Golf.

Attachments

Reso #26-257 Premise Permit for Panthers Booster Club at In the Game Pickleball
Premise Permit & Lease Application Panthers Booster Club In the Game Pickleball

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 11:51 AM
Form Started By: Diana Lund		Started On: 10/26/2026 12:28 PM

Final Approval Date: 11/05/2026

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-257

RESOLUTION APPROVING THE PANTHERS BOOSTER CLUB FOR A PREMISE PERMIT FOR LAWFUL GAMBLING AT IN THE GAME PICKLEBALL AND GOLF

WHEREAS, The Panthers Booster Club has applied for a premise permit for gambling at In the Game Pickleball and Golf, 8500 Bunker Lake Boulevard, Suite 100, Ramsey.

WHEREAS, The Panthers Booster Club has requested Council waive the 60-day notice provision; and

WHEREAS, the Gambling Control Board Division of the Department of Gaming requires the City of Ramsey adopt a resolution specifically approving or denying the application.

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 premise permit application for the Panthers Booster Club to operate lawful gambling at In the Game Pickleball and Golf – 8500 Bunker Lake Boulevard, Suite 120, Ramsey.

2) That the Ramsey City Council hereby authorizes the City Administrator or Finance Director to sign the application and any other documents required by the Minnesota Gambling Board.

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 10th day of November, 2026.

_____

Mayor

ATTEST:

City Clerk

MINNESOTA LAWFUL GAMBLING

LG214 Premises Permit Application

Annual Fee $150 (NON-REFUNDABLE)

REQUIRED ATTACHMENTS TO LG214

1. If the premises is leased, attach a copy of your lease. Use **LG215 Lease for Lawful Gambling Activity.**
2. $150 annual premises permit fee, for each permit (non-refundable). Make check payable to **"State of Minnesota."**

Mail the application and required attachments to:
Minnesota Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Questions? Call 651-539-1900 and ask for Licensing.

ORGANIZATION INFORMATION

Organization Name: Panthers Booster Club License Number: _____

Chief Executive Officer (CEO) Kristin Camacho Daytime Phone: 612-245-1500

Gambling Manager: Lainie Weller Daytime Phone: 612-286-7622

GAMBLING PREMISES INFORMATION

Current name of site where gambling will be conducted: In the Game Pickleball and Golf

List any previous names for this location: _____

Street address where premises is located: 8500 Bunker Lake Blvd NW Suite 100
(Do not use a P.O. box number or mailing address.)

City: Ramsey **OR** Township: _____ County: Anoka Zip Code: 55303

Does your organization own the building where the gambling will be conducted?

☐ Yes ☒ No **If no,** attach LG215 Lease for Lawful Gambling Activity.

A lease is not required if only a raffle will be conducted.

Is any other organization conducting gambling at this site? ☐ Yes ☒ No ☐ Don't know

Note: Bar bingo can only be conducted at a site where another form of lawful gambling is being conducted by the applying organization or another permitted organization. Electronic games can only be conducted at a site where paper pull-tabs are played.

Has your organization previously conducted gambling at this site? ☐ Yes ☒ No ☐ Don't know

GAMBLING BANK ACCOUNT INFORMATION; MUST BE IN MINNESOTA

Bank Name: _____ Bank Account Number: _____

Bank Street Address: _____ City: _____ State: MN Zip Code: _____

ALL TEMPORARY AND PERMANENT OFF-SITE STORAGE SPACES

Address (Do not use a P.O. box number):	City:	State:	Zip Code:
7729 161st Ave	Ramsey	MN	55303
8500 Bunker Lake Blvd	Ramsey	MN	55303
		MN	

LG214 Premises Permit Application

ACKNOWLEDGMENT BY LOCAL UNIT OF GOVERNMENT: APPROVAL BY RESOLUTION

CITY APPROVAL
for a gambling premises located within city limits

City Name: _____

Date Approved by City Council: _____

Resolution Number: _____
(If none, attach meeting minutes.)

Signature of City Personnel:

_____

Title: _____ Date Signed: _____

Local unit of government must sign.

COUNTY APPROVAL
for a gambling premises located in a township

County Name: _____

Date Approved by County Board: _____

Resolution Number: _____
(If none, attach meeting minutes.)

Signature of County Personnel:

_____

Title: _____ Date Signed: _____

TOWNSHIP NAME: _____

Complete below only if required by the county.
On behalf of the township, I acknowledge that the organization is applying to conduct gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minnesota Statutes 349.213, Subd. 2.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date Signed: _____

ACKNOWLEDGMENT AND OATH

1. I hereby consent that local law enforcement officers, the Board or its agents, and the commissioners of revenue or public safety and their agents may enter and inspect the premises.
2. The Board and its agents, and the commissioners of revenue and public safety and their agents, are authorized to inspect the bank records of the gambling account whenever necessary to fulfill requirements of current gambling rules and law.
3. I have read this application and all information submitted to the Board is true, accurate, and complete.
4. All required information has been fully disclosed.
5. I am the chief executive officer of the organization.
6. I assume full responsibility for the fair and lawful operation of all activities to be conducted.
7. I will familiarize myself with the laws of Minnesota governing lawful gambling and rules of the Board and agree, if licensed, to abide by those laws and rules, including amendments to them.
8. Any changes in application information will be submitted to the Board no later than ten days after the change has taken effect.
9. I understand that failure to provide required information or providing false or misleading information may result in the denial or revocation of the license.
10. I understand the fee is non-refundable regardless of license approval/denial.

[signature] 10/26/2026

Signature of Chief Executive Officer (designee may not sign) Date

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process your organization's application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to: Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety, Attorney General, Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

This form will be made available in alternative format, i.e. large print, braille, upon request.

MINNESOTA LAWFUL GAMBLING

LG215 Lease for Lawful Gambling Activity

LEASE INFORMATION

Organization: Panthers Booster Club | License/Site Number: | Daytime Phone: 612-245-1500

Address: 7729 161st Ave | City: Ramsey | State: MN | Zip: 55303

Name of Leased Premises: In the Game Pickleball and Golf | Street Address: 8500 Bunker Lake Blvd NW

City: Ramsey | State: MN | Zip: 55303 | Daytime Phone: 763-222-7401

Name of Legal Owner: BLIP IV, LLC | Business/Street Address: 7533 SUNWOOD DR. NW RAMSEY, MN 55303

City: RAMSEY | State: MN | Zip: 55303 | Daytime Phone: 763 427 5955

Name of Lessor (If same as legal owner, write "SAME"): BLIP IV, LLC | Address: 7533 SUNWOOD DR. NW, SUITE 315

City: RAMSEY | State: MN | Zip: 55303 | Daytime Phone: 763 427 5955

Check applicable item:

☐ **New or amended lease.** Effective date: _____. Submit changes at least ten days **before** the effective date of the change.

☐ **New owner.** Effective date: _____. Submit new lease **within** ten days after new lessor assumes ownership.

CHECK ALL ACTIVITY THAT WILL BE CONDUCTED (no lease required for raffles)

☑ Pull-Tabs (paper)

☐ Pull-Tabs (paper) with dispensing device

☑ Bar Bingo ☐ Bingo

☐ Tipboards

☐ Paddlewheel ☐ Paddlewheel with table

☑ Electronic Pull-Tabs

☐ Electronic Linked Bingo

Electronic games may only be conducted:

1. at a premises licensed for the on-sale of intoxicating liquor or the on-sale of 3.2% malt beverages; or
2. at a premises where bingo is conducted as the primary business and has a seating capacity of at least 100.

PULL-TAB, TIPBOARD, AND PADDLEWHEEL RENT (separate rent for booth and bar ops)

BOOTH OPERATION: Some or all sales of gambling equipment are conducted by an employee/volunteer of a licensed organization at the leased premises.

ALL GAMES, including electronic games: Monthly rent to be paid: ____%, not to exceed **10%** of gross profits for that month.

- Total rent paid from all organizations for only booth operations at the leased premises **may not exceed $1,750.**
- The rent cap does not include BAR OPERATION rent for electronic games conducted by the lessor.

BAR OPERATION: All sales of gambling equipment conducted by the lessor or lessor's employee.

ELECTRONIC GAMES: Monthly rent to be paid: 15 %, not to exceed **15%** of the gross profits for that month from electronic pull-tab games and electronic linked bingo games.

ALL OTHER GAMES: Monthly rent to be paid: 20 %, not to exceed **20%** of gross profits from all other forms of lawful gambling.

- If any booth sales conducted by a licensed organization at the premises, rent may not exceed **10%** of gross profits for that month and is subject to booth operation **$1,750** cap.

BINGO RENT (for leased premises where bingo is the primary business conducted, such as bingo hall)

Bingo rent is limited to one of the following:

- Rent to be paid: _____ %, not to exceed **10%** of the monthly gross profit from all lawful gambling activities held during bingo occasions, excluding bar bingo.

  - OR -

- Rate to be paid: $ _____ per square foot, not to exceed 110% of a comparable cost per square foot for leased space, as approved by the director of the Gambling Control Board. The lessor must attach documentation, verified by the organization, to confirm the comparable rate and all applicable costs to be paid by the organization to the lessor.

  ⇒ **Rent may not be paid for bar bingo.**

  ⇒ Bar bingo does not include bingo games linked to other permitted premises.

LEASE TERMINATION CLAUSE (must be completed)

The lease may be terminated by either party with a written 30 day notice. Other terms:

LG215 Lease for Lawful Gambling Activity

Lease Term: The term of this agreement will be concurrent with the premises permit issued by the Gambling Control Board (Board).

Management: The owner of the premises or the lessor will not manage the conduct of lawful gambling at the premises. The organization may not conduct any activity on behalf of the lessor on the leased premises.

Participation as Players Prohibited: The lessor will not participate directly or indirectly as a player in any lawful gambling conducted on the premises. The lessor's immediate family and any agents or gambling employees of the lessor will not participate as players in the conduct of lawful gambling on the premises, except as authorized by Minnesota Statutes, Section 349.181.

Illegal Gambling: The lessor is aware of the prohibition against illegal gambling in Minnesota Statutes 609.75, and the penalties for illegal gambling violations in Minnesota Rules 7865.0220, Subpart 3. In addition, the Board may authorize the organization to withhold rent for a period of up to 90 days if the Board determines that illegal gambling occurred on the premises or that the lessor or its employees participated in the illegal gambling or knew of the gambling and did not take prompt action to stop the gambling. Continued tenancy of the organization is authorized without payment of rent during the time period determined by the Board for violations of this provision, as authorized by Minnesota Statutes, Section 349.18, Subd. 1(a).

To the best of the lessor's knowledge, the lessor affirms that any and all games or devices located on the premises are not being used, and are not capable of being used, in a manner that violates the prohibitions against illegal gambling in Minnesota Statutes, Section 609.75.

Notwithstanding Minnesota Rules 7865.0220, Subpart 3, an organization must continue making rent payments under the terms of this lease, if the organization or its agents are found to be solely responsible for any illegal gambling, conducted at this site, that is prohibited by Minnesota Rules 7861.0260, Subpart 1, item H, or Minnesota Statutes, Section 609.75, unless the organization's agents responsible for the illegal gambling activity are also agents or employees of the lessor.

The lessor must not modify or terminate the lease in whole or in part because the organization reported, to a state or local law enforcement authority or to the Board, the conduct of illegal gambling activity at this site in which the organization did not participate.

Other Prohibitions: The lessor will not impose restrictions on the organization with respect to providers (distributor or linked bingo game provider) of gambling-related equipment and services or in the use of net profits for lawful purposes.

The lessor, the lessor's immediate family, any person residing in the same residence as the lessor, and any agents or employees of the lessor will not require the organization to perform any action that would violate statute or rule. The lessor must not modify or terminate this lease in whole or in part due to the lessor's violation of this provision. If there is a dispute as to whether a violation occurred, the lease will remain in effect pending a final determination by the Compliance Review Group (CRG) of the Board. The lessor agrees to arbitration when a violation of this provision is alleged. The arbitrator shall be the CRG.

Access to Permitted Premises: Consent is given to the Board and its agents, the commissioners of revenue and public safety and their agents, and law enforcement personnel to enter and inspect the permitted premises at any reasonable time during the business hours of the lessor. The organization has access to the premises during any time reasonable and when necessary for the conduct of lawful gambling.

Lessor Records: The lessor must maintain a record of all money received from the organization, and make the record available to the Board and its agents, and the commissioners of revenue and public safety and their agents upon demand. The record must be maintained for 3-1/2 years.

Rent All-Inclusive: Amounts paid as rent by the organization to the lessor are all-inclusive. No other services or expenses provided or contracted by the lessor may be paid by the organization, including but not limited to:

- trash removal
- electricity, heat
- snow removal
- storage
- janitorial and cleaning services
- other utilities or services
- lawn services
- security, security monitoring
- cost of any communication network or service required to conduct electronic pull-tabs games or electronic bingo
- in the case of bar operations, cash shortages.

Any other expenditures made by an organization that is related to a leased premises must be approved by the director of the Board. Rent payments may not be made to an individual.

ACKNOWLEDGMENT OF LEASE TERMS

I affirm that this lease is the total and only agreement between the lessor and the organization, and that all obligations and agreements are contained in or attached to this lease and are subject to the approval of the director of the Gambling Control Board.

Other terms of the lease:

Signature of Lessor:	Date:	Signature of Organization Official (Lessee):	Date:
[signature]	10/20/26	[signature]	10/20/2026
Print Name and Title of Lessor: MATHIAS KUKER COO of BLIP V, LLC		Print Name and Title of Lessee: Kristin Camacho, President	

Questions? Contact the Licensing Section, Gambling Control Board, at 651-539-1900. This publication will be made available in alternative format (i.e. large print, braille) upon request. **Data privacy notice:** The information requested on this form and any attachments will become public information when received by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.

Mail or fax lease to:
Minnesota Gambling Control Board
1711 W. County Road B, Suite 300 South
Roseville, MN 55113
Fax: 651-639-4032

CC Regular Session
Meeting Date: 11/10/2026

Primary Strategic Plan Initiative:

Title:
Adopt Resolution #26-258 Not Waiving Statutory Tort Limits

Purpose/Background:
Purpose: The City is required to annually pass a resolution waiving or not waiving statutory tort limits of $500,000/$1,500,000 for its liability coverage.

The City of Ramsey annually renews its property, casualty and liability insurance coverage with the League of Minnesota Cities. A form is required to be filed by the City.

Attached is the Liability Coverage Waiver Form that is required to be signed after City Council approval of a resolution indicating whether the City chooses to waive or not waive the statutory tort limits. The tort limits are $500,000 per individual claimant on any one claim (per occurrence) or a total of $1,500,000 for all claimants per occurrence. If the City Council were to waive the statutory limits, additional insurance would need to be purchased by the City to cover the increased liability. The City has not waived the tort limits in the past and the majority of cities elect the 'not waive' option. These statutory tort limits apply regardless of whether the city purchases optional excess liability coverage.

If the City Council was to consider waiving the tort limit, staff would request rates for the increased coverage for 2027 and bring them back for consideration at a future regularly scheduled meeting of the City Council along with budget considerations.

Notification:
A League of Minnesota Cities memo regarding liability coverage options is attached to further outline liability limits, coverage limits and waivers.

Time Frame/Observations/Alternatives:
Option #1: Not Waive the Statutory Tort Limits for League of Minnesota Cities Insurance Trust Liability Coverage for the City - $500,000/$1,500,000. An individual claimant would be able to recover no more than $500,000 on any claim to which the statutory tort limits apply. The total which all claimants for any single occurrence to which the statutory tort limits apply would be limited to $1,500,000.

Option #2: Waive the Statutory tort limits and not purchase excess liability coverage - $1,500,000/$1,500,000. An individual claimant would be able to recover up to $1,500,000 on a single occurrence, whereas the total of all claimants per single occurrence, would also be limited to $1,500,000 regardless of the number of claimants. There is an additional cost to waive the tort limits not currently budgeted for.

Option #3: Waive the Statutory tort limits and purchase excess liability coverage. A single claimant could potentially recover an amount up to the limit of the coverage purchased. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants. As noted, this option is more expensive and is currently not budgeted for. There are additional costs in both waiving the limits and purchasing excess liability.

Recommendation:
Staff recommends that the City Council adopt the resolution not waiving (Option #1) the Statutory Tort Limits for liability coverage.

Outcome/Action:
Adopt Resolution #26-258 Not Waiving the Statutory Tort Limits for League of Minnesota Cities Insurance Trust Liability Coverage for the City of Ramsey.

Attachments

Reso #26-258 Not Waiving Tort Limits
Waiver Form
LMC Memo Liability Coverage

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 11:51 AM

Form Started By: Diana Lund Started On: 10/28/2026 11:29 AM
Final Approval Date: 11/05/2026

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-258

RESOLUTION NOT TO WAIVE STATUATORY TORT LIMITS FOR LMCIT LIABILITY COVERAGE

WHEREAS, city staff has reviewed the impacts of waiving and not-waiving statutory tort limits for liability insurance with the League of Minnesota Cities Insurance Trust; and

WHEREAS, City Council has determined it is in the best interest of the City to not waive the statutory tort limits for liability insurance with LMCIT.

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

1) That the City Council of the City of Ramsey does not waive the statutory tort limits for LMCIT liability coverage.

The motion for the adoption of the foregoing resolution was duly seconded by 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 10th day of November, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

LEAGUE of MINNESOTA CITIES

League of Minnesota Cities Insurance Trust
Liability Coverage Waiver Form

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Use the submit button below, otherwise, print and email to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than $500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to $2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is $2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

Select one of the options below.

◯ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04

◯ The member **WAIVES** monetary limits on municipal tort liability established by Minn. Stat. § 466.04, to the extent of the limits of the liability coverage obtained from LMCIT

LMCIT Member Name: _____

Date of member's governing body meeting: _____

Name and title of person completing this form: _____

Signature of person completing this form: _____

SUBMIT

LEAGUE OF MINNESOTA CITIES

CONNECTING & INNOVATING
SINCE 1913

RISK MANAGEMENT INFORMATION

LMCIT LIABILITY COVERAGE OPTIONS

Liability Limits, Coverage Limits, and Waivers

LMCIT gives cities several options for structuring their liability coverage. The city can choose either to waive or not to waive the monetary limits the statutes provide; and the city can select from among several liability coverage limits. This memo discusses these options and identifies some issues to consider in deciding which of the options best meets the city's needs.

Statutory Limits on Municipal Tort Liability

The statutes limit a city's tort liability to a maximum of $500,000 per claimant and $1,500,000 per occurrence. These limits apply whether the claim is against the city, against the individual officer or employee, or against both.

Coverage Limits for LMCIT's Basic Primary Liability Coverage

LMCIT's liability coverage provides a limit of $1,500,000 per occurrence, matching the per-occurrence part of the statutory municipal tort liability limit. Beside the overall coverage limit of $1,500,000 per occurrence, there are also annual aggregate limits (that is, limits on the total amount of coverage for the year regardless of the number of claims), for certain specific risks. Aggregate limits apply to the following:

Products	$2,000,000 annually
Failure to supply utilities	$2,000,000 annually
EMF	$2,000,000 annually
Limited pollution*	$2,000,000 annually
Mold	$2,000,000 annually
Land use litigation**	$1,000,000 annually
Employers liability (work comp)	$1,500,000 annually

* Includes sudden and accidental releases of pollutants; herbicide and pesticide application; sewer ruptures, overflows and backups; and lead and asbestos claims. Dredging or excavation claims are subject to a $250,000 sublimit. These limits apply to both damages and defense costs.

** Coverage is provided on a sliding scale percentage basis, which is based on participation in LMCIT's online land use training. Coverage applies to both damages and litigation costs.

More Information

For more information about land use litigation coverage, please see the memo LMCIT Coverage for Litigation Relating to Land Use.

LEAGUE OF MINNESOTA CITIES INSURANCE TRUST
145 UNIVERSITY AVE. WEST
ST. PAUL, MN 55103-2044
PHONE: (651) 281-1200
TOLL FREE: (800) 925-1122
FAX: (651) 281-1298
WEB: WWW.LMC.ORG

If the Statute Limits our Liability, Why Purchase Higher Coverage Limits?

There are several different reasons why cities should strongly consider carrying higher limits of liability coverage.

The Statutory Tort Limits Either Do Not or May Not Apply to Several Types of Claims

Some examples include:

- *Claims under federal civil rights laws.* These include Section 1983, the Americans with Disabilities Act, etc.
- *Claims for tort liability that the city has assumed by contract.* This occurs when a city agrees in a contract to defend and indemnify a private party.
- *Claims for actions in another state.* This might occur in border cities that have mutual aid agreements with adjoining states, or when a city official attends a national conference or goes to Washington to lobby, etc.
- *Claims based on liquor sales.* This mostly affects cities with municipal liquor stores, but it could also arise in connection with beer sales at a fire relief association fund-raiser, for example.
- *Claims based on a "taking" theory.* Suits challenging land use regulations frequently include an "inverse condemnation" claim, alleging that the regulation amounts to a "taking" of the property.

LMCIT's Primary Liability Coverage has Annual Limits on Coverage for a few Specific Risks

The table on page one lists the liability risks to which aggregate coverage limits apply. If the city has a loss or claim in one of these areas, there might not be enough limits remaining to cover the city's full exposure if there is a second loss of the same sort during the year. Excess liability coverage gives the city additional protection against this risk as well.

However, there are a couple important restrictions on how the excess coverage applies to risks that are subject to aggregate limits:

- The excess coverage *does not apply* to three risks: *failure to supply utilities; mold; and "limited pollution" claims if either the pollutant release or the damage is below ground or in a body of water;* and
- The excess coverage *does not automatically apply to liquor liability* unless the city specifically requests it.

The City may be Required by Contract to Carry Higher Coverage Limits

Occasionally, a contract might include a requirement the city carry more than $1,500,000 of coverage limits. Carrying excess coverage is a way to meet these requirements. (There's also another option

for cities in this situation. LMCIT can issue an endorsement to increase the city's coverage limit only for claims relating to that particular contract. There's a small charge for these "laser" endorsements.)

There may be more than One Political Subdivision Covered Under the City's Coverage

An HRA, EDA, or port authority is itself a separate political subdivision. If the city EDA, for example, is named as a covered party on the city's coverage and a claim were made that involved both the city and the EDA, theoretically the claimant might be able to recover up to $1,500,000 from both the city and the EDA, since there are two political subdivisions involved. Excess coverage is one way to provide enough coverage limits to address this situation. Another solution is for the HRA, EDA, or port authority to carry separate liability coverage in its own name.

This issue of multiple covered parties can also arise is if the city has agreed by contract to name another entity as a covered party, or to defend and indemnify another entity.

Cities Sometimes Carry Higher Coverage Limits Because of a Concern the Courts Might Overturn the Statutory Liability Limits

However, those limits have now been tested and upheld several times in Minnesota. While it's always possible that a future court might decide to throw out the statutory limits, this is now less of a concern.

Available Excess Liability Coverage Limits

Excess coverage is available in $1 million increments, up to a maximum of $5 million.

Does the Optional Excess Coverage Apply to All Types of Claims?

No. The excess liability coverage does not apply to the following types of claims: certain limited pollution claims; mold claims; claims for failure to supply utilities; auto no-fault claims; uninsured / underinsured motorist claims; workers' compensation, disability, or unemployment claims; or claims under the medical payments coverage.

Who Needs Excess Liability Coverage?

If anything, excess liability coverage is even more important to a small city rather than to a large city.

If a city ends up with more liability than it has coverage, the city will have to either draw on existing funds or go to its taxpayers to pay that judgment. A large city faced with, say, a million dollars of liability over and above what its LMCIT coverage pays might be able to spread that $1 million cost over several thousand taxpayers. The small city by contrast might be dividing that same $1 million cost among only a couple hundred taxpayers. $1 million divided among 5,000 taxpayers is $200 apiece – annoying but probably at least manageable for most taxpayers. $1 million divided among 200 taxpayers is $5,000 apiece – enough to be a real problem for many.

What's the Effect of Waiving the Per Claimant Statutory Liability Limit?

If the city chooses the "waiver" option, the city and LMCIT no longer can use the statutory limit of $500,000 per claimant as a defense. Because the waiver increases the exposure, the premium is roughly 3% higher for coverage under the waiver option.

If the city waives the statutory limit, an individual claimant could therefore recover up to $1,500,000 in damages on a claim. Of course, the individual would still have to prove to the court or jury that s/he really does have that amount of damages. Also, the statutory limit of $1,500,000 per occurrence would still apply; that would limit the individual's recovery to a lesser amount if there were multiple claimants.

Why Would the City Choose to Pay More to Get Waiver-Option Coverage?

The statutory liability limit only comes into play in a case where

- The city is in fact liable.
- The injured party's actual proven damages are greater than the statutory limit.

Highlight

The waiver option coverage does not give the city better protection. The benefit is to the injured party.

Very literally, applying the statutory liability limit means an injured party won't be fully compensated for his/her actual, proven damages that were caused by city negligence. Some cities as a matter of public policy may want to have more assets available to compensate their citizens for injuries caused by the city's negligence. Waiving the statutory liability limits is a way to do that.

Other cities may feel that the appropriate policy is to minimize the expenditure of the taxpayers' funds by taking full advantage of every protection the legislature has decided to provide. There's no right or wrong answer on this point. It's a discretionary question of city policy that each city council needs to decide for itself.

For claims the statutory tort liability limits don't apply to, it doesn't affect how the city's coverage or risk on those claims. Waiving the statutory tort limits has no effect on claims the statutory limits don't apply to.

Effects of Waiving the Statutory Limits if there is Excess Coverage

If the city has $1 million of excess coverage and chooses to waive the statutory tort limits, the claimants (whether it's one claimant or several) could then potentially recover up to $2.5 million in damages in a single occurrence. If the city carries higher excess coverage limits, the potential maximum recovery per occurrence is correspondingly higher.

Carrying excess coverage under the waiver option is a way to address an issue that some cities find troubling: the case where many people are injured in a single occurrence caused by city negligence. Suppose, for example, that a city vehicle negligently runs into a school bus full of kids, causing multiple serious injuries. $1,500,000 divided 50 ways may not go far toward compensating for those

injuries. Excess coverage under the waiver option makes more funds available to compensate the victims in that kind of situation.

The cost of the excess liability coverage is about 25% greater if the city waives the statutory tort limits. The cost difference is proportionally greater than the cost difference at the primary level because for a city that carries excess coverage, waiving the statutory tort limits increases both the per-claimant exposure and the per-occurrence exposure.

Waiving Statutory Tort Liability Limits: Increase in Risk?

There is no increase in risk for the city to end up with liability if LMCIT doesn't cover it. The waiver form specifically says the city is waiving the statutory tort liability limits only to the extent of the city's coverage.

Of course, that's not to say there is no risk the city's liability could exceed its coverage limits. We listed earlier a number of ways that could happen to any city. But the waiver doesn't increase that risk.

Can we Waive the Statutory Tort Limits for the Primary Coverage but not for the Excess Coverage?

No. If the city decides to waive the statutory tort limits, that waiver applies to the full extent of the coverage limits the city has. The city cannot partially waive the statutory limits.

Is there a Simple way to Summarize the Options?

It's not necessarily simple, but the table on the following page is a shorthand summary of what the effect would be of the various coverage structure options in different circumstances.

Your League Resource

Feel free to call the Underwriting Department at 651-281-1200 or 800-925-1122 with any questions.

Pete Tritz 12/10

LEAGUE OF MINNESOTA CITIES

CONNECTING & INNOVATING
SINCE 1913

LMCIT Liability Coverage Options

Coverage structure If the city:	On a liability claim to which the statutory limits apply		On a liability claim to which the statutory limits do not apply
	This is the maximum amount a single claimant could recover on an occurrence.	This is the maximum total amount that all claimants could recover on a single occurrence.	This is the maximum amount of damages which LMCIT would pay on the city's behalf for a single occurrence, regardless of the number of claimants.
Does not have excess coverage & Does not waive the statutory limits	$500,000	$1,500,000	$1,500,000
Does not have excess coverage & Waives the statutory limits	$1,500,000	$1,500,000	$1,500,000
Has $1,000,000 of excess coverage & Does not waive the statutory limits	$500,000	$1,500,000	$2,500,000
Has $1,000,000 of excess coverage & Waives the statutory limits	$2,500,000	$2,500,000	$2,500,000

LEAGUE OF MINNESOTA CITIES INSURANCE TRUST
145 UNIVERSITY AVE. WEST
ST. PAUL, MN 55103-2044
PHONE: (651) 281-1200
TOLL FREE: (800) 925-1122
FAX: (651) 281-1298
WEB: WWW.LMC.ORG

CC Regular Session

Meeting Date: 11/10/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:
Adopt Resolution #26-261, Approving a Final Plat for "Gather Addition"

Purpose/Background:
Elevate Hope House (the "Applicant") has submitted a Land Use Application for development of a 0.52-acre parcel in the COR, located at 7782 Sunwood Drive NW and legally described as Outlot B, COR Stone Brook Academy (the "Subject Property"). The proposed Final Plat (minor plat) will convert the existing outlot into one buildable lot to accommodate a mixed-use development (a separate case on tonight's agenda for the consideration of the Site Plan Review).

Notification:
Notification is not required for a minor plat. However, Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the Public Hearing for the associated Site Plan Review held by the Planning Commission on October 29th. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A "proposed development" sign was placed on the property along Sunwood Drive.

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

The property is City-owned and the Applicant would be purchasing the property. Development fees will be calculated at the time of Development Agreement.

Recommendation:
Staff recommends approval of the Final Plat.

Outcome/Action:
Motion to adopt Resolution #26-261, Approving a Final Plat for "Gather Addition".

Attachments

Resolution #26-261 Final Plat
Final Plat

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 12:36 PM
Form Started By: Adam Martin		Started On: 10/30/2026 11:30 AM
Final Approval Date: 11/05/2026		

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

RESOLUTION #26-261

A RESOLUTION APPROVING A FINAL PLAT FOR "GATHER ADDITION"

WHEREAS, The City of Ramsey received an application from Elevate Hope House (the "Applicant"), requesting Final Plat approval on the property legally described as follows:

Outlot B, COR Stone Brook Academy, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the Subject Property is zoned COR-1, Mixed Use Core Subdistrict, which is a mixed-use zoning designation, and guided for Mixed Use in the 2040 Comprehensive Plan; and

WHEREAS, the proposed subdivision conforms to the COR-2 Zoning District standards; and

WHEREAS, the City Council reviewed the Final Plat of Gather Addition at their meeting on November 10, 2026.

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

That the Ramsey City Council hereby grants approval of the Final Plat of Gather Addition, subject to the following conditions:

1. The Mayor and City Administrator are authorized to sign the plat.

2. The Applicant enters into a Development Agreement with the City outlining development fees and site sureties.

3. The Applicant shall comply with all Staff comments as noted in ProjectDox.

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

and the following voted against the same:

and the following abstained: and the following were absent:

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

_____
Mayor

ATTEST:

_____
City Clerk

GATHER ADDITION

City of Ramsey
County of Anoka
Section 28, T32, R25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota Municipal Corporation, owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as GATHER ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said City of Ramsey, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officer this ___ day of _____, 20__.

City of Ramsey

By _____
as_____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this ___ day of _____, 20__, by _____, as _____ of the City of Ramsey, a Minnesota Municipal Corporation.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this ___ day of _____, 20__.

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this ____ day of _____, 20___ by Jason E. Rud.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

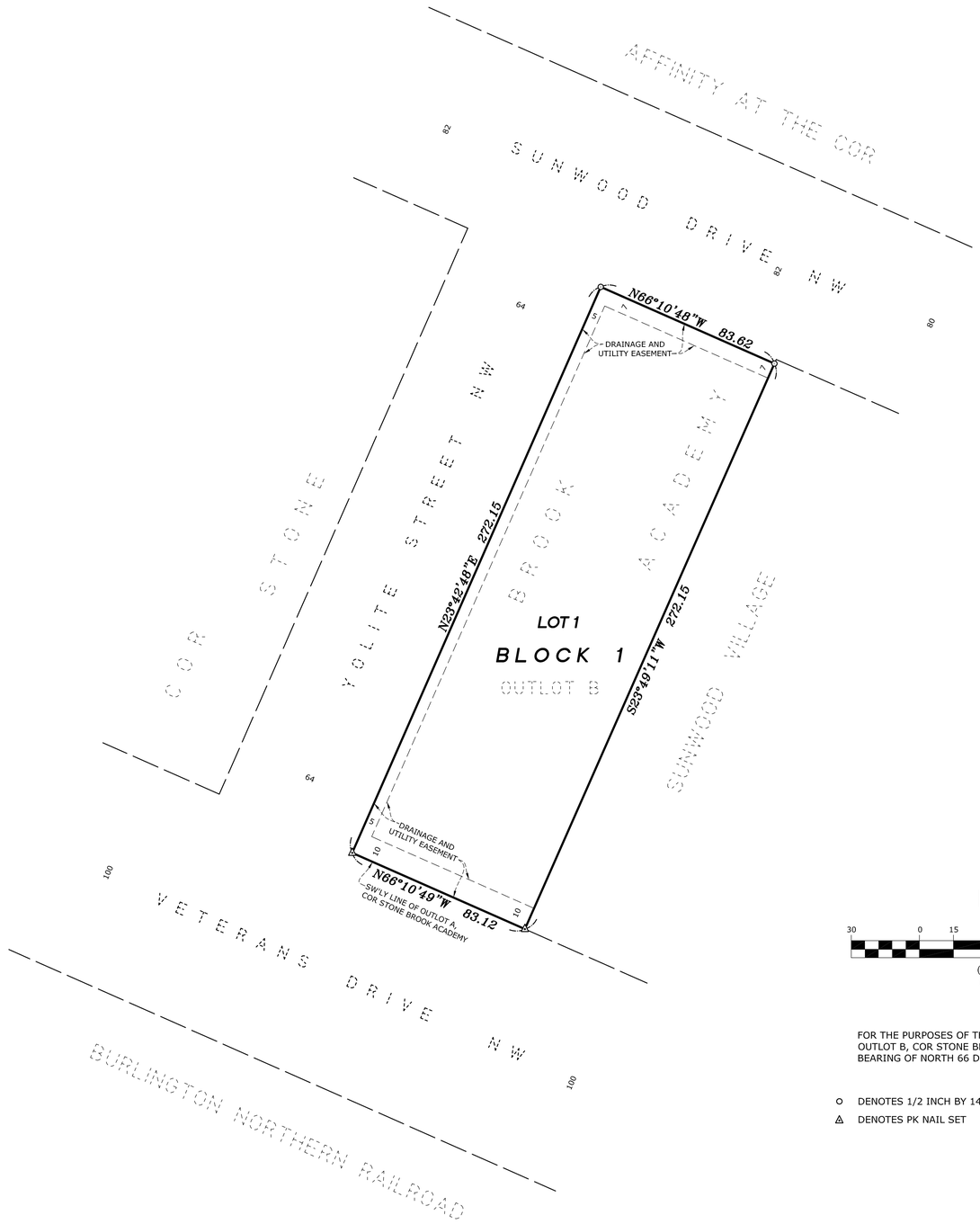
By _____, Deputy

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

I hereby certify that this plat of GATHER ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this day of _____, 20__, ___o'clock __.M. and was duly recorded in Book _____ Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy



NORTH

30 0 15 30 60 120
(SCALE IN FEET)
1 inch = 30 feet

FOR THE PURPOSES OF THIS PLAT THE SOUTHWESTERLY LINE OF OUTLOT B, COR STONE BROOK ACADEMY IS ASSUMED TO HAVE A BEARING OF NORTH 66 DEGREES 10 MINUTES 49 SECONDS WEST.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED RLS# 41578

△ DENOTES PK NAIL SET

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

CC Regular Session
Meeting Date: 11/10/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:
Adopt Resolution #26-262 Approving a Final Plat for "Rodeo Hills Third Addition"

Purpose/Background:
Mr. Greg Smith (the applicant) has submitted a Land Use Application for a Minor Plat to convert an outlot into a buildable lot at the northwest corner of Vanadium Street and 178th Lane NW.

In 1972, the plat of Rodeo Hills Estates, a 38-lot rural single-family subdivision was approved by Ramsey Township. Lot areas ranged from 0.85 acres to 2.5 acres in size, though most being one acre or smaller and all conforming to the area requirements at the time. The plat included four outlots that were reserved for future development (Outlots A through D), should septic system technologies improve as soils in those areas were not well-suited for private systems at the time. Later, in 1989, two of those outlots (C and D) were converted into buildable lots and homes were subsequently constructed. At that time, it appears the determination was made that no variances were needed to lot area (the minimum lot area for a rural lot increased to 2.5 acres in the time between the two plats) as the Second Addition was consistent with the original plat. Likewise, staff has determined that this parcel, Oultot B, could be converted to a buildable lot, with conditions consistent with the original approvals.

The lot contains a high groundwater table and approximately three feet of fill will need to be brought in to raise the building pad high enough to provide adequate separation between the groundwater and the foundation. This will likely limit the house design to a slab-on-grade (no basement), which is allowed by the City Code. The proposed Type-IV septic system is of an advanced design that will require a special license, additional maintenance, and annual reporting.

Notification:
Notification is not required for a minor plat.

Time Frame/Observations/Alternatives:
Alternatives to Consider:
1. Approve the final plat consistent with the approved plat of Rodeo Hills Estates and all of the site development conditions as recommended by staff.
2. Approve the final plat with modifications.
3. Deny the final plat based on certain findings.

Funding Source:
All costs associated with this application are the responsibility of the property owner. Additionally, development fees will be required with this plat, as outlined in the resolution.

Recommendation:
Staff recommends approval of the minor plat with the conditions that are outlined in the attached resolution.

Outcome/Action:
Motion to Adopt Resolution #26-262 Approving a Final Plat for "Rodeo Hills Third Addition"

Attachments

Location Map
Resolution #26-262
Final Plat
Sketch Plan
Proposed Septic System
Plat of Rodeo Hills Estates

Form Review

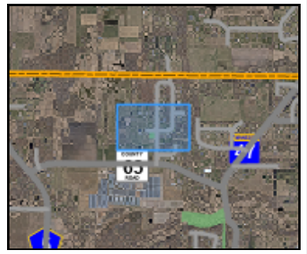
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 11:51 AM

Form Started By: Todd Larson Started On: 10/20/2026 12:02 PM

Final Approval Date: 11/05/2026

Rodeo Hills Estates 3rd Addition





PID: 02-32-25-23-0021

0 500 1000 ft

Created on: 10/13/2026

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

RESOLUTION #26-262

A RESOLUTION APPROVING A FINAL PLAT FOR "RODEO HILLS ESTATES THIRD ADDITION"

WHEREAS, The City of Ramsey received an application from Gregory and Karen Smith (the "Applicants") requesting Final Plat approval on the property legally described as follows:

Outlot B, Rodeo Hills Estates, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the Subject Property is zoned RR - Rural Residential and guided as Rural Developing in the 2040 Comprehensive Plan; and

WHEREAS, the proposed subdivision is consistent with the plat of Rodeo Hills Estates; and

WHEREAS, the City Council reviewed the Final Plat of Rodeo Hills Estates Third Addition at their meeting on November 10, 2026.

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

That the Ramsey City Council hereby grants approval of the Final Plat (minor plat) of Rodeo Hills Estates Third Addition, subject to the following conditions:

1. The following development fees are due at the time the plat is released for recording in lieu of a standard Development Agreement as no public infrastructure is proposed:

    a. Park/Trail Dedication - $4,700 (park portion) and $1,575 (trail portion) for a total of $6,275.00.

    b. Storm Water Management - $572.00

2. The Applicants acknowledge that there are development limitations on this site that necessitate certain improvements. Those improvements include constructing a Type-IV Septic System and all of the associated licenses and reporting requirements; and brining fill to the site to provide proper separation between the high ground water and the house's foundation.

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 10th day of November, 2026.

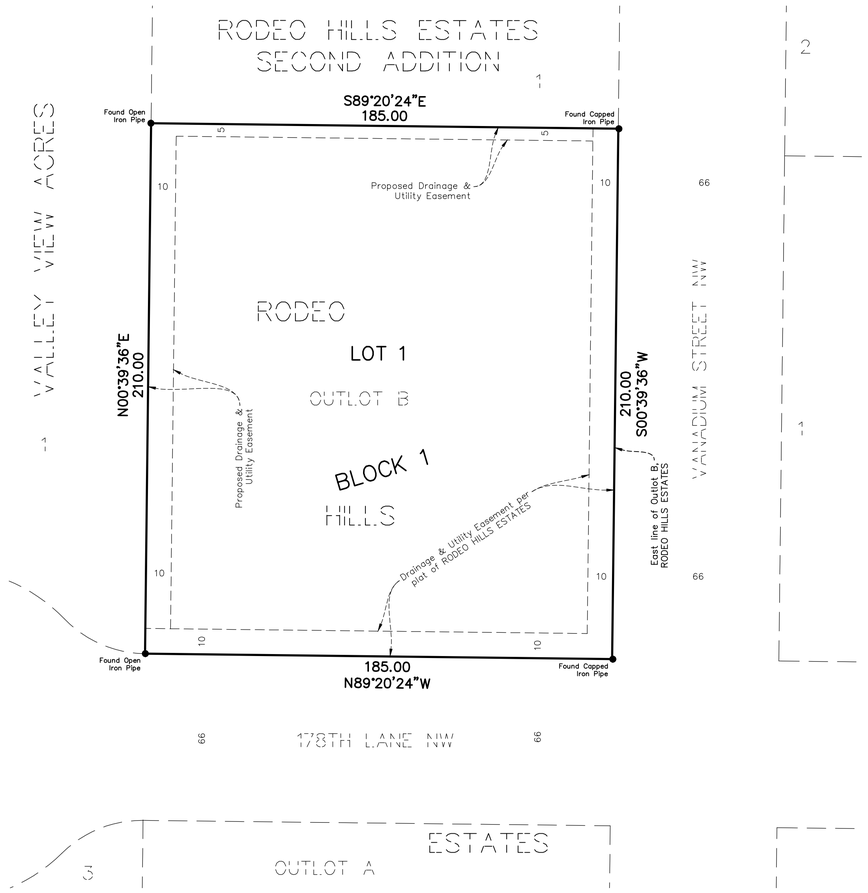
_____
Mayor

ATTEST:

_____
City Clerk

RODEO HILLS ESTATES THIRD ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 2, T. 32, R. 25



KNOW ALL PERSONS BY THESE PRESENTS: That Gregory M. Smith and Karen M. Smith, husband and wife, owners of the following described property:

Outlot B, RODEO HILLS ESTATES Anoka County, Minnesota.

Have caused the same to be surveyed and platted as RODEO HILLS ESTATES THIRD ADDITION and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Gregory M. Smith and Karen M. Smith, husband and wife, have hereunto set their hands this ____ day of _____ , 20____ .

_____ _____
Gregory M. Smith Karen M. Smith

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20_____ by Gregory M. Smith and Karen M. Smith.

_____ _____
Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____ , 20___ .

_____
Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ , 20___ by Brian Person, a Licensed Land Surveyor, Minnesota License No. 49138.

_____
Signature

_____
Print Name

Notary Public, _____ County _____

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

City Council, City of Ramsey, Minnesota

By : _____ , Mayor

By : _____ , Clerk

ANOKA COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of RODEO HILLS ESTATES THIRD ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ___ day of _____ , 20___ , at_____o'clock___ .M. and was duly recorded as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy

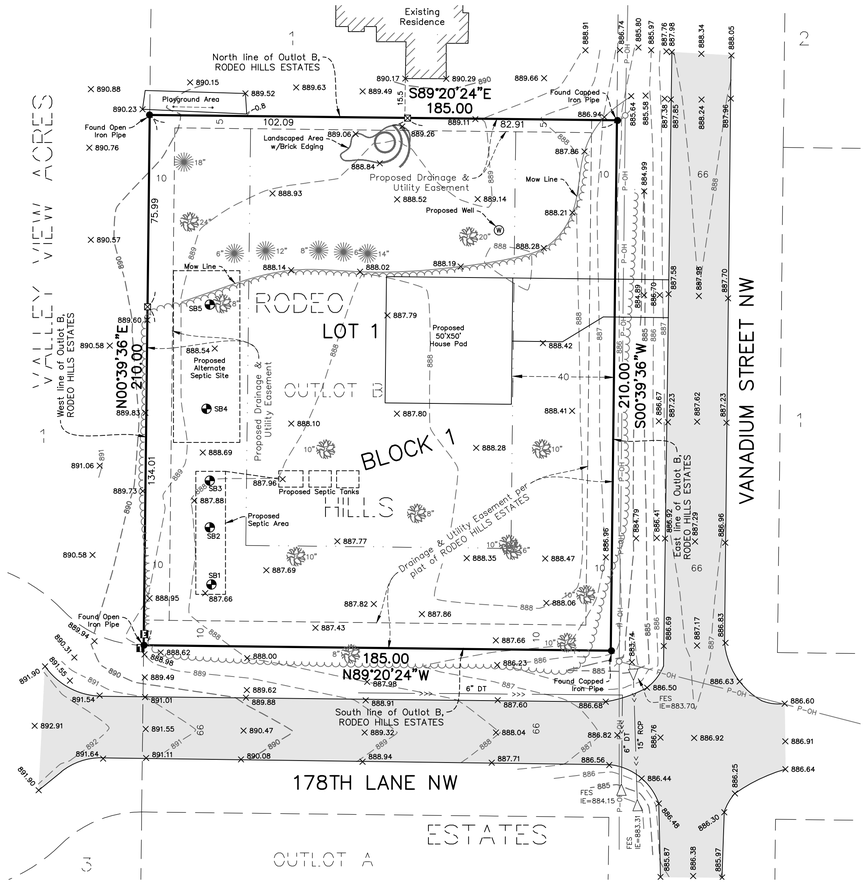
N

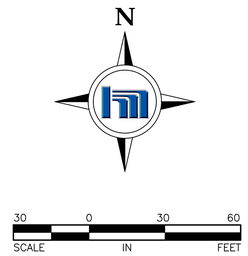
30 0 30 60
SCALE IN FEET

● Denotes a found 1/2 inch iron pipe as labeled

For the purposes of this plat the east line of Outlot B, RODEO HILLS ESTATES is assumed to bear S00°39'36"W.

Hakanson Anderson





LEGEND

- = FOUND IRON MONUMENT
- = LIGHT POLE
- = UTILITY POLE
- = GUY WIRE
- = SIGN
- = MAILBOX
- = ELECTRIC TRANSFORMER
- = TELEPHONE PEDESTAL
- P–OH — = OVERHEAD ELECTRIC
- >>– = STORM SEWER LINE
- — — = SETBACK LINE
- = EDGE OF WOODS
- = DECIDUOUS TREE (DIAMETER)
- = CONIFEROUS TREE (DIAMETER)
- = BITUMINOUS SURFACE
- = GRAVEL SURFACE
- = SOIL BORING (BY OTHERS)

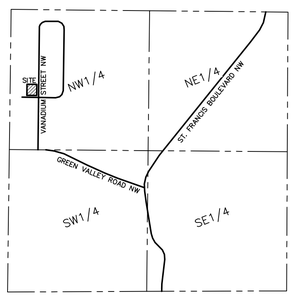
Municipality:	City of Ramsey
Existing Zoning:	RR – Rural Residential
Proposed Zoning:	RR – Rural Residential
Proposed Use:	Single Family Residential
Road Mileage:	0 LF or 0.00 Miles
Street Lighting	as required
Proposed Utilities:	Sewer: Municipal Water: Municipal
Plat Area:	Total Area: 38,850 Sq.Ft. = 0.89 Acres Proposed ROW: 0 Sq.Ft. = 0.00 Acres Park Area: 0 Sq.Ft. = 0.00 Acres
Lot Summary:	1 Single Family Residential Lot

Building Setbacks:	(Rural Residential) Front yard: 40 feet Side Corner: 40 feet Rear yard: 40 feet Side yard: 10 feet
Owner	Greg & Karen Smith 17850 Vanadium Street NW Ramsey, MN 55303 (763) 213-6959
Designer/Surveyor:	Brian Person Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 852-0486 brian@haa-inc.com

VICINITY MAP

SEC.2, T.32, R.25

NO SCALE



EXISTING PROPERTY DESCRIPTION: (PID NO. 02–32–25–23–0021)

Outlot B, RODEO HILLS ESTATES, Anoka County, Minnesota.

NOTES:

1. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Bearings are based on the Anoka County Coordinate System.
4. Approved fill will need to be brought in so that the proposed lowest floor constructed is a minimum of 3' above the highest ground water. (HWST estimated elevation=887.0)

DESIGNED BY	BP
DRAWN BY	MSS
CHECKED BY	BP
BOOK	
PAGE	
SCALE	1"=30'
DATE	10/01/26
FILE NO.	5285.01

DATE	REVISION
10/06/26	Add proposed septic, well and house locations

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

Brian Person

MN License No. 49138 Date 10/01/26

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Avenue, Anoka, Minnesota 55303
763-427-3860 FAX 763-427-0520
www.haa-inc.com

Outlot B,
RODEO HILLS ESTATES
Anoka COUNTY, MINNESOTA
Subject to easements of record, if any.

Sketch Plan
~ of ~
RODEO HILLS ESTATES
THIRD ADDITION

SHEET NUMBER
1

© 2025 HAKANSON ANDERSON, INC.

Ende Septic Service

INDIVIDUAL SEWAGE SYSTEM DESIGN SUMMARY

Property Owner: Greg Smith
Phone:
Address: XXXXX Vanadium St
PID: 02-32-25-23-0021
City: Ramsey Zip: 55303
County: Anoka County

DESIGN USAGE

Single Family Home X Other
Number of Potential Bedrooms 4
bedrooms Garbage Disposal No
Sewage Lift Pump No

SITE CHARACTERISTICS

Soil type Clay Loam,
Hydraulic Loading .45
Depth to restrictive layer 0 inches

PUMP INFORMATION-

Pump GPM & TDH 38 gpm and 16 tdh
Cycles per day 4 cycles
Gallons per cycle 150 gallons per dose
Perforation size & spacing 1/4“ perfs every 3 feet
Number, spacing, & diameter of laterals 3-2” inch, 48 ft laterals every 3 feet

CAPACITIES

Daily Water Use Est Calc 600
Septic Tank Capacity 1000-gallon trash tank
1250 gallon eco-pod tank
Pump Tank Capacity 1000 gallon-proposed

MOUND SYSTEM

Dimension of Rock Base 2-10'x50'
Depth of Rock Below Pipe 6 inches
Depth of Rock Above Pipe 3 inches
% Slope of Soil Above Bed 6%
Upslope Width 10 feet berms
Downslope Width 21 feet downslopes
Sideslope Width 12 feet upslopes

Mound Materials

Amount of Rock 24 tons
Amount of Mound Sand 128 tons
Amount of Loamy Cap 81tons
Amount of Topsoil 95 tons
Lineal Feet supply line 20 ft
Main Line Length +10-20 ft

APPROVAL

By *Tristan Ende* Date 9/02/2026

See additional information sheet if checked ☒

24910 Territorial Road • Rogers, MN 55374
763-428-4489 • www.endeseptic.com • Info@endeseptic.com

Property Address: XXXXX Vanadium St NW Ramsey, MN

Description of Wastewater Treatment System

This site is a new .9-acre lot. A 4-bedroom home is proposed on the lot. The mainline will exit the East side of the home. From the home influent is proposed to gravity flow 10 ft to a proposed 1000-gallon trash trap tank. From the outlet of the trash tank effluent will gravity flow to a proposed 1000-gallon tank with an Eco-Pod E-60-NIM. The eco-pod will have an air compressor with Blower installed above ground with a 2-inch pvc air-supply to the eco-pod. From the outlet of the eco-pod tank, effluent will pass through a Salcor UV disinfection unit, which will be installed on the inlet of the proposed 1000-gallon time dose pump tank. The pump tank must have a pump installed that can handle 38 gpm and 16 tdh. The pump must have a time dose panel installed with alarm light on the box.

The mound will have a 1 ft sandlift. The mound must have a 10'x50' rockbed installed atop the 1 ft sandlift. The mound must have 3-48 ft laterals installed inside the rockbed. Each lateral must have 1/4" perforations installed every 3 feet througout each lateral. Each lateral must have cleanouts installed to grade in either a central irrigation box or 3 individual distribution boxes.

CONSTRUCTION NOTES: Site is heavily wooded. Trees must be cut down prior to installation. Trees must be cut as low to the ground as possible but the stumps must remain. Tracked equipment is the only approved machines to cross the proposed mound sites.

The new on-site sewage treatment system is designed for a 750 gpd , Type 4 -residential in accordance with the MPCA Chapter 7080 and local ordinances.

The power supply and switches must be located outside the manhole and pumping chamber in a weatherproof enclosure. A warning device must also be installed with audio/visual alerts. The supply line must have drain back to the pumping chamber.

All tank manholes should be brought to grade upon completion of tank installation, inspection ports for the distribution boxes should also be at grade upon completion.

Keep all vehicles and construction equipment off septic area. Rutting and/or compacting the soil will change the percolation rates and may lead to system failure.

Homeowner to verify all property lines and all relevant setbacks. Homeowner/homebuilder and septic installation company must verify all wetland setbacks, property lines setback and well setbacks prior to installation. A verified survey is best.

Septic System Design
Additional Information

Installer to verify all elevations, dimensions, and ensure proper fall to pipes. Pitch pump chamber outlet to ensure complete drain back to pump chamber.

Establish turf to prevent erosion and freezing.

Each tank is to be pumped through the maintenance cover when serviced. Do not pump through inspection pipes.

Homeowner is responsible for all costs involved in servicing, monitoring, and mitigating the system.

All construction to be performed in accordance with MN Rule 7080.
Nothing other than human waste, toilet tissue, laundry, showers, water softener etc. should be disposed of into the septic tank. Recommend iron filters be diverted out of the system. Recommended to divert the water softener as well. Garbage disposals are not recommend, due to adding more solids and fine solids passing through the system. Excessive amounts of soap, antibacterial soaps, cleaning agent, showers, cleaners used every shower and chlorine agents may kill the bacteria needed to treat septic effluent. Additives are not recommended. Recommend laundering be limited to 3 loads per day.

IRON FILTERS ARE NOT ALLOWED IN THE SEPTIC SYSTEM. IF AN IRON FILTER IS INSTALLED IT VOIDS ALL WARRANTIES AND GUARANTEES OF SYSTEM LONGEVITY BY INSTALLER AND DESIGNER>

Maintenance Requirements
Operating permit is required for this type 4 septic system. An annual inspection of all technologies and required sampling must be completed by a service provider.
Three Management plans are attached, one for the ecopod, one for the salcor disinfection lights and one for the mound system.

Tristan Ende

ArcGIS Web Map



9/2/2026, 3:33:24 PM *Tristan Ende*

1:450

0 20 40 80 ft

0 5 10 20 m

2011 purple code

ECOPOD & MOUND SYSTEM

www.SepticResource.com (vers 24.8)

Property Owner: Greg Smith **Date:** 9/2/2026

Site Address: XXXXX Vanadium St NW **PID:** 02-32-25-23-0021

Comments: EMPTY LOT

instructions: [ ] = site specific input [ ] = adjust if desired [ ] = self-calculated (DO NOT ADJUST)

1) 4 bedroom Type IV Residential System

2) 600 GPD design flow (average flow should be < 70% of design flow)

PRETREATMENT: (Residential strength to level "A")

3) 1000 Gallon Trash trap (1st compartment) (1 days design flow)

4) 1250 Gallon Treatment tank (2nd compartment) (1.5 days design flow, minimum)

5) 600 Gallon ECOPOD unit
UV light req'd Yes

DISPERSAL:

6) 0.45 GPD/ft^2 Soil Loading Rate [ ] ft^2 (code minimum) 500 ft^2 (design size / LUG req'd)
Treatment Level A/B (must match soil boring log)

7) 10.0 ft desired bed width, leads to a 50.0 ft bed length
(25' maximum)

8) 3.0 ft lateral spacing 3.0 ft perforation spacing (maximum 3 for both)
end feed manifold connection

9) 3 laterals 48.0 feet long 17.0 perfs / lateral 51 perfs total
(1/2 perf means the 1st perf starts at the middle feed manifold)

10) 1/4" inch perfs at 1 feet residual head gives 0.74 gpm flow rate per perforation
(If bed has > 1' of cover, increase residual head for cleanout req's)
for this perf size & spacing, & pipe size on line 13, max perfs/lateral = 25, line #9 must be less --> OK

11) 4.0 doses per day (4 minimum)

12) 150 gallons per dose (treatment volume)

13) 2.00 inch diameter laterals must be used to meet "4x pipe volume" requirement

14) 50 feet of 2.0 inch supply line leads to 9 gallons of drainback volume
(Tip: "top feed" manifold to control the drainback)

15) 159 gallons TOTAL pump out volume (treatment + drainback)

16) 10 feet vertical lift from pump to drainfield laterals, leads to a

17) 38 GPM @ 18 feet of head, DISPERSAL Pump requirement
(>50 gpm may require additional 3-6' head allowance for discharge assembly)

18) 500 gal Dose tank (code minimum) 1000 gal Dose tank (design size / LUG req'd) at 23.00 gpi

19) 6.9 inch swing on Demand float, or Timed dosing of 4.2 min ON (confirm pump rate with drawdown
(to deliver Average flow, 66% of Peak design flow) 8.5 hrs OFF - normal test and adjust as necessary)
5.9 hrs OFF - peak / OR

20) 12 inches of from bottom of tank to "pump OFF" float

21) 19 inches from bottom of tank to "pump ON" float, or 12 inches to "timer ON" float if time dosed

22) 22 inches from bottom of tank to "Hi Level" float, or 32 inches to "Hi Level" float if time dosed

23) 494 gallons reserve capacity (after High Level Alarm is activated - demand dosed)

24) 0 inches, or 0.00 ft. to Redox or other limiting condition (This must match the soil boring log)
Treatment zone contains 0 inches 0% soil credit and 0 inches 50% soil credit

25) 12 inches, or 1.00 ft. of vertical separation required
leads to bottom of rock no more than:

26) -12 inches, or 1.0 ft. Above existing grade **CRITICAL FOR FUTURE CERTIFICATIONS!!!**

27) 6 inches of rock below the pipe
2 inches of rock to cover the pipe

28) Overall Dimensions: 10.0 ft. wide by 50.0 ft. long Pressure Bed

29) Rock Bed materials:
10 ft. by 50.0 ft. by 8 inches total, plus 20% gives 15 yd^3 or *1.4= 21 ton

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Tristan Ende	Ende Septic Service	L2654	9/2/2026
Designer Signature	Company	License#	Date

Installer Summary

PRETREATMENT:

1000 gallon trash trap (1st compartment)
1250 gallon treatment tank (2nd compartment)

(IMPORTANT - Water level to be 2" above media)

600 gallon ECOPOD unit
Blower - 2" air supply line (minimum) & 3" exhaust vent line (minimum)
electrical supply - one 12-2g wire, minimum

UV light req'd Yes

DISPERSAL:

1000 gallon Dose tank (minimum) at 23.00 gpi

38 GPM @ 18 ft. of head, DISPERSAL Pump

(Time Dosing generally required)

6.9 inch swing on Demand float or 4.2 minutes ON time & 8.5 hours OFF time average flow

19 inches from bottom of tank to "pump ON" float, or 12 inches to "timer ON" float IF time dosed
22 inches from bottom of tank to "Hi Level" float, or 32 inches to "Hi Level" float IF time dosed

50 ft. of 2.0 inch supply line with end feed manifold connection

3 laterals 2.00 inch diameter 48.0 feet long 3.0 ft lateral spacing

1/4" inch perfs 3.0 ft perforation spacing

3 clean out & valve box assembly

Bottom of rock no more than:
-12 inches, or 1.0 ft. Below existing grade

6 inches of rock below the pipe

Overall Dimensions: 10 ft. wide by 50.0 ft. long Pressure Bed

Rock Bed materials: 15 yd^3 or *1.4= 21 ton

INSPECTOR CHECKLIST - ECOPOD - Pressure bed

XXXXX Vanadium St NW

- ☐ WELL setbacks: 20' -50' to sewer line req's MDH pressure test form (5 psi for 15 min)
  50' to everything 100' to drainfield with shallow well
- ☐ PROPERTY LINES setback: 10' to everything
- ☐ Road setback: platted: 10' prop line. Metes & bounds: out of road easement, or outer ditch.
- ☐ LAKE / BLUFF setback: 20' for bluff. Lakes: GD ___, RD ___, NE ____. Protected wetland ___.
- ☐ Building setbacks: 10' for everything, 20' for dispersal area.
- ☐ WATER LINE under pressure 10' to bed,tank & sewer line. (else sewer line > 12" below)

- ☐ Sewer line & tank connection (no hard 90's, Long sweep 90 or 2-45's, slope minimum 1" in 8' =1%)
  (no depth req's, clean out every 100', Sch 40 pipe)
- ☐ Septic tank and risers (water tight risers, baffles, insulated, proper depth, existing verified by pumping)

- ☐ mfg_____ 1000 gal trash trap (1st compartment)
- ☐ 1250 gal treatment tank (2nd compartment)
- ☐ 600 gallon ECOPOD unit **(IMPORTANT - water level to be 2" above media !)**
  Blower - 2" air supply (minimum) & 3" Ecopod exhaust vent (minimum)
- ☐ UV light req'd Yes electrical supply - one 12-2g minimum

Dispersal:

- ☐ Dose tank, risers and piping (water tight, insulated, proper depth, drainback)
  mfg_____ 1000 gallons **(Time Dosing generally req'd)**
- ☐ dose pump _____ 38 gpm 18 head VERIFY PUMP CURVE 4.2 min ON 8.5 hr OFF
  average flow
- ☐ float setting drop 6.9 inches at 23 gpi "DESIGNED"
  159.0 gal dose divided by _____ gpi "INSTALLED" = _____ inches float drop (field corrected)
  LABEL pump requirements and drawdown on riser or panel
- ☐ Cam lock reachable from grade - 30" max. J-hook weep hole. Supply line access (no hard 90's)

- ☐ 2.0 inch supply pipe: sch40, sloped 1/8"+, supported by 4" sch40 sleeve or compacted, and buried 6"+.

- ☐ splice box / control panel / electrical connections / Hi Level Alarm

- ☐ Bed dimensions 10 X 50.0
- ☐ Rock depth below pipe 6 inches
- ☐ Rock bottom elevation -12.0 inches from Grade to bottom of rock (max)

- ☐ cover depth of 12"+ VERIFY
- ☐ 3 laterals (1-2' from edge of rock)
- ☐ 2.00 inch pipe size (sch40 pipe & fittings)
- ☐ 3.0 ft lateral spacing

- ☐ 1/4" inch perforations (smaller is ok)

- ☐ 3.0 ft perforation spacing

- ☐ Air inlet at end of laterals, and at top feed manifold. VERIFY
- ☐ clean outs (deep bed 2' of head) (no hard 90's)
- ☐ 4" inspection pipe to bottom of rock, anchored VERIFY

- ☐ Abandon existing system if necessary ☐ Re-use existing tank certification
- ☐ monitoring plan and type _____
- ☐ well abandonment if necessary

"Type IV - performance"

Monitoring and Maintenance Disclosure

Property address: _____

The septic system designed for this site has been classifed as a **Type IV** system and will therefore require ongoing monitoring and maintenance for the life of the system.

It is the owners responsibility to discuss these requirements (as listed on the permit) and their respective intervals and costs with their septic designer and/or maintenance provider.

Monitoring and maintenance may include (but is not limited to):

- Manufacturer required maintenance

- Tank pumping

- Taking Lab samples

It is the owners responsibility to hire an M.P.C.A licensed septic professional to perform this work, and for that professional to submit an annual report to the Local Unit of Governement.

All other long term septic system costs such as repairs and emergency service calls outside of any warranty coverage (if applicable), are outside the scope of this disclosure.

I acknowledge and understand these requirements, and agree to contract a licensed professional to monitor and maintain this system.

_____ _____

Owner Signature Date

Owners Septic System Management Plan & Operating Permit

Date: 9/2/2026

Property Address: XXXXX Vanadium St NW

Septic Systems can be an expensive investment, good maintenance will ensure they last a lifetime. The purpose of a septic system is to properly "decompose" the pollutants before the water is recycled back into the groundwater. If you're not taking this seriously, ask yourself where your well water comes from.

Your septic design lists all the components of your system and their location. Keep the design, this management plan and the UofM "Septic System Owners Guide" in a safe place for future reference. For a copy of the Owners guide call the University of MN at 1-800-876-8636.

Some of the following tasks you can do yourself, some require a professional, but is it YOUR responsibility to see that it gets done.

Homeowner Tasks

- Do your best to conserve water. Don't overload your septic with multiple large water uses at the same time or on the same day.
- Fix household leaks promptly (leaky toilet, dripping faucets).
- Limit bleach and anti-bacterial products. Use Biodegradable dishwasher detergent.
- Consider a lint filter on your clothes washer.
- Regularly check for wet or spongy soil around your drainfield.
- Have a septic professional check your tanks every 3 years to determine if they need pumping.
- If you have a septic tank filter (effluent filter) clean it on a regular basis (or have a professional do it).
- If a septic alarm goes off, call your septic professional to diagnose the problem.
- Notify the County/City/Township when this management plan is not being met.
- Be aware of and protect your secondary drainfield site.

Professional Tasks

- Disclose the location of the secondary drainfield (if applicable).
- Respond to alarms and diagnose problems as needed.
- Review water use with the owner, check for a "soggy" drainfield.
- Pump the septic tanks as needed and ensure they are in proper working order.
- Verify the pump, dose amount, HI Level Alarm & drainback are all working properly.

- Operating Permit:
  SERVICE PROVIDER is to maintain pretreatment system per Mfg req's: 1-2 times per year, and follow operating permit/monitoring plan requirements of:

_____

_____

_____

"As the owner, I understand it is my responsibility to properly operate and maintain this septic system".

Property Owner Signature: _____ **Date** _____

2011 purple code

Mound Design

www.SepticResource.com (vers 24.8)

Property Owner: Greg Smith **Date:** 9/2/2026

Site Address: XXXXX Vanadium St NW **PID:** 02-32-25-23-0021

Comments: Eco-Pod Design

instructions: [ ] = enter data [ ] = adjust if desired [ ] = computer calculated - DO NOT CHANGE!

1) 4 bedroom Type I Residential System

2) 600 GPD design flow

3) No Garbage disposal or pumped to septic

4) 1000 Gal Septic tank (code minimum) 1000 Gal Septic tank (design size / LUG req'd)
Tank options: none

5) 1.2 GPD/ft^2 mound sand loading rate contour loading rate of 12 req's a min 50 ft. long rockbed

6) 10.0 ft rockbed width 50.0 ft rockbed length

7) 3.0 ft lateral spacing 3.0 ft perforation spacing (maximum of 3 for both)
end feed manifold connection

8) 3 laterals 48.0 feet long 17.0 perfs / lateral 51 perfs total
(1/2 a perf means the first perf starts at the middle feed manifold)

9) 1/4" inch perfs at 1 feet residual head gives 0.74 gpm flow rate per perforation

for this perf size & spacing, & pipe size on line 12, max perfs/lateral = 25 , line #8 must be less --> OK

10) 4.0 doses per day (4 minimum)

11) 150 gallons per dose (treatment volume)

12) 2.00 inch diameter laterals must be used to meet "4x pipe volume" requirement

13) 20 feet of 2.0 inch supply line leads to 3 gallons of drainback volume
(Tip: "top feed" manifold to control the drainback)

14) 153 gallons TOTAL pump out volume (treatment + drainback)

15) 10 feet vertical lift from pump to mound laterals, leads to a:

16) 38 GPM @ 16 feet of head, Pump requirement (note: >50gpm may require an extra 3-6' of head)

17) 500 gal Dose tank (code minimum) 1000 gal Dose tank (design size / LUG req'd) at 23.00 gpi
leads to a:
REQUIRED Time Dosing of:

18) 6.7 inch swing on Demand float, (this delivers Average flow, =70% of Peak design flow)

	4	min ON
19) 12	8.5	hrs OFF - normal
20) 19	12	inches to "Timer ON" float
21) 22	32	inches to "Hi Level" float
	5.9	hrs OFF - peak / OR

22) 494 gallons reserve capacity (after High Level Alarm is activated-demand dosed)

23) 0.45 gpd/ft^2 Absorption area Soil Loading Rate, (this must match the soil boring log) which gives a mound ratio of 2.7 (minimum) desired mound ratio 2.7

24) 3 percent site slope (0-20% range) 3 (% downslope site slope, if different than upslope)

25) 0 inches, or 0.0 ft. to Redox or other limiting condition (need at least 12" to be a Type I)

Treatment zone contains 0 inches of 0% soil credit, and 0 inches of 50% soil credit. Giving a:

26) 12 inch, or 1.0 ft. Sand Lift Mound **CRITICAL FOR FUTURE CERTIFICATIONS!!!**

27) 27.0 ft.Total ABSORPTION width (with sand beyond rockbed as follows:)

28) 0.0 ft. upslope and sideslope
17.0 ft. Downslope

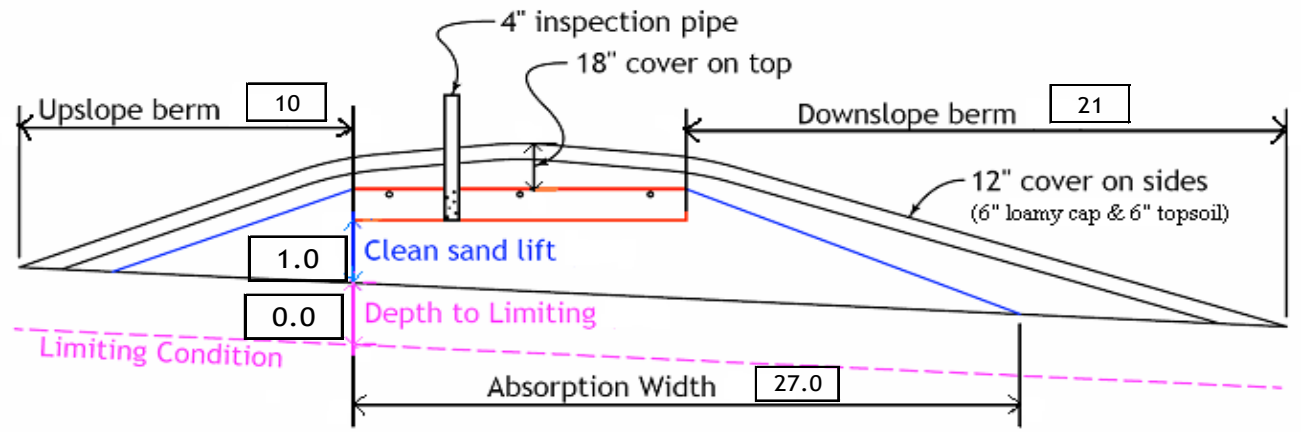
Individual slope ratios give BERM widths (topsoil beyond rockbed) of:

29) 4:1 upslope ratio 10 ft. upslope berm

30) 4:1 sideslope 12 ft. sideslope berms

31) 4:1 downslope 21 ft. downslope berm

32) Overall Dimensions: 10.0 ft. wide by 50.0 ft. long Rock bed
41 ft. wide by 74 ft. long Mound footprint



Note:
For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.
For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

33) Rock Bed:
10.0 ft. by 50.0 ft. by 6 inches under pipe, plus 20% gives 17 yd^3 or *1.4= 24 ton

34) Mound Sand: (note: volume is based on 3:1/4:1 slope from top of rockbed, Exchange sand for loamy cap if desired)
17.5 up + 29.4 downslope + 7.8 ends + 21.3 under rock = 91 yd^3 or *1.4= 128 ton
plus 20%

35) Loamy Cap:
37 ft. by 70 ft. 6" deep, plus 20% gives 58 yd^3 or *1.4= 81 ton

36) Topsoil:
41 ft. by 74 ft. 6" deep, plus 20% gives 68 yd^3 or *1.4= 95 ton

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Tristan Ende	Ende Septic Service	L2654	9/2/2026
Designer Signature	Company	License#	Date

Installer Summary

1000 gallon Septic tank (minimum) Tank options: none

1000 gallon Dose tank (minimum) at 23.00 gpi

38 GPM @ 16 ft. of head, Pump required

6.7 inch swing on Demand float which translates to roughly 4.4 inches of float tether length

REQUIRED Time Dosing of:

4 minutes ON

8.5 hours OFF - normal

19 inches from bottom of tank to "pump ON" float, or

22 inches from bottom of tank to "Hi Level Alarm" or

12 inches to "timer ON" float

32 inches to "Hi level" float

20 ft. of 2.0 inch supply line with end feed manifold connection

(Tip: "top feed" manifold to control drainback)

12 inch, or 1.0 ft. Sand Lift Mound

10.0 ft. wide by 50.0 ft. long Rock bed

3 laterals 2.00 inch diameter 48.0 ft. long 3.0 ft. lateral spacing

1/4" inch perfs 3.0 ft. perforation spacing

No Effluent filter & optional alarm

3 clean out & valve box assemblies

27.0 ft.Total sand ABSORPTION width (minimum)

0.0 ft. upslope and sideslope (sand beyond rockbed, minimum)

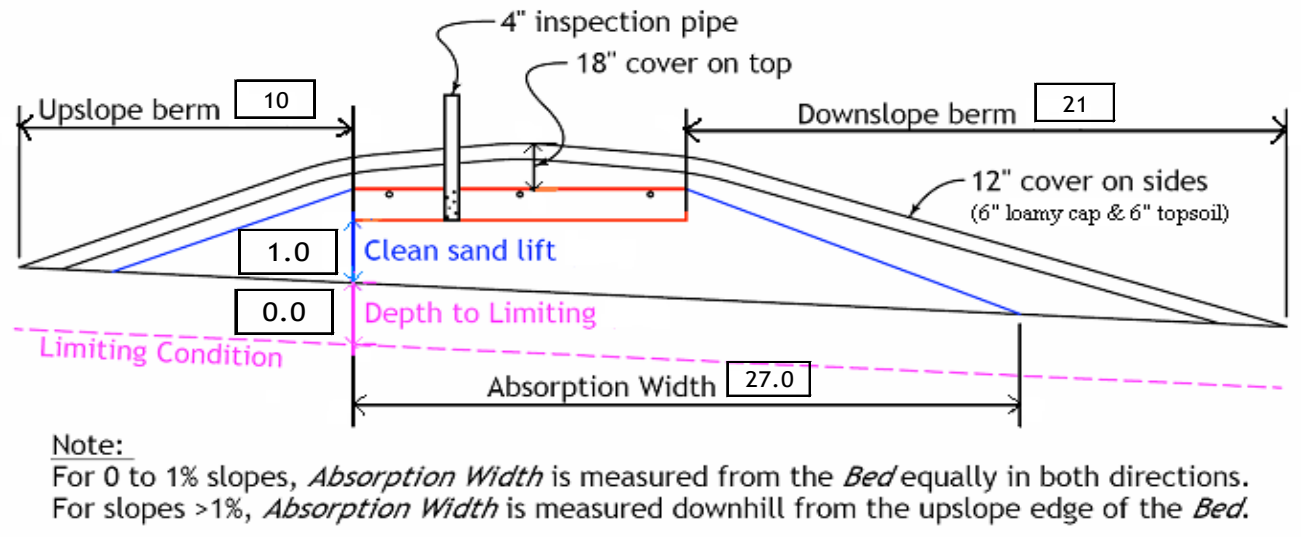
17.0 ft. Downslope (sand beyond rockbed, minimum)

Specific slope ratios give BERM widths (topsoil beyond rockbed) of:

4:1 upslope ratio 10 ft. upslope berm

4:1 sideslope 12 ft. sideslope berms

4:1 downslope 21 ft. downslope berm



Note:
For 0 to 1% slopes, *Absorption Width* is measured from the *Bed* equally in both directions.
For slopes >1%, *Absorption Width* is measured downhill from the upslope edge of the *Bed*.

Rock Bed:	17.0	yd^3 or *1.4=	24	ton	6 inches under pipe
Mound Sand:	91	yd^3 or *1.4=	128	ton	calculation based on 3:1/4:1 slope from top of rockbe
Loamy Cap:	58	yd^3 or *1.4=	81	ton	6" deep
Topsoil:	68	yd^3 or *1.4=	95	ton	6" deep

INSPECTOR CHECKLIST - mound

XXXXX Vanadium St NW

☐ WELL setbacks: 20'- 50' to sewer line req's MDH pressure test form (5 psi for 15 min)
50' to everything 100' to drainfield with shallow well

☐ PROPERTY LINES setback: 10' to everything

☐ Road setback: platted: 10' prop line. Metes & bounds: out of road easement, or outer ditch.

☐ LAKE / BLUFF setback: 20' for bluff. Lakes: GD ___, RD ___, NE ____. Protected wetland ___.

☐ Building setbacks: 10' for everything, 20' for dispersal area.

☐ WATER LINE under pressure 10' to bed,tank & sewer line. (else sewer line > 12" below)

☐ Sewer line & tank connection (no hard 90's, long sweep 90 or 2-45's, slope minimum 1" in 8' = 1%)
(no depth req's, clean out every 100', Sch 40 pipe)

☐ Septic tank and risers (water tight risers, baffles, insulated, proper depth, existing verified by pumping)
mfg_____ 1000 gallons none

☐ Riser over outlet, riser over inlet or center, and 6"+ inspection pipe over any remaining baffles.

☐ No effluent filter & optional alarm

☐ Dose tank, risers and piping (water tight risers, insulated, proper depth, drainback)
mfg_____ 1000 gallons

REQUIRED Time Dosing of:
4 min ON 8.5 hr OFF

☐ dose pump _____ 38 gpm 16 head VERIFY PUMP CURVE

☐ verify that installed "vertical lift from pump to laterals" is no more than design value of 10 feet

☐ float setting drop 6.7 inches at 23.0 gpi "DESIGNED" 4.4 inches approx float tether length
153.0 gal dose divided by _____ gpi "INSTALLED" = _____ inches float drop (field corrected

LABEL pump requirements and drawdown on riser or panel

☐ Cam lock reachable from grade - 30" max. J-hook weep hole. Supply line access (no hard 90's)

☐ 2.0 inch supply pipe: Sch40, sloped 1/8"+, supported by 4" sch40 sleeve or compacted, and buried 6"+.

☐ splice box / control panel / electrical connections / Hi Level Alarm

☐ flow measurement: CT, ETM, time dosed, home water meter

☐ mound absorption area rough up

☐ mound rock dimensions 10.0 X 50.0

☐ Sand lift depth 12 inches. (Jar test : 2" sand leaves < 1/8" silt after 30 min)

☐ Absorption Sand beyond rock 0.0 upslope 17.0 downslope

☐ Bermed topsoil beyond rockbed 10 upslope 12 sideslope 21 downslope

☐ cover depth of 12-18"+ VERIFY

☐ 3 laterals (1-2' from edge of rock)

☐ 2.00 inch pipe size (Sch40 pipe & fittings)

☐ 3.0 ft lateral spacing

☐ 1/4" inch perforations

☐ 3.0 ft perforation spacing

☐ Air inlet at end of laterals, and at top feed manifold if necessary. VERIFY

☐ clean outs (no hard 90's)

☐ 4" inspection pipe to bottom of rock, anchored VERIFY

☐ Abandon existing system - if necessary ☐ Re-use existing tank certification

☐ monitoring plan and type _____

☐ well abandonment form - if necessary

Soil Observation Log

Owner Information

Property Owner / project: Greg Smith Date 9/2/2026

Property Address / PID: XXXXX Vanadium St NW

Soil Survey Information

☐ refer to attached soil survey

Parent matl's: ☑ Till ☐ Outwash ☐ Lacustrine ☐ Alluvium ☐ Organic ☐ Bedrock

landscape position: ☐ Summit ☐ Shoulder ☑ Side slope ☐ Toe slope

soil survey map units: DIA slope 3 % direction- downhill

Soil Log #1

☑ Boring ☐ Pit Elevation _____ Depth to SHWT 6"

Depth (in)	Texture	fragment %	matrix color	redox color	consistence	grade	shape
0-6	loam	<35	10YR3/2		Friable	Weak	Blocky
6-13	Clay Loam	<35	10YR3/2	5YR5/8	Friable	Moderate	Blocky
13-21	Clay Loam	<35	10YR4/4	5YR5/8,10RY6/2	Friable	Moderate	Blocky
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive

Comments:

XXXXX Vanadium St NW			**Soil Log #2**				
	☑ Boring	☐ Pit	Elevation _____		Depth to SHWT 4"		
Depth (in)	Texture	fragment %	matrix color	redox color	consistence	grade	shape
0-4	Loam	<35	10YR3/2		Friable	Weak	Blocky
4-11	Loam	<35	10YR3/2	5YR5/8	Friable	Moderate	Blocky
11-18	Clay Loam	<35	10YR3/4	5YR5/8,10YR6/2	Friable	Moderate	Blocky
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive

XXXXX Vanadium St NW			**Soil Log #3**				
	☐ Boring	☐ Pit	Elevation _____		Depth to SHWT 6"		
Depth (in)	Texture	fragment %	matrix color	redox color	consistence	grade	shape
0-6	Loam	<35	10YR3/2		Friable	Weak	Blocky
6-9	Clay Loam	<35	10YR4/3	5YR5/8	Friable	Moderate	Blocky
9-17	Clay Loam	<35	10YR4/3	5YR5/8,10YR6/2	Friable	Moderate	Blocky
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive

I hereby certify this work was completed in accordance with MN 7080 and any local req's.

Tristan Ende — Designer Signature

Ende Septic Service — Company

L2654 — License #

LUG soil verify Signature + LUG media elev/depth Signature = Soil Separation Report

XXXXX Vanadium St NW			**Soil Log #4**				
	☑ Boring	☐ Pit	Elevation		Depth to SHWT	7"	
Depth (in)	Texture	fragment %	matrix color	redox color	consistence	grade	shape
0-7	Loam	<35	10YR3/2		Friable	Weak	Blocky
7-16	Loam	<35	10YR3/2	5YR5/8	Friable	Moderate	Blocky
16-23	Clay Loam	<35	10YR4/3	5YR5/8,10YR6/2	Friable	Moderate	Blocky
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive

XXXXX Vanadium St NW			**Soil Log #5**				
	☑ Boring	☐ Pit	Elevation		Depth to SHWT	5"	
Depth (in)	Texture	fragment %	matrix color	redox color	consistence	grade	shape
0-5	Loam	<35	10YR3/2		Friable	Weak	Blocky
5-14	Loam	<35	10YR3/2	5YR5/8	Friable	Moderate	Blocky
14-20	Clay Loam	<35	10YR3/4	5YR5/8,10YR6/2	Friable	Moderate	Blocky
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive
		<35 35 - 50 >50			loose friable firm rigid	loose weak moderate strong	single grain granular blocky prismatic platy massive

I hereby certify this work was completed in accordance with MN 7080 and any local req's.

Tristan Ende — Designer Signature

Ende Septic Service — Company

L2654 — License #

Preliminary & Field Evaluation Form

Owner Information

Date	9/2/2026	Sec / Twp / Rng	
Parcel ID	02-32-25-23-0021	LUG (county, city, township)	City of Ramsey
Property Owner:	Greg Smith	Owners address (if different)	
Property Address:	XXXXX Vanadium St NW		
City / State / Zip:	Ramsey, MN 55303		

Flow Information and Waste Type / Strength

Estimated Design flow: 600

Comments:

Anticipated Waste strength	☐ Hi Strength	☑ Domestic
Any Non-Domestic Waste	☐ Yes (class V)	☑ No
Sewage ejector/grinder pump	☐ Yes	☑ No
Water softener	☑ Yes	☐ No
Garbage Disposal	☐ Yes	☑ No
Daycare / In home business	☐ Yes	☑ No

Site Information

Existing & proposed lot improvements located (see site map)	☑ Yes	☐ No	Well casing depth	to be drilled
Easements on lot located (see site map)	☑ Yes	☐ No	Drainfield w/in 100' of residential well	☐ Yes ☑ No
Property lines determined (see site map)	☑ Yes	☐ No	Site w/in 200' of transient noncommunity water supply (TNCWS)	☐ Yes ☑ No
Req'd setbacks determined (see site map)	☑ Yes	☐ No	Site w/in an inner wellhead mgmt zone (CWS/NTNCWS)	☐ Yes ☑ No
Utilities located & identified (gopher state one call)	☑ Yes	☐ No	Buried water supply pipe w/in 50' of system	☐ Yes ☑ No
Access for system maintenance (shown on site map)	☑ Yes	☐ No	Site located in Shoreland (w/in 1000' of lake, 300' of river)	☐ Yes ☑ No
Soil treatment area protected	☑ Yes	☐ No	Site map prepared with previous items included	☑ Yes ☐ No

Construction related issues

Soil Information

Evidence of site:

Cut	☐ Yes	☑ No
Filled	☐ Yes	☑ No
Compacted	☐ Yes	☑ No
Disturbed	☐ Yes	☑ No

Original soils ☑ Yes ☐ No

Soil logs completed and attached ☑ Yes ☐ No

Perk test completed and attached (if applicable) ☐ Yes ☑ No

Soil loading rate (gpd/ft^2) 0.45

Percolation rate (if applicable) _____

Depth/elev to SHWT 0.00

Flooding or run-on potential (comments) ☐ Yes ☐ No

Depth to system bottom maximum (or elev minimum) -12.00

Flood elevation (if applicable) _____

Depth/elev to standing water (if applicable) _____

Elevation of ordinary high water level (if applicable) _____

Depth/elev to bedrock (if applicable) _____

Soil Survey information determined (see attachment) ☑ Yes ☐ No

Floodplain designation and elev - 100 yr/10 yr (if applicable) _____

Differences between soil survey and field evaluation (if applicable) _____

I hereby certify this evaluation was completed in accordance with MN 7080 and any local req's.

Tristan Ende
Designer Signature

Ende Septic Service
Company

L2654
License #

Owners Septic System Management Plan

Date: 9/2/2026

Property Address: XXXXX Vanadium St NW

Septic Systems can be an expensive investment, good maintenance will ensure they last a lifetime. The purpose of a septic system is to properly "decompose" the pollutants before the water is recycled back into the groundwater. If you're not taking this seriously, ask yourself where your well water comes from.

Your septic design lists all the components of your system and their location. Keep the design, this management plan and the UofM "Septic System Owners Guide" in a safe place for future reference. For a copy of the Owners guide call the University of MN at 1-800-876-8636.

Some of the following tasks you can do yourself, some require a professional, but is it YOUR responsibility to see that it gets done.

Homeowner Tasks

- Do your best to conserve water. Don't overload your septic with multiple large water uses at the same time or on the same day.
- Fix household leaks promptly (leaky toilet, dripping faucets).
- Limit bleach and anti-bacterial products. Use Biodegradable dishwasher detergent.
- Consider a lint filter on your clothes washer.
- Regularly check for wet or spongy soil around your drainfield.
- Have a septic professional check your tanks every 3 years to determine if they need pumping.
- If you have a septic tank filter (effluent filter) clean it on a regular basis (or have a professional do it).
- If a septic alarm goes off, call your septic professional to diagnose the problem.
- Notify the County/City/Township when this management plan is not being met.
- Be aware of and protect your secondary drainfield site.

Professional Tasks

- Disclose the location of the secondary drainfield (if applicable).
- Respond to alarms and diagnose problems as needed.
- Review water use with the owner, check for a "soggy" drainfield.
- Pump the septic tanks as needed and ensure they are in proper working order.
- Verify the pump, dose amount, HI Level Alarm & drainback are all working properly.

"As the owner, I understand it is my responsibility to properly operate and maintain this septic system".

Property Owner Signature: _____ **Date** _____

UNIVERSITY OF MINNESOTA



Septic System Management Plan for Above Grade Systems

The goal of a septic system is to protect human health and the environment by properly treating wastewater before returning it to the environment. Your septic system is designed to kill harmful organisms and remove pollutants before the water is recycled back into our lakes, streams and groundwater.

This **management plan** will identify the operation and maintenance activities necessary to ensure long-term performance of your septic system. Some of these activities must be performed by you, the homeowner. Other tasks must be performed by a licensed septic maintainer or service provider. However, it is **YOUR** responsibility to make sure all tasks get accomplished in a timely manner.

The University of Minnesota's *Septic System Owner's Guide* contains additional tips and recommendations designed to extend the effective life of your system and save you money over time.

Proper septic system design, installation, operation and maintenance means safe and clean water!

Property Owner Greg Smith	Email
Property Address 17850 Vanadium St NW Ramsey	Property ID 02-32-25-23-0021
System Designer Ende Septic Service	Contact Info 763-428-4489
System Installer	Contact Info
Service Provider/Maintainer	Contact Info
Permitting Authority City of Ramsey	Contact Info
Permit #	Date Inspected

Keep this Management Plan with your Septic System Owner's Guide. The Septic System Owner's Guide includes a folder to hold maintenance records including pumping, inspection and evaluation reports. Ask your septic professional to also:

- Attach permit information, designer drawings and as-built of your system, if they are available.
- Keep copies of all pumping records and other maintenance and repair invoices with this document.
- Review this document with your maintenance professional at each visit; discuss any changes in product use, activities, or water-use appliances.

For a copy of the *Septic System Owner's Guide*, visit www.bookstores.umn.edu and search for the word "septic" or call 800-322-8642.

For more information see http://septic.umn.edu

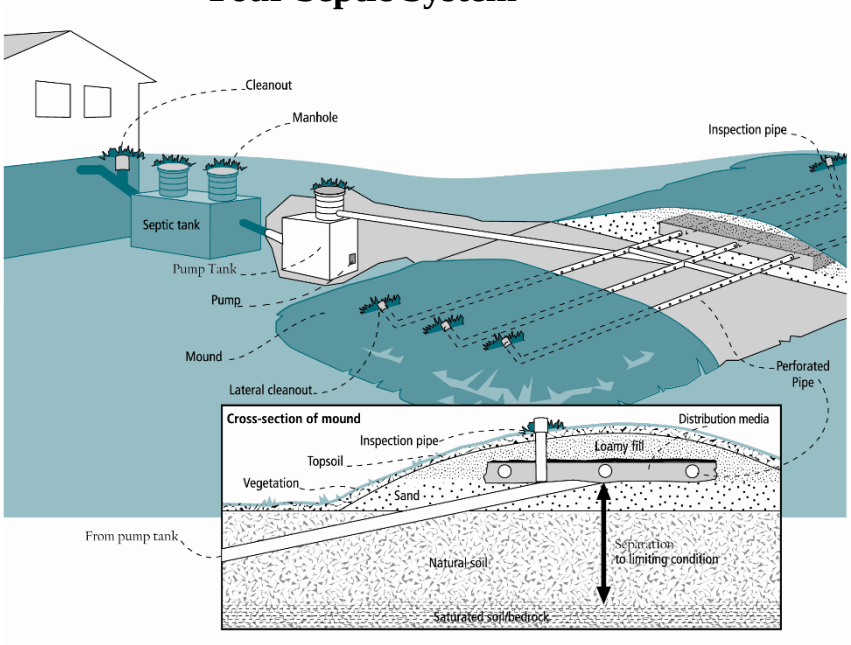
Version: August 2015

UNIVERSITY OF MINNESOTA

Septic System Management Plan for Above Grade Systems



Your Septic System



Septic System Specifics

System Type: ◯ I ◯ II ◯ III ◉ IV* ◯ V*

(*Based on MN Rules Chapter 7080.2200 – 2400)*

**Additional Management Plan required*

☑ System is subject to operating permit*

☐ System uses UV disinfection unit*

Type of advanced treatment unit _____

Dwelling Type

Number of bedrooms: 4

System capacity/ design flow (gpd): 600

Anticipated average daily flow (gpd): _____

Comments_____

Business? : ◯ Y ◉ N What type? _____

Well Construction

Well depth (ft): to be drilled

- ❑ Cased well Casing depth: _____
- ❑ Other (specify): _____

Distance from septic (ft):_____

Is the well on the design drawing? ◯ Y ◯ N

Septic Tank

- ❑ First tank *Tank volume:* 1000 *gallons*
  Does tank have two compartments? ◯ Y ◉ N
- ❑ Second tank *Tank volume:* 1000 *gallons*
- ❑ Tank is constructed of ecopod-concrete
- ❑ Effluent screen: ◯ Y ◉ N Alarm ◯ Y ◉ N

- ❑ Pump Tank 1000 *gallons*
- ❑ Effluent Pump *make/model*: Gould PE51
  Pump capacity 38 GPM
  TDH 16 Feet of head
- ❑ Alarm location on power post

Soil Treatment Area (STA)

Mound/At-Grade area (width x length): 41 ft x 74 ft

Rock bed size (width x length): 10 ft x 50 ft

Location of additional STA: North of Primary

Type of distribution media: rock or ez-flow

☑ Inspection ports ☑ Cleanouts

☐ Surface water diversions

☐ Additional STA not available



Homeowner Management Tasks

These op*eration and maintenance ac*tivities are your responsibility. *Chart on page 6 can help track your activities.*

Your toilet is not a garbage can. Do not flush anything besides human waste and toilet paper. No wet wipes, cigarette butts, disposal diapers, used medicine, feminine products or other trash!

The system and septic tanks needs to be checked every 6 months

Your service provider or pumper/maintainer should evaluate if your tank needs to be pumped more or less often.

Seasonally or several times per year

- *Leaks.* Check (listen, look) for leaks in toilets and dripping faucets. Repair leaks promptly.
- *Soil treatment area.* Regularly check for wet or spongy soil around your soil treatment area. If surfaced sewage or strong odors are not corrected by pumping the tank or fixing broken caps and leaks, call your service professional. *Untreated sewage may make humans and animals sick.* Keep bikes, snowmobiles and other traffic off and control borrowing animals.
- *Alarms.* Alarms signal when there is a problem; contact your service professional any time the alarm signals.
- *Lint filter.* If you have a lint filter, check for lint buildup and clean when necessary. If you do not have one, consider adding one after washing machine.
- *Effluent screen.* If you do not have one, consider having one installed the next time the tank is cleaned along with an alarm.

Annually

- *Water usage rate.* A water meter or another device can be used to monitor your average daily water use. Compare your water usage rate to the design flow of your system (listed on the next page). Contact your septic professional if your average daily flow over the course of a month exceeds 70% of the design flow for your system.
- *Caps.* Make sure that all caps and lids are intact and in place. Inspect for damaged caps at least every fall. Fix or replace damaged caps before winter to help prevent freezing issues.
- *Water conditioning devices.* See Page 5 for a list of devices. When possible, program the recharge frequency based on *water demand (gallons)* rather than *time (days)*. Recharging too frequently may negatively impact your septic system. Consider updating to demand operation if your system currently uses time,
- *Review your water usage rate.* Review the Water Use Appliance chart on Page 5. Discuss any major changes with your service provider or pumper/maintainer.

During each visit by a service provider or pumper/maintainer

- Make sure that your service professional services the tank through the manhole. (NOT though a 4" or 6" diameter inspection port.)
- Ask how full your tank was with sludge and scum to determine if your service interval is appropriate.
- Ask your pumper/maintainer to accomplish the tasks listed on the Professional Tasks on Page 4.



Professional Management Tasks

These are the operation and maintenance activities that a pumper/maintainer performs to help ensure long-term performance of your system. At each visit a written report/record must be provided to homeowner.

Plumbing/Source of Wastewater

- Review the Water Use Appliance Chart on Page 5 with homeowner.
  Discuss any changes in water use and the impact those changes may have on the septic system.
- Review water usage rates (if available) with homeowner.

Septic Tank/Pump Tanks

- *Manhole lid*. A riser is recommended if the lid is not accessible from the ground surface. Insulate the riser cover for frost protection.
- *Liquid level*. Check to make sure the tank is not leaking. The liquid level should be level with the bottom of the outlet pipe. (If the water level is below the bottom of the outlet pipe, the tank may not be watertight. If the water level is higher than the bottom of the outlet pipe of the tank, the effluent screen may need cleaning, or there may be ponding in the soil treatment area.)
- *Inspection pipes*. Replace damaged or missing pipes and caps.
- *Baffles*. Check to make sure they are in place and attached, and that inlet/outlet baffles are clear of buildup or obstructions.
- *Effluent screen*. Check to make sure it is in place; clean per manufacturer recommendation. Recommend retrofitted installation if one is not present.
- *Alarm*. Verify that the alarm works.
- *Scum and sludge*. Measure scum and sludge in each compartment of each septic and pump tank, pump if needed.

Pump

- *Pump and controls*. Check to make sure the pump and controls are operating correctly.
- *Pump vault*. Check to make sure it is in place; clean per manufacturer recommendations.
- *Alarm*. Verify that the alarm works.
- *Drainback*. Check to make sure it is draining properly.
- *Event counter or elapsed time meter*. Check to see if there is an event counter or elapsed time meter for the pump. If there is one or both, calculate the water usage rate and compare to the anticipated use listed on Design and Page 2. Dose Volume: _____ gallons: Pump run time: 4.0 _____ Minutes

Soil Treatment Area

- *Inspection pipes*. Check to make sure they are properly capped. Replace caps and pipes that are damaged.
- *Surfacing of effluent*. Check for surfacing effluent or other signs of problems.
- *Lateral flushing*. Check lateral distribution; if cleanouts exist, flush and clean at recommended frequency.
- *Vegetation* - Check to see that a good growth of vegetation is covering the system.

All other components – evaluate as listed here:



Water-Use Appliances and Equipment in the Home

Appliance	Impacts on System	Management Tips
Garbage disposal	• Uses additional water. • Adds solids to the tank. • Finely-ground solids may not settle. Unsettled solids can exit the tank and enter the soil treatment area.	• Use of a garbage disposal is not recommended. • Minimize garbage disposal use. Compost instead. • To prevent solids from exiting the tank, have your tank pumped more frequently. • Add an effluent screen to your tank.
Washing machine	• Washing several loads on one day uses a lot of water and may overload your system. • Overloading your system may prevent solids from settling out in the tank. Unsettled solids can exit the tank and enter the soil treatment area.	• Choose a front-loader or water-saving top-loader, these units use less water than older models. • Limit the addition of extra solids to your tank by using liquid or easily biodegradable detergents. Limit use of bleach-based detergents and fabric softeners. • Install a lint filter after the washer and an effluent screen to your tank • Wash only full loads and think even – spread your laundry loads throughout the week.
Dishwasher	• Powdered and/or high-phosphorus detergents can negatively impact the performance of your tank and soil treatment area. • New models promote “no scraping”. They have a garbage disposal inside.	• Use gel detergents. Powdered detergents may add solids to the tank. • Use detergents that are low or no-phosphorus. • Wash only full loads. • Scrape your dishes anyways to keep undigested solids out of your septic system.
Grinder pump (in home)	• Finely-ground solids may not settle. Unsettled solids can exit the tank and enter the soil treatment area.	• Expand septic tank capacity by a factor of 1.5. • Include pump monitoring in your maintenance schedule to ensure that it is working properly. • Add an effluent screen.
Large bathtub (whirlpool)	• Large volume of water may overload your system. • Heavy use of bath oils and soaps can impact biological activity in your tank and soil treatment area.	• Avoid using other water-use appliances at the same time. For example, don’t wash clothes and take a bath at the same time. • Use oils, soaps, and cleaners in the bath or shower sparingly.
Clean Water Uses	**Impacts on System**	**Management Tips**
High-efficiency furnace	• Drip may result in frozen pipes during cold weather.	• Re-route water directly out of the house. Do not route furnace discharge to your septic system.
Water softener Iron filter Reverse osmosis	• Salt in recharge water may affect system performance. • Recharge water may hydraulically overload the system.	• These sources produce water that is not sewage and should not go into your septic system. • Reroute water from these sources to another outlet, such as a dry well, draintile or old drainfield. • When replacing, consider using a demand-based recharge vs. a time-based recharge. • Check valves to ensure proper operation; have unit serviced per manufacturer directions
Surface drainage Footing drains	• Water from these sources will overload the system and is prohibited from entering septic system.	



Homeowner Maintenance Log

Track maintenance activities here for easy reference. See list of management tasks on pages 3 and 4.

Activity	Date accomplished									
Check frequently:										
Leaks: check for plumbing leaks*										
Soil treatment area check for surfacing**										
Lint filter: check, clean if needed*										
Effluent screen (if owner-maintained)***										
Alarm**										
Check annually:										
Water usage rate (maximum gpd _____)										
Caps: inspect, replace if needed										
Water use appliances – review use										
Other:										

*Monthly

**Quarterly

***Bi-Annually

Notes:

"As the owner of this SSTS, I understand it is my responsibility to properly operate and maintain the sewage treatment system on this property, utilizing the Management Plan. If requirements in this Management Plan are not met, I will promptly notify the permitting authority and take necessary corrective actions. If I have a new system, I agree to adequately protect the reserve area for future use as a soil treatment system."

Property Owner Signature: Date

Management Plan Prepared By: Tristan Ende *Tristan Ende* Certification # C9206

Permitting Authority: City of Ramsey

©2015 Regents of the University of Minnesota. All rights reserved. The University of Minnesota is an equal opportunity educator and employer. This material is available in alternative formats upon request. Contact the Water Resources Center, 612-624-9282. The Onsite Sewage Treatment Program is delivered by the University of Minnesota Extension Service and the University of Minnesota Water Resources Center.

UNIVERSITY OF MINNESOTA

Onsite Sewage Treatment Program
Septic System Management Plan
Delta Environmental Products
ECOPOD Fixed Film Treatment System



This Management Plan identifies some basic requirements for proper operation and maintenance of the Delta ECOPOD wastewater treatment device for residential use. Refer to the manufacturer's Operation and Maintenance Manual for ECOPOD wastewater treatment products for detailed instructions on proper system operation and maintenance. Refer to your soil treatment system management plan (below or above-grade) for additional management requirements.

The ECOPOD Manual, submitted by the manufacturer as part of the Minnesota registration of this product in Minnesota, can be found at the following website: https://septic.umn.edu/ssts-professionals/manual

SYSTEM COMPONENT	TASK	FREQUENCY		RESPONSIBLE PARTY
		Flow <1,500 gpd	HSW or Flow >1,500 gpd	
DELTA ECOPOD Aerobic Treatment Unit	Monitor alarm	On-going		User
	Clean vents on housing	On-going	Monthly for First Sixth Months Adjusted based on performance thereafter.	User or Service Provider
	Monitor flow	Annually		Service Provider
	Verify flow splitting devices are performing accurately & adjust as needed	Annually		Service Provider
	Clean air filter on blower	Annually		Service Provider
	Check mechanical and electrical components	Annually		Service Provider
	Perform operational field tests on influent/effluent quality including odor, color, turbidity, temperature, dissolved oxygen and pH as appropriate	Annually		Service Provider
	Sample effluent as required in the local Operating Permit	See Operating Permit*		Service Provider
	Check sludge level in all tanks; follow manufacturers recommendations for solids removal refilling with clean water after pump out	Annually		Service Provider and Maintainer
	For seasonal use, follow manufacturers guidelines	As required based on seasonal usage		Service Provider

** See page 2 for recommended frequencies.*

Items not permitted in the wastewater for this system are specified in the device's Manual for Minnesota.

Systems designed to meet treatment level A or B with **UV disinfection** or **chlorination** must also have an ultraviolet or chlorine disinfection device which requires an additional management plan.

At the time of each service visit, Form 7-2: Aerobic Treatment Unit should be completed by the MPCA licensed Service Provider. See https://septic.umn.edu/ssts-professionals/forms-worksheets. The protocol for collection of wastewater samples is specified in the Delta Ecopod Manual for Minnesota.

University of Minnesota
Onsite Sewage Treatment Program



Septic System Management Plan
Sampling Parameters and Frequency

Sampling of system

- Sampling frequencies assumes year-round occupancy and can potentially be reduced with seasonal facilities. Sampling requirements are specified in local operating permits.
- Over time sampling frequency may be adjusted based on performance.
- Systems with ultraviolet (UV) or chlorination treatment must refer to the additional management plan, but the sampling requirements are covered below.
- Sample locations for all Type IV and V systems should be from the pump tank to soil treatment area (STA) or based on manufacturers specifications.
  - See http://septic.umn.edu/ssts-professionals/forms-worksheets#maintenance/ for forms and supplementary information.
- Inspection forms and signed management plans should be submitted to the presiding county or local government unit.

Designer Specified Sampling Requirements

1. This system is designed to meet treatment level:

   ☑ A ☐ A2 ☐ B ☐ B2 ☐ C ☐ Total Nitrogen (TN)

2. Based on the tables below or local requirements:

   a. The system needs to be sampled for: _____

   b. The system needs to be sampled at the frequency of: _____ (per year)
      - Minimum sampling requirements may be reduced if building not occupied year-round.
      - Additional sampling may be required based on results of sampling and/or local ordinance.

Recommended sampling frequencies per wastewater parameters and system sizes

Sampling Parameters per System Treatment Level				
Parameter	Treatment level			
	A & B	A2 & B2	C*	TN**
BOD	X	X	X	X
TSS	X	X	X	X
Fecal	X			
Nitrogen				X
FOG			X*	

*Includes high strength wastewater treatment
**For midsize subsurface sewage treatment systems (MSTS) or systems requiring a BMP.

Sampling Frequencies Based on Design Flow Rates	
Flow (gallons per day)	Minimum sampling frequency per year
<2,500	1 (annually)
2,500 - 5,000	2 (bi-annually)
5,000 - 10,000	4 (quarterly)

Anoka County, Minnesota

DIA—Dalbo silt loam, 1 to 5 percent slopes

Map Unit Setting

National map unit symbol: f8zf
Elevation: 850 to 920 feet
Mean annual precipitation: 25 to 34 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 120 to 180 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Dalbo and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dalbo

Setting

Landform: Lake plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Lacustrine

Typical profile

Ap - 0 to 6 inches: silt loam
Bt - 6 to 28 inches: clay
C - 28 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.01 to 0.57 in/hr)
Depth to water table: About 30 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

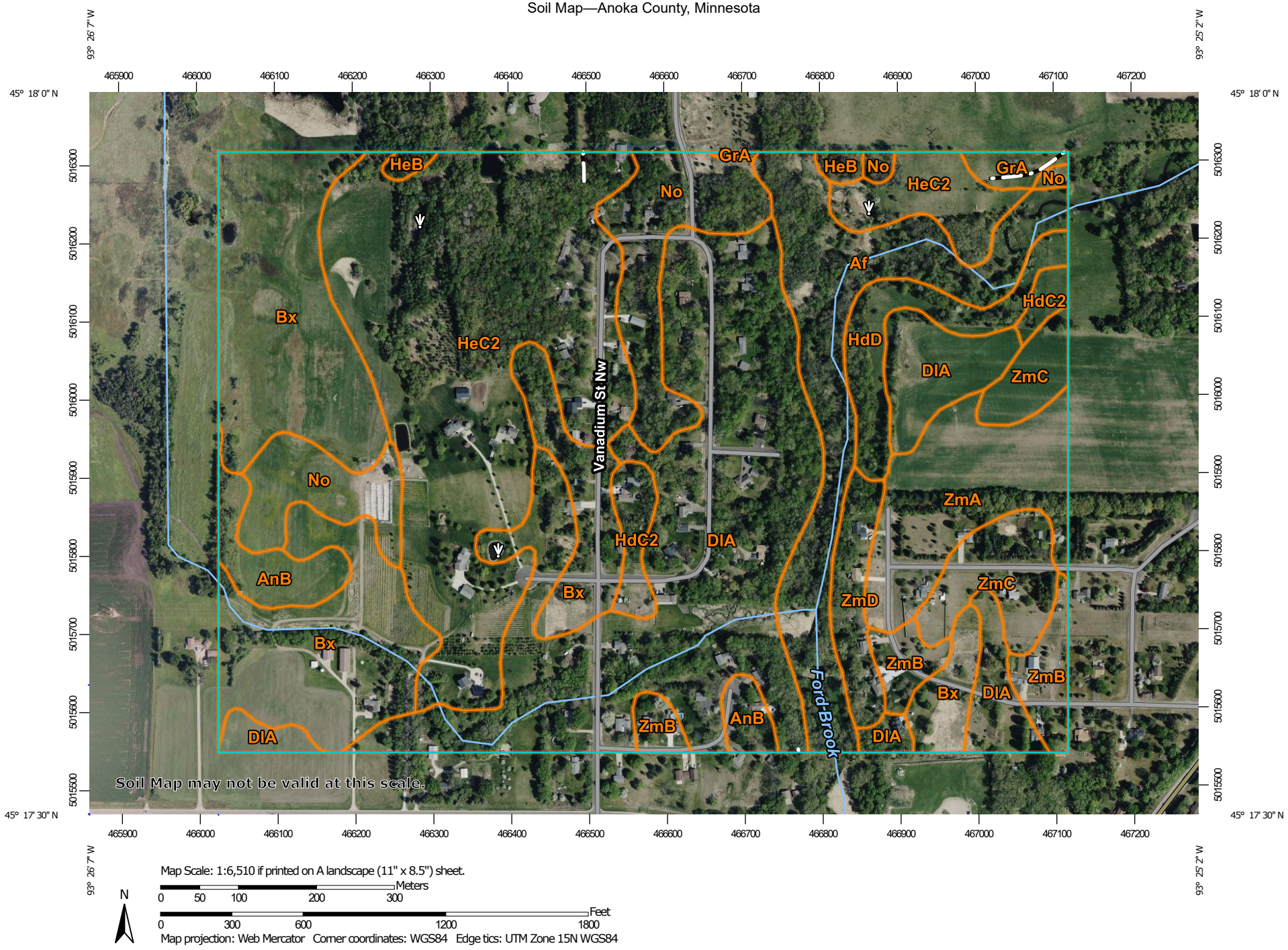
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F090AY011WI - Moist Loamy Lowland
Forage suitability group: Sloping Upland, Acid (G090AN006MN)
Other vegetative classification: Sloping Upland, Acid (G090AN006MN)
Hydric soil rating: No

Minor Components

Sandy substratum soils
Percent of map unit: 15 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Anoka County, Minnesota
Survey Area Data: Version 23, Sep 10, 2025



Map Scale: 1:6,510 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anoka County, Minnesota
Survey Area Data: Version 23, Sep 10, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

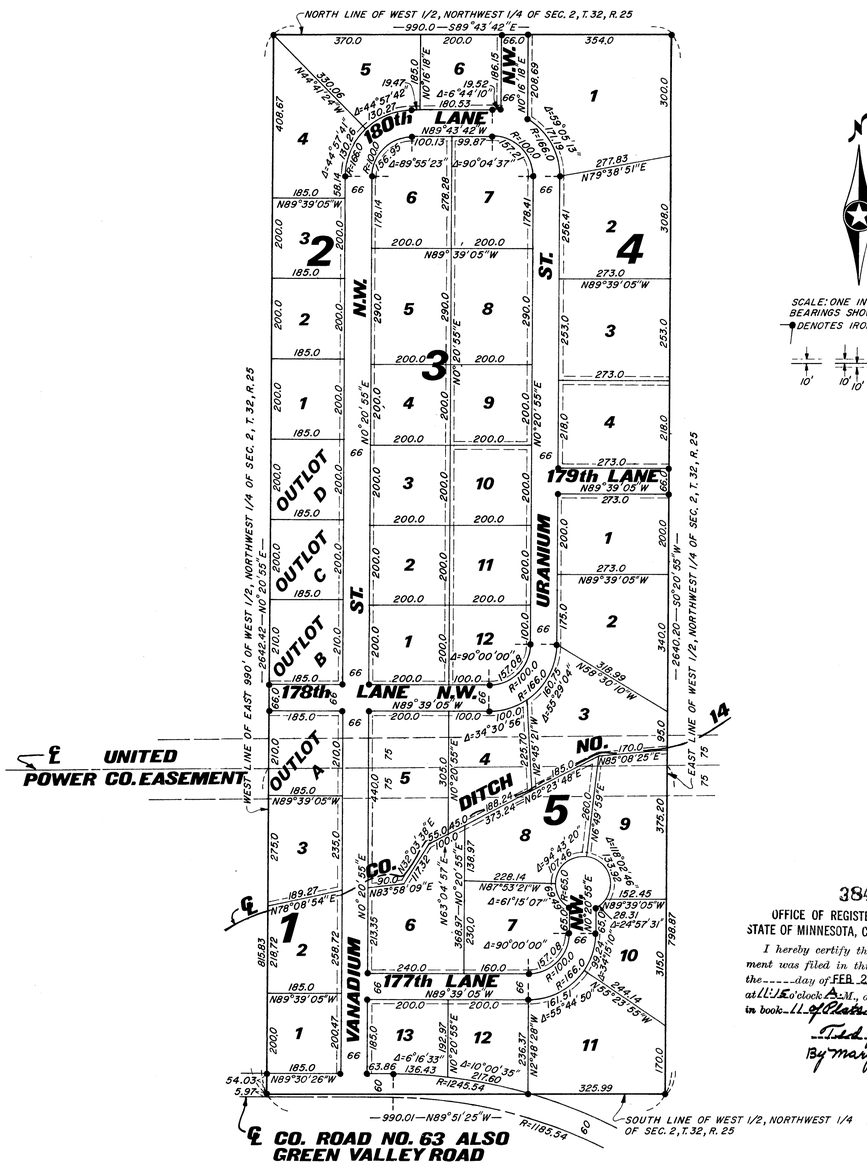
Date(s) aerial images were photographed: Mar 1, 2025—Jul 1, 2025

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Af	Alluvial land, mixed, frequently flooded	17.3	8.3%
AnB	Anoka loamy fine sand, 2 to 6 percent slopes	4.6	2.2%
Bx	Brickton silt loam	37.4	18.0%
DlA	Dalbo silt loam, 1 to 5 percent slopes	50.1	24.1%
GrA	Growton fine sandy loam, 1 to 4 percent slopes	1.3	0.6%
HdC2	Hayden fine sandy loam, 6 to 12 percent slopes, eroded	2.9	1.4%
HdD	Hayden fine sandy loam, 12 to 24 percent slopes	5.3	2.6%
HeB	Heyder fine sandy loam, 2 to 6 percent slopes	0.9	0.5%
HeC2	Heyder fine sandy loam, 6 to 12 percent slopes, eroded	46.7	22.4%
No	Nowen sandy loam	14.2	6.8%
ZmA	Zimmerman fine sand, 0 to 2 percent slopes	11.0	5.3%
ZmB	Zimmerman fine sand, 1 to 6 percent slopes	5.3	2.5%
ZmC	Zimmerman fine sand, 6 to 12 percent slopes	7.4	3.6%
ZmD	Zimmerman fine sand, 12 to 24 percent slopes	3.7	1.8%
Totals for Area of Interest		**208.1**	**100.0%**

RODEO HILLS ESTATES
TOWNSHIP OF RAMSEY
ANOKA COUNTY, MINNESOTA



SCALE: ONE INCH = 200 FEET
BEARINGS SHOWN ARE ASSUMED
● DENOTES IRON MONUMENT
DENOTES UTILITY AND DRAINAGE EASEMENT
10' 10' 10'

384354

OFFICE OF REGISTER OF DEEDS
STATE OF MINNESOTA, COUNTY OF ANOKA } ss

I hereby certify that the within instrument was filed in this office for record on the ____day of FEB 22 1973 *A.D. 195__ at* 11:15 *o'clock* A *M., and was duly recorded in book* 11 of Plats *page* 12

Ted J. Brandahl
Register of Deeds
By Margaret Kruger
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"
Feb. 22 1973
Charles R. Lefebure
Auditor, Anoka County
BY Nancy C. Campion
Deputy

N.C. HOIUM & ASSOCIATES, INC.
Engineers
Surveyors

KNOW ALL MEN BY THESE PRESENTS: THAT ELLO, INC., A MINNESOTA CORPORATION, OWNERS AND PROPRIETORS, AND FIRST GUARANTY CORPORATION, A MINNESOTA CORPORATION, MORTGAGEE, OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF ANOKA AND STATE OF MINNESOTA TO-WIT: THE EAST 990.0 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 32, RANGE 25.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS RODEO HILLS ESTATES AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE ROAD , LANES AND STREETS AS SHOWN ON THE PLAT. ALSO DEDICATING THE EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES AS SHOWN ON THE PLAT. ALSO DEDICATING TO THE COUNTY OF ANOKA THE RIGHT OF ACCESS TO COUNTY ROAD NO. 63 FROM LOT 1, BLOCK 1, AND LOTS 11,12 AND 13 BLOCK 5 AS SHOWN ON THE PLAT. IN WITNESS WHEREOF SAID ELLO, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS 20TH DAY OF Nov. A.D. 1972. ALSO FIRST GUARANTY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PROPER OFFICERS AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS 20TH DAY OF Nov. A.D. 1972.

IN THE PRESENCE OF:

Peter J. Campion AND Robert S. Eppesly
Peter J. Campion AND Robert S. Eppesly
Peter J. Campion AND Robert S. Eppesly
Peter J. Campion AND Robert S. Eppesly

SIGNED:

ELLO, INC.
BY Elden E. Hall PRESIDENT
ELDEN E. HALL
BY Lola B. Hall SECRETARY
LOLA B. HALL

FIRST GUARANTY CORPORATION
BY Arthur K. Raudio PRESIDENT
ARTHUR K. RAUDIO
BY Joseph E. Campion SECRETARY
JOSEPH E. CAMPION

STATE OF MINNESOTA } ss
COUNTY OF ANOKA }

ON THIS 20TH DAY OF Nov. A.D. 1972, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ELDEN E. HALL AND LOLA B. HALL, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF ELLO, INC., THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID ELDEN E. HALL AND LOLA B. HALL ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES 9-13-1979

TIMOTHY J. LEHN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Sep. 13, 1979

Timothy J. Lehn
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

STATE OF MINNESOTA } ss
COUNTY OF ANOKA }

ON THIS 20TH DAY OF Nov. A.D. 1972, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED ARTHUR K. RAUDIO AND JOSEPH E. CAMPION, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST GUARANTY CORPORATION, THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID ARTHUR K. RAUDIO AND JOSEPH E. CAMPION ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES 9-13-1979

TIMOTHY J. LEHN
NOTARY PUBLIC - MINNESOTA
ANOKA COUNTY
My Commission Expires Sep. 13, 1979

Timothy J. Lehn
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE LAND DESCRIBED IN THE DEDICATION ON THIS PLAT AS RODEO HILLS ESTATES; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN; AND THAT THE OUTSIDE BOUNDARIES OF THE LAND ARE CORRECTLY DESIGNATED ON SAID PLAT; AND THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN ARE SHOWN THEREON.

N. C. Hoium
REGISTERED LAND SURVEYOR - MINN. REG. NO. 4427

STATE OF MINNESOTA } ss
COUNTY OF ANOKA }

SURVEYOR'S CERTIFICATE SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 17TH DAY OF Nov. A.D. 1972.
MY COMMISSION EXPIRES 6-23-1977

GAIL E. SCHUETTE
NOTARY PUBLIC-MINNESOTA
ANOKA COUNTY
My Commission Expires June 23, 1977

Gail E. Schuette
NOTARY PUBLIC, ANOKA COUNTY, MINNESOTA

ANNEXED PLAT OF RODEO HILLS ESTATES WAS APPROVED BY THE TOWN BOARD OF THE TOWNSHIP OF RAMSEY AT A REGULAR MEETING THEREOF HELD THIS 20TH DAY OF Nov. A.D. 1972.

Herbert E. Murphy CHAIRMAN
James M. Peterson CLERK

ANNEXED PLAT OF RODEO HILLS ESTATES WAS APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF RAMSEY AT A REGULAR MEETING THEREOF HELD THIS 6TH DAY OF Nov. A.D. 1972.

Gary R. Reimann CHAIRMAN

RECOMMENDED FOR APPROVAL THIS 30TH DAY OF November A.D. 1972.

C. J. Lundgrim
ANOKA COUNTY HIGHWAY ENGINEER

THIS PLAT WAS APPROVED AS TO FORM AND EXECUTION ON THIS 21ST DAY OF Feb A.D. 1973.

Robert Ruston
COUNTY ATTORNEY, ANOKA COUNTY, MINNESOTA

CHECKED AND APPROVED THIS 30TH DAY OF November A.D. 1972.

Roland K. Anderson
ANOKA COUNTY SURVEYOR

THIS PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ANOKA, STATE OF MINNESOTA, AT A REGULAR MEETING THEREOF HELD THIS 30 DAY OF November A.D. 1972.

Elliott C. Hawkins CHAIRMAN
Charles R. Lefebure COUNTY AUDITOR

ACHO 76033 FEB 22 73 $10.50

CC Regular Session
Meeting Date: 11/10/2026

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

Title
Adopt Resolution #26-264 Approving the 2027-2028 LELS Sergeant Labor Agreement

Purpose/Background:
The current LELS (Law Enforcement Labor Services) Sergeant's labor agreement (union contract) expires on December 31, 2026.

The City of Ramsey has been in negotiations with the Sergeant's union in an effort to settle a two-year contract. Staff met with the union several times. The City Council provided direction to the negotiation team until a tentative agreement was reached specific to wages and health insurance and to address the other outstanding negotiation items. As a result, there is a tentative agreement between the City of Ramsey and the union on all articles within the contract to settle a 2-year labor agreement, effective January 1, 2027, through December 31, 2028.

Detailed wage and health insurance information are listed below. Other negotiated contract items specific to the LELS Sergeant's union are shown in the attached red-line contract and will be administered as per the language in the labor agreement.

Note: Redline contract will be attached as soon as possible.

Wages:
A) 2027: As a result of a wage adjustment of 5% and a cost of living adjustment added to the adjusted wages of 3%, wages will increase by 8.15% over the 2026 wage scale.
B) 2028: As a result of a wage adjustment of 5% and a cost of living adjustment of 3% added to the adjusted wages, wages will increase by 8.15% over the 2027 wage scale.

Insurance:
The City will make the following contributions toward group health insurance coverage for full-time benefit eligible employees enrolled in the City's health plan. In addition, the City will purchase $20,000 of basic life insurance for full-time benefit eligible employees, as well as provide single dental insurance.

Health Insurance Premiums or Waiver in 2027
• Employee only (single) City contribution, up to $1103.50
• Employee and Children City contribution: $1545.60
• Employee and Spouse City contribution: $1622.96
• Family City contribution: $2009.36, or
• Cash in lieu of the City's insurance contribution: $475.74

Health Reimbursement Account/Health Savings Account in 2027
• Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Employees waiving health insurance will not receive H.R.A. or H.S.A. contributions

Health Insurance Premiums or Waiver in 2028
• Employee only (single) City contribution will be paid at the dollar value equal to the $2500 Deductible Perform Network plan full premium
• Employee and Children City contributions will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium
• Employee and Spouse City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium

• Family City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium
• Cash in lieu of City's insurance contribution: may not exceed 50% of the least expensive single premium

Health Reimbursement Account/Health Savings Account in 2028
• Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Employees waiving health insurance will not receive H.R.A. or H.S.A. contributions

Funding Source:
The first year funding required to settle the LELS Sergeant 2-year labor agreement is included within the preliminary 2027 budget. The second year of the labor agreement will be budgeted for as per the City's normal process.

Recommendation:
Staff recommends approving the LELS Sergeant's 2-year labor agreement.

OutcomeAction:
Motion to adopt resolution #26-264 to settle a 2-year labor agreement with the LELS Sergeant's union.

Attachments

Resolution

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 12:37 PM
Form Started By: Colleen Lasher		Started On: 11/04/2026 01:47 PM
Final Approval Date: 11/05/2026		

Councilmember …….introduced the following resolution and moved for its adoption:

RESOLUTION #26-264

RESOLUTION TO APPROVE A TWO-YEAR UNION CONTRACT WITH LELS SERGEANTS

WHEREAS, the current Law Enforcement Labor Services (LELS) Sergeant's contract expires on December 31, 2026; and

WHEREAS, the City has reached a tentative agreement with the LELS Sergeant's group on all articles within the contracts; and

WHEREAS Staff recommends approving the two-year contract with the LELS Sergeant's group, effective January 1, 2027 through December 31, 2028; and

WHEREAS, the City will administer the 2027-2028 contract as follows:

1) Duration:
   Two-year contract, effective January 1, 2027 through December 31, 2028 for the LELS Captain's union; and

2) Wages:
   A) Effective January 1, 2027, wages will increase by 8.15% over the 2026 wage scale.
   B) Effective January 1, 2028, wages will increase by 8.15% over the 2027 wage scale; and

3) Insurance:
   The City will make the following contributions toward group health insurance coverage for fulltime benefit eligible employees enrolled in the City's health plan. In addition, the City will purchase $20,000 of basic life insurance for full-time benefit eligible employees; as well as provide single dental insurance.

   2027 Premiums or Waiver
   - Employee only (single) City contribution, up to $1103.50
   - Employee and Children City contribution: $1545.60
   - Employee and Spouse City contribution: $1622.96
   - Family City contribution: $2009.36, or
   - Cash in lieu of City's insurance contribution of $475.74 per month

   2027 Health Reimbursement Account/Health Savings Account
   - Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
   - Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.

- All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Employees waiving health insurance will not receive H.R.A. or H.S.A. contributions

2028 Premiums or Waiver

- Employee only (single) City contribution will be paid up to the dollar value equal to the $2500 Deductible Perform Network plan full premium; and
- Employee and Children City contributions will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; and
- Employee and Spouse City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; and
- Family City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; or
- Cash in lieu of City's insurance contribution not to exceed the LOGIS agreement.

2028 Health Reimbursement Account/Health Savings Account

- Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Employees waving health insurance will not receive HRA or HSA contributions; and

4) Other 2027/2028 negotiated contract items specific to the LELS Sergeant's union are shown in the attached red-line contracts and will administered as per the language in the labor agreement.

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 settle a two-year labor agreement with LELS Sergeant's union subject to final review and approval of contract language by the City Attorney.

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 10th day of November 2026.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session
Meeting Date: 11/10/2026

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

Title
Adopt Resolution #26-265 Approving the 2027-2028 LELS Captain Labor Agreement

Purpose/Background:
The current LELS (Law Enforcement Labor Services) Captain's labor agreement (union contract) expires on December 31, 2026.

The City of Ramsey has been in negotiations with the Captain's union in an effort to settle a two-year contract. Staff met with the union several times. The City Council provided direction to the negotiation team until a tentative agreement was reached specific to wages and health insurance and to address the other outstanding negotiation items. As a result, there is a tentative agreement between the City of Ramsey and the union on all articles within the contract to settle a 2-year labor agreement, effective January 1, 2027, through December 31, 2028.

Detailed wage and health insurance information are listed below. Other negotiated contract items specific to the LELS Captain's union are shown in the attached red-line contract and will be administered as per the language in the labor agreement.

Wages:
A) 2027: As a result of a wage analysis and per contract language, a wage adjustment of 15% greater than the City's LELS Sergeant bargaining unit is reflected in the Captain's 2027 wages. This includes a general wage increase and a 3% Cost of Living Adjustment. Wages will increase by 8.15% over the 2026 wage scale.
B) 2028: As a result of a wage analysis and per contract language, a wage adjustment of 15% greater than the City's LELS Sergeant bargaining unit is reflected in the Captain's 2028 wages. This includes a general wage increase and a 3% Cost of Living Adjustment. Wages will increase by 8.15% over the 2027 wage scale.

Insurance:
The City will make the following contributions toward group health insurance coverage for full-time benefit eligible employees enrolled in the City's health plan. In addition, the City will purchase $20,000 of basic life insurance for full-time benefit eligible employees, as well as provide single dental insurance.

Health Insurance Premiums or Waiver in 2027
• Employee only (single) City contribution, up to $1103.50
• Employee and Children City contribution: $1545.60
• Employee and Spouse City contribution: $1622.96
• Family City contribution: $2009.36, or
• Cash in lieu of the City's insurance contribution: $475.74

Health Reimbursement Account/Health Savings Account in 2027
• Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Employees waiving health insurance will not receive H.R.A. or H.S.A. contributions

Health Insurance Premiums or Waiver in 2028
• Employee only (single) City contribution will be paid at the dollar value equal to the $2500 Deductible Perform Network plan full premium
• Employee and Children City contributions will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium
• Employee and Spouse City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium

• Family City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium
• Cash in lieu of City’s insurance contribution: may not exceed 50% of the least expensive single premium

Health Reimbursement Account/Health Savings Account in 2028
• Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
• Employees waiving health insurance will not receive H.R.A. or H.S.A. contributions

Funding Source:
The first year funding required to settle the LELS Captain's 2-year labor agreement is included within the preliminary 2027 budget. The second year of the labor agreement will be budgeted for as per the City's normal process.

Recommendation:
Staff recommends approving the LELS Captain's 2-year labor agreement.

OutcomeAction:
Motion to adopt resolution #26-265 to settle a 2-year labor agreement with the LELS Captain's union.

Attachments

Resolution
LELS Captain 2027-2028 Final Redline Draft

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 12:37 PM
Form Started By: Colleen Lasher		Started On: 11/04/2026 03:03 PM
Final Approval Date: 11/05/2026		

Councilmember …….introduced the following resolution and moved for its adoption:

RESOLUTION #26-265

RESOLUTION TO APPROVE A TWO-YEAR UNION CONTRACT WITH LELS CAPTAINS

WHEREAS, the current Law Enforcement Labor Services (LELS) Captain's contract expires on December 31, 2026; and

WHEREAS, the City has reached a tentative agreement with the LELS Captain's group on all articles within the contracts; and

WHEREAS Staff recommends approving the two-year contract with the LELS Captain's group, effective January 1, 2027 through December 31, 2028; and

WHEREAS, the City will administer the 2027-2028 contract as follows:

1) Duration:
   Two-year contract, effective January 1, 2027 through December 31, 2028 for the LELS Captain's union; and

2) Wages:
   A) Effective January 1, 2027, wages will increase by 8.15% over the 2026 wage scale.
   B) Effective January 1, 2028, wages will increase by 8.15% over the 2027 wage scale; and

3) Insurance:
   The City will make the following contributions toward group health insurance coverage for fulltime benefit eligible employees enrolled in the City's health plan. In addition, the City will purchase $20,000 of basic life insurance for full-time benefit eligible employees; as well as provide single dental insurance.

   2027 Premiums or Waiver
   - Employee only (single) City contribution, up to $1103.50
   - Employee and Children City contribution: $1545.60
   - Employee and Spouse City contribution: $1622.96
   - Family City contribution: $2009.36, or
   - Cash in lieu of City's insurance contribution of $475.74 per month

   2027 Health Reimbursement Account/Health Savings Account
   - Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
   - Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.

- All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Employees waiving health insurance will not receive H.R.A. or H.S.A. contributions

2028 Premiums or Waiver

- Employee only (single) City contribution will be paid up to the dollar value equal to the $2500 Deductible Perform Network plan full premium; and
- Employee and Children City contributions will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; and
- Employee and Spouse City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; and
- Family City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; or
- Cash in lieu of City's insurance contribution not to exceed the LOGIS agreement.

2028 Health Reimbursement Account/Health Savings Account

- Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Employees waving health insurance will not receive HRA or HSA contributions; and

4) Other 2027/2028 negotiated contract items specific to the LELS Captain's union are shown in the attached red-line contracts and will administered as per the language in the labor agreement.

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 settle a two-year labor agreement with LELS Captain's union subject to final review and approval of contract language by the City Attorney.

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 10th day of November 2026.

_____
Mayor

ATTEST:

_____
City Clerk

AGREEMENT BETWEEN

CITY OF RAMSEY

AND

LAW ENFORCEMENT LABOR SERVICES, INC.
(LOCAL # 408)

LICENSED CAPTAINS

January 1, ~~to 2025~~ 2027 - December 31, ~~2026~~2028

Prepared by Colleen Lasher, Administrative Services Director

TABLE OF CONTENTS

ARTICLE 1: PURPOSE OF AGREEMENT 3
ARTICLE 2: RECOGNITION 3
ARTICLE 3: DEFINITIONS 3
ARTICLE 4: EMPLOYER AUTHORITY 5
ARTICLE 5: UNION SECURITY 5
ARTICLE 6: EMPLOYEE RIGHTS – GRIEVANCE PROCEDURE 5
ARTICLE 7: SENIORITY ..... 7~~8~~
ARTICLE 8: DISCIPLINE 8
ARTICLE 9: WORK SCHEDULES ..... 8~~9~~
ARTICLE 10: VACATION 10
ARTICLE 11 EARNED SICKAND SAFE TIME (ESST) ..... 10~~11~~
ARTICLE 12: INJURY ON DUTY (IOD)/CRITICAL INCIDENT COUNSELING 12
ARTICLE 13: HOLIDAYS ..... 13~~14~~
ARTICLE 14 FITNESS-ON-DUTY 14
ARTICLE 15: INSURANCE ..... 14~~15~~
ARTICLE 16: CLOTHING, UNIFORMS AND VEHICLE ..... 14~~15~~
ARTICLE 17: SAVINGS CLAUSE ..... 14~~15~~
ARTICLE 18: SALARIES 15
ARTICLE 19: WAIVER ..... 19~~18~~
ARTICLE 20: DURATION ..... 20~~20~~

ARTICLE 1: PURPOSE OF AGREEMENT

THIS AGREEMENT is entered into between the CITY OF RAMSEY, hereinafter called the EMPLOYER, and LAW ENFORCEMENT LABOR SERVICES, INC., hereinafter called LELS.

It is the intent and purpose of this Agreement to:

1.1 Assure sound and mutually beneficial working and economic relationships between the parties hereto; and

1.2 Establish procedures for the resolution of disputes concerning this Agreement's interpretation and/or application; and

1.3 Place in written form the parties' agreement upon terms and conditions of employment for the duration of this Agreement.

The EMPLOYER and LELS, through this Agreement, shall continue their dedication to the highest quality of police service and protection to the residents of the City of Ramsey. Both parties recognize this Agreement as a pledge of this dedication.

ARTICLE 2: RECOGNITION

2.1 The EMPLOYER recognizes LELS as the exclusive representative for "All essential licensed Captains employed by the City of Ramsey Police Department, Ramsey, Minnesota, who are public employees within the meaning of Minn. Stat. 179A.03, subd. 14, excluding confidential and all other EMPLOYEES as determined by the Bureau of Mediation's Certification of Representation dated March 8, 2017.

2.2 In the event the EMPLOYER and LELS are unable to agree as to the inclusion or exclusion of a new or modified job class, the issue shall be submitted to the Bureau of Mediation Services for determination.

ARTICLE 3: DEFINITIONS

3.1 LELS. Law Enforcement Labor Services, Inc.

3.2 LELS Member. A member of Law Enforcement Labor Services, Inc

3.3 Employee. A member of the exclusively recognized bargaining unit.

3.4 Department. The Ramsey Police Department.

3.5 Employer. The City of Ramsey.

3.6 Chief. The Chief of the Ramsey Police Department.

3.7 LELS Officer. Officer elected or appointed by Law Enforcement Labor Services, Inc.

3.8 Strike. Concerted Action in failing to report for duty, the willful absence from one's position, the stoppage of work, slowdown or abstinence in whole or in part from the full, faithful and proper performance of the duties of employment for the purpose of inducing, influencing or coercing a change in the conditions of compensation or the rights, privileges or obligations of employment.

Formatted: Left, Indent: Left: 0"

ARTICLE 4: EMPLOYER AUTHORITY

4.1 EMPLOYER retains the full and unrestricted right to operate and manage all staff, facilities and equipment; to establish functions and programs; to set and amend budgets; to determine the utilization of technology; to establish and modify the organizational structure; to select, direct and determine the number of personnel; to establish work schedules and to perform any inherent managerial function not specifically limited by this Agreement.

4.2 Any term condition of employment not specifically established or modified by this Agreement shall remain solely within the discretion of the EMPLOYER to modify, establish or eliminate.

ARTICLE 5: UNION SECURITY

5.1 The EMPLOYER shall deduct from the wages of EMPLOYEES who authorize such a deduction in writing an amount necessary to cover monthly LELS dues. Such monies shall be remitted as directed by LELS, in writing to the EMPLOYER, the current amount of regular dues to be withheld.

5.2 LELS may designate no more than two EMPLOYEES from the bargaining unit to act as a representative and an alternate and shall inform the EMPLOYER in writing of such choice and changes in the position of representative and/or alternate.

5.3 The EMPLOYER shall make space available on the EMPLOYEE bulletin board for posting LELS notice(s) and announcement(s).

5.4 LELS agrees to indemnify and hold the EMPLOYER harmless against any and all claims, suits orders or judgments brought or issued against the EMPLOYER as a result of any action taken or not taken by the EMPLOYER under the provision of this ARTICLE.

ARTICLE 6: EMPLOYEE RIGHTS – GRIEVANCE PROCEDURE

6.1 Definition of a Grievance. A grievance is defined as a dispute or disagreement as to the interpretation or application of the specific terms and conditions of this Agreement.

6.2 LELS Representatives. The EMPLOYER will recognize Representatives designated by LELS as the grievance representatives of the bargaining unit having the duties and responsibilities established by this ARTICLE. LELS shall notify the EMPLOYER in writing of the names of such LELS Representatives and of their successors when so designated as provided by Article 5.2 of this Agreement.

6.3 Processing of a Grievance. It is recognized and accepted by LELS and the Employer that the processing of grievances as hereinafter provided is limited by the job duties and responsibilities of the Employees and shall, therefore, be accomplished during normal working hours only when consistent with such Employee duties and responsibilities. The aggrieved Employee and a LELS Representative shall be allowed a reasonable amount of time without loss of pay when a grievance is investigated and presented to the Employer during normal working hours, provided that the

Employee and the LELS representative have notified and received the approval of the designated supervisor who has determined that such absence is reasonable and would not be detrimental to the work programs of the Employer.

6.4 Procedure. Grievances, as defined by Article 6.1, shall be resolved in conformance with the following procedure:

Step 1. An EMPLOYEE claiming a violation concerning the interpretation or application of the Agreement shall, within twenty-one (21) calendar days after such alleged violation has occurred, present such grievance to the EMPLOYEE'S direct supervisor as designated by the EMPLOYER. The EMPLOYER designated representative will discuss and give an answer to such Step 1 grievance within ten (10) calendar days after receipt. A grievance not resolved in Step 1 and appealed to Step 2 shall be placed in writing setting forth the nature of the grievance, the facts on which it is based, the provision or provisions of the Agreement allegedly violated, the remedy requested and shall be appealed to Step 2 within ten (10) calendar days after the EMPLOYER designated representative's final answer in Step 1. Any grievance not appealed in writing to Step 2 by LELS within ten (10) calendar days shall be considered waived.

Step 2. If appealed, the written grievance shall be presented by LELS and discussed with the Chief of Police or his/her designee, who is the designated Step 2 representative. The Chief of Police shall give LELS the EMPLOYER'S Step 2 answer in writing within ten (10) calendar days after receipt of such Step 2 grievance. A grievance not resolved in Step 2 may be appealed to Step 3 within ten (10) calendar days following the Chief of Police's final Step 2 answer. Any grievance not appealed in writing to Step 3 by LELS within ten (10) calendar days shall be considered waived.

Step 3. If appealed, the written grievance shall be presented by LELS and discussed with the Ramsey City Administrator or his/her designee who is the EMPLOYER'S designated Step 3 representative. The City Administrator shall give LELS the EMPLOYER'S answer in writing within ten (10) calendar days after receipt of such Step 3 grievance. A grievance not resolved in Step 3 may be appealed to Step 4 within ten (10) calendar days following the City Administrator's final answer in Step 3. Any grievance not appealed in writing to Step 4 by LELS within ten (10) calendar days shall be considered waived

Step 3A. A grievance unresolved in Step 2 and appealed to Step 3 by LELS may be submitted to mediation with the Minnesota Bureau of Mediation Services, subject to Public Employment Labor Relations Act (PELRA).

Step 4. A grievance unresolved in Step 3 or 3A and appealed to Step 4 by LELS shall be submitted to arbitration subject to the provisions of the PELRA as amended. For grievance matters involving written disciplinary action, discharge, or termination, the assignment of an arbitrator shall be consistent with Minnesota Statute 626.892. For all other grievances the selection of an arbitrator shall be made in accordance with the 'Rules Governing the Arbitration of Grievances' as established by the Bureau of Mediation Services.

6.5 Arbitrator's Authority

A. The arbitrator shall have no right to amend, modify, nullify, ignore, add to or subtract from the provisions of this Agreement. The arbitrator shall consider and decide only the specific issue(s) submitted in writing by the EMPLOYER and LELS, and shall have no authority to make a decision on any other issue not so submitted.

B. The arbitrator shall be without power to make decisions contrary to or inconsistent with or modifying or varying in any way the application of laws, rules or regulations having the force and effect of law. The arbitrator's decision shall be submitted in writing within thirty (30) days following the close of the hearing or the submission of briefs by the parties, whichever be later, unless the parties agree to an extension. The decision shall be binding on both the EMPLOYER and LELS and shall be based solely on the arbitrator's interpretation or application of the express terms of this Agreement and to the facts of the grievance presented.

C. The fees and expenses for the arbitrator's services and proceedings shall be borne equally by the EMPLOYER and LELS provided that each party shall be responsible for compensating its own representatives, attorneys, and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made providing it pays for the record. If both parties desire a verbatim record of the proceedings, the cost shall be shared equally.

6.6 Waiver. If a grievance is not presented within the time limits set forth above, it shall be considered waived. If a grievance is not appealed to the next step within the specified time limit or any agree extension thereof, it shall be considered settled on the basis of the EMPLOYER'S last answer. If the EMPLOYER does not answer a grievance or an appeal thereof within the specified time limits, LELS may elect to treat the grievance as denied at that step and immediately appeal the grievance to the next step. The time limit in each step may be extended by mutual written agreement of the EMPLOYER and LELS in each step.

6.7 Choice of Remedy. If, as a result of the written EMPLOYER response in Step 3, the grievance remains unresolved and if the grievance involves the suspension, demotion or discharge of any EMPLOYEE who has completed the required probationary period, the grievance may be appealed either by step 4 of ARTICLE 6 or a procedure such as: Veteran's Preference or Fair Employment. If appealed to any procedure other than Step 4 of ARTICLE 6, the grievance is not subject to the arbitration procedure as provided in Step 4 of ARTICLE 6. The aggrieved EMPLOYEE shall indicate in writing which procedure is to be utilized – Step 4 of ARTICLE 6 or another appeal procedure – and shall sign a statement to the effect that the choice of any other hearing precludes the aggrieved EMPLOYEE from making a subsequent appeal through step 4 of ARTICLE 6.

ARTICLE 7: SENIORITY

7.1 Seniority shall be determined by the EMPLOYEE'S time in grade and may be posted in an appropriate location. Seniority rosters shall be maintained by the Chief on the basis of time in grade and time within specific classifications.

7.2 All newly hired or rehired EMPLOYEES shall serve a one-year probationary period. All promoted or reassigned EMPLOYEES shall serve a six-month probationary period. During the one-year probationary period, a newly hired or rehired EMPLOYEE may be discharged at the sole discretion

of the EMPLOYER. During the six-month probationary period, a promoted or reassigned EMPLOYEE may be replaced in the EMPLOYEE'S previous position at the sole discretion of the EMPLOYER.

7.3 A reduction of work force will be accomplished on the basis of seniority. EMPLOYEES shall be recalled from layoff on the basis of seniority. An EMPLOYEE on layoff shall have an opportunity to return to work within two (2) years of the time of the EMPLOYEE'S layoff before any new EMPLOYEE is hired.

ARTICLE 8: DISCIPLINE

8.1 The EMPLOYER will discipline EMPLOYEES for just cause only. Discipline will be in one or more of the following forms.

a) Oral reprimand;
b) Written reprimand;
c) Suspension;
d) Demotion; or
e) Discharge

8.2 Disciplinary actions need not be taken in the order indicated in this Article. Suspensions, demotions and discharges will be in written form.

8.3 Written reprimands, notices of suspension, notices of demotion, and notices of discharge which are to become part of an EMPLOYEE's personnel file shall be read and acknowledged by signature of the EMPLOYEE. EMPLOYEES and LELS shall receive a copy of such reprimands and/or notices.

8.4 EMPLOYEES may examine their own individual personnel files at reasonable times under the direct supervision of the EMPLOYER.

8.5 A five (5) day (regularly scheduled consecutive work days) suspension, without pay, will precede any discharge order, except for those employees who are defined as Veterans pursuant to Minnesota Statutes Annotated 197.46.

8.6 An EMPLOYEE will not be questioned concerning an investigation of disciplinary action against that EMPLOYEE unless said EMPLOYEE has been given an opportunity to have an LELS representative present at such questioning.

8.7 Grievances relating to this ARTICLE shall be initiated by LELS in Step 3 of the grievance procedure under ARTICLE 6.

ARTICLE 9: WORK SCHEDULES

9.1 The normal work year for full-time EMPLOYEES shall consist of the number of Monday through Friday days in each calendar year multiplied by eight (8) hours. These hours are to be accounted for by each EMPLOYEE through:

a) Scheduled hours of work;
b) Scheduled department meetings;
c) Holidays;
d) Authorized training;
e) Authorized leave time

9.2 Nothing contained in this or any other ARTICLE shall be interpreted to be a guarantee of a minimum or maximum number of hours the EMPLOYER may assign EMPLOYEES.

ARTICLE 10: VACATION

Every regular EMPLOYEE with continuous years of service with the EMPLOYER shall receive the following vacation accruals:

Full-Time, Captains' Vacation Accrual Schedule		
Years of Service (YOS)	**Bi-weekly Accrual Rate**	**Vacation Days/Year**
First Year	First day in the bargaining unit – Advanced 5 of 15 days 3.08 hours/pay period	15 days
2nd through 5th YOS	4.62 hours/pay period	15 days
6th through 7th YOS	5.54 hours/pay period	18 days
8th through 9th YOS	5.85 hours/pay period	19 days
10th through 11th YOS	6.15 hours/pay period	20 days
12th through 15th YOS	6.46 hours/pay period	21 days
16th YOS	6.77 hours/pay period	22 days
17th YOS	7.08 hours/pay period	23 days
18th YOS	7.38 hours/pay period	24 days
19th YOS	7.69 hours/pay period	25 days

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Font color: Auto

For the purpose of accumulating additional vacation, an EMPLOYEE using paid holidays, earned vacation leave or ESST is considered to be working.

10.1 An EMPLOYEE'S accrued or "banked" vacation leave must be equal to or less than two times the yearly accrual by December 31st of each year; any accruals exceeding this amount will be forfeited.

10.2 Vacation leave may be used as earned subject to approval by the department head at the time at which it may be taken.

10.3 Any EMPLOYEE leaving the EMPLOYER's service in good standing after giving at least fourteen (14) calendar days' notice of such termination of employment shall be compensated for vacation leave accrued and unused to the date of separation. Upon separation pursuant to this Section, 100% of this compensation shall be deposited into the EMPLOYEE'S post-employment healthcare savings plan.

ARTICLE ELEVEN (11) EARNED SICKAND SAFE TIME (ESST)

11.1 Effective January 1, 2025, all accrued and accumulated Earned Sick and Safe Time (ESST) shall be designated as Earned Sick and Safe Time (ESST), under Minnesota Statutes §§ 181.9445-181.9448, as amended and shall be administered in accordance with the ESST

statutes.

Waiver. The weather event provision in the statutory ESST law outlined in Minnesota Statute Section 181.9447, subdivision 1, clause (4) is waived as to its application for all positions in the bargaining unit.

Every probationary, regular, and part-time EMPLOYEE is entitled to ESST with pay. For full-time EMPLOYEES ESST shall accrue at the rate of eight (8) hours for each calendar month of full-time service or major fraction thereof. Part-time EMPLOYEES shall accrue ESST on a pro-rata basis, but no less than one (1) hour for every thirty (30) hours worked. ESST may be accumulated to a maximum of 960 hours and may be granted in units of not less than 15 minutes. Unused ESST in excess of 960 hours at the end of a calendar year (January 1st) shall be converted to the post-employment healthcare savings plan at a rate of one hour for each two hours of ESST in excess of 960 hours.

11.2 ESST may be granted by the EMPLOYEE'S Department Head when the EMPLOYEE has communicated the request to the Police Supervisor, and is unable to perform work duties due to reasons listed under Minnesota Statute §§ 181.9447, as amended.

11.3 To be eligible for ESST with pay, an EMPLOYEE shall:
1) report as soon as possible to the employee's immediate supervisor the need to utilize ESST; and
2) keep the EMPLOYEE'S immediate supervisor informed of such EMPLOYEE'S ability to return to work.

11.4 Using or claiming ESST for a purpose not authorized by Minnesota Statute §§ 181.9447, as amended shall be cause for disciplinary action.

11.5 For the purpose of accumulating additional ESST, an EMPLOYEE using earned vacation leave, ESST, compensatory time off or paid holidays is considered to be working.

11.6 Upon EMPLOYEE'S termination of employment with the EMPLOYER, thirty-three percent (33%) of the EMPLOYEE'S unused ESST balance shall be deposited into the EMPLOYEE'S Health Care Savings Plan after five (5) years of continuous employment. Severance pay shall not be available in any sum to an EMPLOYEE if that EMPLOYEE is discharged for just cause; severance pay shall not be paid if an EMPLOYEE voluntarily terminates his or her employment prior to five (5) years of continuous employment service; or the EMPLOYEE voluntarily terminates his or her employment without giving the EMPLOYER fourteen (14) days written notice. After ten (10) years of continuous employment service, the EMPLOYEE will receive forty-five percent (45%) of said EMPLOYEE'S unused, accumulated ESST. After fifteen (15) years of continuous employment service, the EMPLOYEE will receive fifty percent (50%) of unused, accumulated ESST.

After five (5) years of continuous employment, EMPLOYEES who submit a letter of resignation at least three (3) months (90 calendar days) in advance of their last day worked, shall receive an additional ten percent (10%) added to the applicable years of service tier, to be deposited into the EMPLOYEE'S Health Care Savings Plan

11.7 EMPLOYEES are allowed funeral leave up to 24 hours twice annually per occurrence (a maximum of 48 hours annually) for a death in the immediate family. Immediate family for this section is defined as spouse, parent, step-parent, children, step-children, brother, sister, grandparents, grandchildren or a like member of Employee's spouse's family.

That time is not chargeable against any accrued vacation, ESST or compensatory time. Hours must be taken within 5 (five) calendar days from start to finish per occurrence.

Additional funeral leave, in order to make arrangements for or attend funeral services or a memorial, or address financial or legal matters that arise after the death of a family member may be taken from EMPLOYEES ESST accrual as available and as defined under Minnesota Statute §§ 181.9445, as amended. This leave shall be deducted from EMPLOYEES the ESST accrual.

If the need for funeral leave does not meet either the EMPLOYER'S funeral leave policy or state statute for ESST, EMPLOYEES may request vacation or compensatory time off as the EMPLOYEE may choose and have available.

ARTICLE 12: INJURY ON DUTY (IOD)/CRITICAL INCIDENT COUNSELING

12.1 EMPLOYEES injured during the performance of their duties for the EMPLOYER and thereby rendered unable to work for the EMPLOYER will be paid the difference between the EMPLOYEE'S regular pay and Worker's Compensation insurance payments for a period not to exceed ninety (90) working days per injury, not charged to the EMPLOYEE'S vacation, ESST or other accumulated paid benefits, after a three (3) working day initial waiting period per injury. The three (3) working day waiting period shall be charged to the EMPLOYEE'S ESST account less Worker's Compensation insurance payments. In the event that the three (3) day working waiting period is waived by the Worker's Compensation carrier, IOD pay will begin immediately. EMPLOYEES drawing Worker's Compensation benefits will not receive supplementary IOD pay or ESST pay, which provides for more after-tax pay than the EMPLOYEE made while working.

An EMPLOYEE is involved in a critical incident if their on-duty conduct leads to any event that has a stressful impact sufficient enough to overwhelm the usually effective coping skills of an individual. Critical incidents are abrupt, powerful events that fall outside the range of ordinary human experiences.

1. **Counseling Services.** The City, at its discretion, may contract with an outside entity or individual to provide grief or trauma counseling services to any EMPLOYEE involved in a critical incident. The City's provision of such services is subject to the following provisions.

   A. The EMPLOYEE may select the outside individual or entity responsible for providing services pursuant to this agreement. The individual or entity must be a recognized counseling business.

   B. The City will only offer counseling services to an EMPLOYEE involved in a critical incident if it determines that such services would improve the EMPLOYEE'S ability to perform his or her job duties.

C. The City will not offer counseling services to any EMPLOYEE involved in a critical incident if the City's Workers Compensation provider agrees to pay for mental health services arising out of the same critical incident.

D. All counseling services offered pursuant to this agreement must be utilized within two years of an EMPLOYEE'S involvement in a critical incident.

E. The EMPLOYEE may attend counseling appointments while on-duty, without using accrued paid leave time.

2. **Financial Limitations.** The City will pay up to a maximum of $2,500 towards any counseling service for an individual EMPLOYEE involved in a critical incident. If an individual EMPLOYEE chooses to receive additional counseling, that EMPLOYEE is responsible for paying for such counseling.

3. **Authorization Required.** As a condition of receiving counseling services pursuant to this agreement, an EMPLOYEE must bring a signed note from the counselor to inform the City's Head of Human Resources of the date and time the EMPLOYEE received such services.

4. **Relationship with Counselor.** It is the parties' intention that any EMPLOYEE who seeks counseling services pursuant to this Agreement will be considered to be the patient or the client of the individual or entity selected to provide those services, regardless of the City's financial contribution towards the cost of such services.

5. **Data Privacy.** All data collected, created, received, maintained, or disseminated by the City pursuant to this Agreement shall be classified pursuant to the Minnesota Government Data Practices Act. The City acknowledges and agrees that, to the extent that it provides data to the individual or entity selected to provide counseling services, its contract with such individual or entity is governed by Minnesota Statutes, section 13.05, subdivision 6.

Formatted: Normal

ARTICLE 13: HOLIDAYS

13.1 The following twelve (12) days are recognized as holidays:

New Year's Day
Martin Luther King's Day
President's Day
Memorial Day
Juneteenth
Independence Day (4th of July)
Labor Day
Veteran's Day
Thanksgiving Day

Day after Thanksgiving
Christmas Eve Day
Christmas Day
Eight Hour Floating Holiday (to be used Jan 1 to Dec. 31)

EMPLOYEES are entitled to time-off with full pay on holidays. When New Year's Day, Independence Day, Veteran's Day, Christmas Eve or Christmas Day falls on Sunday, the following Monday is considered the paid holiday and if any such day falls on Saturday, the preceding Friday is considered the paid holiday.

ARTICLE 14 FITNESS-ON-DUTY

14.1 The purpose of this Article is to give each EMPLOYEE the option to exercise while on duty. This is a voluntary Fitness-on-Duty program which provides an opportunity for EMPLOYEES engaged in stressful and somewhat sedentary jobs an opportunity to: 1) Improve job performance, 2) Reduce health risks, 3) Reduce job-related injuries, 4) Reduce absenteeism, and 5) Improve overall fitness.

14.2 This program is subject to the following terms and conditions: The EMPLOYEE will be given the option to work out 1 hour per shift. The average should not exceed 6 hours of workout time over 2 weeks.

14.3 All participants will adhere to the department Physical Fitness Program policy.

ARTICLE 15: INSURANCE

15.1 The EMPLOYER shall contribute to EMPLOYEE health and life insurance as stated in the attached Memorandum of Understanding.

15.2 The EMPLOYER, effective January 1, 2018, agrees to contribute the dollar value equivalent to the cost of the monthly EMPLOYEE only dental premium as established by the EMPLOYER. Credit in lieu of coverage will not be granted.

Formatted: Normal, Left

ARTICLE 16: CLOTHING, UNIFORMS AND VEHICLE

16.1 The EMPLOYER shall provide uniforms (including boots) and equipment and provide for the replacement of same as outlined by department policy.

16.2 The EMPLOYER shall provide take-home vehicles to the members of the bargaining unit. EMPLOYEES shall follow the EMPLOYER'S department policies regarding take-home vehicle use. Any changes to these policies will be negotiated.

Formatted: Normal

ARTICLE 17: SAVINGS CLAUSE

17.1 This Agreement is subject to the laws of the United States, the State of Minnesota and the City of Ramsey. In the event any provision of this Agreement shall be held contrary to law by a court of competent jurisdiction from whose final judgment or decree no appeal has been taken within the

time provided, such provisions shall be voided. All other provisions of this Agreement shall continue in full force and effect. The voided provisions shall be renegotiated at the written request of either party.

ARTICLE 18: SALARIES

18.1 The intent of the City is to conduct a market analysis to establish wages at the market rate average; however, if the market rate average causes a less than 15 percent separation in wages, based on Step six (6) of both the LELS Captain's bargaining unit and the LELS Sergeant bargaining unit, wages shall be calculated at 15 percent over LELS Sergeants bargaining unit. The EMPLOYEES' wages payable during the term of this Agreement shall be as follows:

~~2025~~ 2027Wages

As a result of a wage analysis, the wage adjustment of 15% greater than the City's LELS Sergeant's bargaining unit is reflected in the ~~2025~~ 2027 wages. This includes a general wage increase and a 3% Cost of Living Adjustment. Wages will increase by 8.15%~~ 9.04%~~ over the ~~2024~~ 2026 wage scale. The following salaries are calculated for January 1, ~~2025~~ 2027 through December 31, ~~2025~~ 2027 adding 8.15%~~9.04%~~ to December 31, ~~2024~~ 2026 wages, effective on January 1, ~~2025~~ 2027

		Hourly	Monthly	Annually
Step One	80% of Step 6	60.80~~53.508~~	10,538~~9,275~~	126,458~~111,297~~
Step Two	84% of Step 6	63.84~~56.184~~	11,065~~9,738~~	132,781~~116,862~~
Step Three	88% of Step 6	66.88~~58.859~~	11,592~~10,202~~	139,104~~122,427~~
Step Four	92% of Step 6	69.92~~61.534~~	12,119~~10,666~~	145,427~~127,992~~
Step Five	96% of Step 6	72.96~~64.210~~	12,646~~11,130~~	151,750~~133,556~~
Step Six	100% of Step 6	76.00~~66.885~~	13,173~~11,593~~	158,073~~139,121~~

Longevity Pay – Years are based on working as a supervisor in the Ramsey Police Department	Hourly	Monthly	Annually
After 5 Years of Service / 3~~2~~% Over Step 6	78.28~~68.223~~	13,568 ~~11,825~~	162,815~~141,904~~
After 8 Years of Service / 5~~4~~% Over Step 6	79.80~~69.561~~	13,831 ~~12,057~~	165,977~~144,686~~
After 12 Years of Service / 9~~6~~% Step 6	82.84~~70.898~~	14,358 ~~12,289~~	172,300~~147,469~~
~~After 16 Years of Service / 8% Step 6~~	~~72.236~~	~~12,521~~	~~150,251~~

Formatted: Left, Indent: Left: 0", Add space between paragraphs of the same style, Widow/Orphan control

Formatted Table

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Centered

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Centered

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Centered

Formatted: Font color: Black

Formatted: Font color: Black

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Centered

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Centered

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Centered

Formatted Table

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: First line: 0", Space Before: 0 pt, Line spacing: single, Widow/Orphan control

~~2026~~ 2028 Wages

As a result of a wage analysis, the wage adjustment of 15% greater than the City's LELS Sergeant's bargaining unit is reflected in the 2028 wages. This includes a general wage increase and a 3% Cost of Living Adjustment. Wages will increase by 8.15% over the 2027 wage scale. The following salaries are calculated for January 1, 2028 through December 31, 2028 adding 8.15% to December 31, 2027 wages, effective on January 1, 2028

~~As a result of a general wage increase of 2% and a 3% Cost of Living Adjustment added to the adjusted wages; wages will increase by 5.06% over the 2025 wage scale. The following salaries are calculated for January 1, 2026 through December 31, 2026 adding 5.06% to December 31, 2025 wages, effective on January 1, 2026~~

		Hourly	Monthly	Annually
Step One	80% of Step 6	65.75~~56.216~~	11,397~~9,744~~	136,765~~116,929~~
Step Two	84% of Step 6	69.04~~59.026~~	11,967~~10,231~~	143,603~~122,775~~
Step Three	88% of Step 6	72.33~~61.837~~	12,537 ~~10,718~~	150,441~~128,622~~
Step Four	92% of Step 6	75.62~~64.648~~	13,107~~11,206~~	157,280~~134,468~~
Step Five	96% of Step 6	78.90~~67.459~~	13,676 ~~11,693~~	164,118~~140,314~~
Step Six	100% of Step 6	82.19~~70.270~~	14,246~~12,180~~	170,956~~146,161~~

Longevity Pay – Years are based on working as a supervisor in the Ramsey Police Department	Hourly	Monthly	Annually
After 5 Years of Service / 3~~2~~% Over Step 6	84.66 ~~.83~~ ~~84.66~~71.675	14,674 ~~12,424~~	176,085 ~~149,084~~
After 8 Years of Service / 5~~4~~% Over Step 6	86.30~~73.080~~	14,959 ~~12,667~~	179,504~~152,007~~
After 12 Years of Service / 9~~6~~% Step 6	89.59~~74.486~~	15,529 ~~12,911~~	186,342~~154,930~~

Formatted: Font: 13 pt

Formatted: Indent: Left: 0", First line: 0.19", Space Before: 11 pt, Add space between paragraphs of the same style, Line spacing: Exactly 15.35 pt, Widow/Orphan control

Formatted: Font: 13 pt, Not Bold

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold

Formatted Table

Formatted: Indent: Hanging: 0.02"

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Font: 14 pt

Formatted: Indent: Hanging: 0.02"

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Indent: Hanging: 0.02"

Formatted: Font: (Default) Times New Roman, 13 pt, Not Bold, Font color: Black

Formatted: Font color: Black

~~After 16 Years of Service / 8% Step 6~~	~~75.891~~	~~13,154~~	~~157,854~~

Longevity Calculation: Effective, January 1, 2028, the EMPLOYEE promoted to Captain on January 15, 2025; shall receive longevity pay based the number of years of service as a sworn officer for the EMPLOYER.

18.2 EMPLOYEES working outside of their regularly assigned duties will be entitled to overtime pay at time and one-half (1 ½~~–~~) their regular rate of pay. In addition to working outside of their regularly assigned duties, EMPLOYEES are also entitled to overtime pay for working events where an outside funding source pays for the EMPLOYEES' wages. Examples include, but are not limited to, State funded safe and sober shifts.

Formatted: Indent: Hanging: 0.5"

18.3 EMPLOYEES will earn longevity pay based on the years working as a supervisor in the Ramsey Police Department, as follows:

After 5 Years of Service / 3~~2~~% Over Step 6
After 8 Years of Service / 5~~4~~% Over Step 6
After 12 Years of Service / 9~~6~~% Over Step 6
~~After 16 Years of Service / 8% Step 6~~

18.4 EMPLOYEE will contribute the following amounts of gross pay to the EMPLOYEE'S individual Post Employment Health Care Savings Account (HCSP):

5% of gross pay to HCSP until 5 years prior to normal retirement age (55), at which time ongoing contributions will be 7% of salary.

18.5 EMPLOYER will pay POST license fees for all licensed Captains.

18.6 EMPLOYEES assigned by the EMPLOYER to assume the full responsibilities and authority of a higher job classification for 15 consecutive calendar days or greater shall be placed on the higher classification's pay scale such that the EMPLOYEE receives an increased gross wage as close to the EMPLOYEE'S current gross wages, plus a minimum of ten (10) percent over the EMPLOYEE'S current gross wages for the duration of the assignment. If the need for said assignment is not immediately known, but becomes known, the EMPLOYER will provide back pay effective upon the first full shift of said EMPLOYEE assuming the full responsibility and authority of the higher job classification, contingent upon reaching a minimum of 15 consecutive calendar days of said full responsibilities and authority. In situations where the need is not immediately known, the EMPLOYEE with the greatest seniority as Captain, will assume the full responsibility and authority of the higher classification. In all situations when the need becomes known, the EMPLOYER will select said EMPLOYEE at the EMPLOYER'S sole discretion, not necessarily based on seniority. The EMPLOYER reserves the right to stagger said assignment between EMPLOYEES at its sole discretion.

ARTICLE 19: WAIVER

19.1 Any and all prior agreements, resolutions, practices, policies, rules and regulations regarding terms and conditions of employment to the extent inconsistent with the provisions of this Agreement are hereby superseded.

19.2 The parties mutually acknowledge that during the negotiations which resulted in this Agreement, each had the unlimited right and opportunity to make demands and proposals with respect to any term or condition of employment not removed by law from bargaining. All agreements and understandings arrived at by the parties are set forth in writing in this Agreement for the stipulated duration of this Agreement. The EMPLOYER and LELS each voluntarily and unqualifiedly waive the right to meet and negotiate regarding any and all terms and conditions of employment referred to or covered in this Agreement or with respect to any term or condition of employment not specifically referred to or covered by this Agreement even though such terms or conditions may not have been within the knowledge or contemplation of either or both of the parties at the time this Agreement was negotiated or executed.

ARTICLE 20: DURATION

Except as herein provided, this Agreement shall be in effect commencing January 1, ~~2025~~ 2027 and shall remain in full force and effect through and including December 31, ~~2026~~2028, and thereafter until modified or amended by mutual agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 10th ~~_____~~day of November~~_____~~2026~~2024~~ per resolution #26-265~~24-326~~_____~~.

FOR THE CITY OF RAMSEY:

BY: _____ _____
Mayor Date

ATTEST: _____ _____
City Administrator Date

FOR LAW ENFORCEMENT LABOR SERVICES, INC.

BY: _____
Nick Dahlberg, Steward Date

BY: _____ _____
Tim Frankfurth, Steward Date

BY: _____ _____
Tim Gannon LELS, Business Agent Date

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF RAMSEY AND LAW ENFORCEMENT LABOR SERVICES (LELS) LOCAL 408 CAPTAINS

ARTICLE 15 M.O.U. INSURANCE

~~**January 1, 2025 to December 31, 2026 as described below:**~~

~~**1) Insurance: City monthly contributions for 2025 health insurance and life insurance:**~~

~~The EMPLOYER will make the following contributions toward group health insurance coverage for EMPLOYEES enrolled in the City's health plan during 2025. In addition, the City will purchase $20,000 of basic life insurance for full-time regular EMPLOYEES.~~

~~Premiums or Waiver~~

- ~~EMPLOYEE only (single) City contribution, not to exceed $1102.50~~
- ~~EMPLOYEE and Children City contribution: $1544.20~~
- ~~EMPLOYEE and Spouse City contribution: $1621.20~~
- ~~Family City contribution: $2007.60, or~~
- ~~Cash in lieu of City's insurance contribution of $425.00 per month. Cash in lieu of coverage requires proof of other coverage.~~

~~Health Reimbursement Account/Health Savings Account~~

- ~~Single plans with a $3300 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~All EMPLOYEE + children and EMPLOYEE + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~EMPLOYEES waiving health insurance will not receive H.R.A. or H.S.A. contributions~~

~~**2) Insurance: City monthly contributions for 2026 health insurance and life insurance:**~~

~~The EMPLOYER will make the following contributions toward group health insurance coverage for EMPLOYEES enrolled in the City's health plan during 2026. In addition, the City will purchase $20,000 of basic life insurance for full time regular EMPLOYEES. For purposes of payroll calculations, in the event the 2026 health insurance renewal creates an uneven number, the City's contribution will be round up to the nearest penny.~~

~~Monthly City Contributions to Premiums or Waiver~~

- ~~EMPLOYEE only (single) City contribution will be paid at the dollar value equal to the $2500 Deductible Perform Network plan full premium, but not to exceed $1207.24 in 2026; and~~
- ~~EMPLOYEE and Children City contributions will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium, but not to exceed $1690.90 in 2026; and~~
- ~~EMPLOYEE and Spouse City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium, but not to exceed $1775.21 in 2026; and~~
- ~~Family City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium, but not to exceed $2198.32 in 2026; or~~
- ~~Cash in lieu of City's insurance contribution of $425.00 per month, but shall not exceed 50% of the least expensive 2026 single premium. Cash in lieu of coverage requires proof of other coverage.~~

~~Total monthly city contributions listed above include the H.R.A./V.E.B.A. or H.S.A. shown below, as follows:~~

- ~~Single plans with a $ 3300 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~All EMPLOYEE + children and EMPLOYEE + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.~~
- ~~EMPLOYEES waiving health insurance will not receive H.R.A. or H.S.A. contributions~~

The City will make the following contributions toward group health insurance coverage for fulltime benefit eligible employees enrolled in the City's health plan. In addition, the City will purchase $20,000 of basic life insurance for full-time benefit eligible employees; as well as provide single dental insurance.

2027 Premiums or Waiver

- Employee only (single) City contribution, up to $1103.50
- Employee and Children City contribution: $1545.60
- Employee and Spouse City contribution: $1622.96
- Family City contribution: $2009.36, or
- Cash in lieu of City's insurance contribution of $475.74 per month

2027 Health Reimbursement Account/Health Savings Account

- Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Employees waiving health insurance will not receive H.R.A. or H.S.A. contributions

2028 Premiums or Waiver

- Employee only (single) City contribution will be paid up to the dollar value equal to the $2500 Deductible Perform Network plan full premium; and
- Employee and Children City contributions will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; and
- Employee and Spouse City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; and
- Family City contribution will be paid at the dollar value equal to 70% of the $2500 Deductible Perform Network plan full premium; or
- Cash in lieu of City's insurance contribution not to exceed the LOGIS agreement.

2028 Health Reimbursement Account/Health Savings Account

- Single plans with a $3500 deductible receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Other single plans receive $130.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All employee + children and employee + spouse plans will receive $160.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- All family plans will receive $192.00 per month toward the H.R.A./V.E.B.A. or H.S.A.
- Employees waving health insurance will not receive HRA or HSA contributions.

FOR THE CITY OF RAMSEY:

BY:

_____ _____
Mayor Date

ATTEST:

_____ _____
City Administrator Date

FOR LAW ENFORCEMENT LABOR SERVICES, INC.

BY: _____ _____
Nick Dahlberg, Steward Date

BY: _____ _____
Tim Frankfurth, Steward Date

BY:

_____ _____
Tim Gannon LELS, Business Agent Date

Memorandum of Understanding
Between the City of Ramsey and Law Enforcement Labor Services
Paid Family and Medical Leave

The Memorandum of Agreement (MOA) is entered into between the City of Ramsey (City) and Law Enforcement Labor Services, Inc., Local 408 (Union).

WHEREAS, the City and Union are parties to a 2027-2028 Labor Agreement (Labor Agreement); and

WHEREAS, State of Minnesota enacted a new form of paid leave effective January 1, 2026, Paid Family and Medical Leave (PFML); and,

WHEREAS, both the City and the Union wish to further address PFML.

NOW THEREFORE, the City and Union agree to the following:

1. Effective January 1, 2027 through December 31, 2028, the Employer and Employee will split the premiums for the Minnesota Paid Family and Medical Leave (PFML) on a 50/50 basis with the Employee share through payroll deductions pursuant to Minn. Stat. §268B.14.
2. Employees may utilize accrued paid leave to supplement PFML not to exceed 100% of the regular wage of the employee.
3. Wages resulting from the use of accrued leave that meet the PERA definition of Eligible Compensation, shall receive all applicable PERA contributions concurrent with the use of the accrued paid leave.
4. In the event applicable state law changes, the parties shall have the right to re-negotiate the terms of this MOA.

The Memorandum of Agreement shall remain in effect for the duration of the Labor Agreement.

The remaining terms of the current collective bargaining agreement for 2027-2028 is not impacted by this agreement and remain in full force and effect.

This MOA represents the complete agreement of the parties.

In witness whereof, the parties have caused this Memorandum of Agreement to be executed this

FOR THE CITY OF RAMSEY:

BY:

_____

Mayor Date

ATTEST:

_____ _____

City Administrator Date

FOR LAW ENFORCEMENT LABOR SERVICES, INC.

BY: _____ _____

Nick Dahlberg, Steward Date

BY: _____ _____

Tim Frankfurth, Steward Date

BY: _____ _____

Tim Gannon, LELS Business Agent Date

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF RAMSEY AND LAW ENFORCEMENT LABOR SERVICES, INC., LOCAL #408 Wellness Incentive Pilot Program

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into between the City of Ramsey ("City") and Law Enforcement Labor Services, Inc., Local #408 ("Union") (collectively, the "Parties").

WHEREAS, the City and the Union are parties to a collective bargaining agreement ("CBA") covering licensed Captains employed by the Ramsey Police Department; and

WHEREAS, the Parties desire to create a voluntary Wellness Incentive Pilot Program as a method for employees to earn Wellness Incentive Vacation Credit hours by investing in physical readiness, mental and emotional resilience, whole health and life balance, and community connection and personal growth; and

WHEREAS, the Parties agree that the maximum incentive hours an employee may earn shall not exceed twelve hours per calendar year.

NOW, THEREFORE, the Parties agree as follows:

1. Purpose

The purpose of this MOU is to establish a voluntary Wellness Incentive Pilot Program.

The intent of the Wellness Incentive Pilot Program is to support healthy, resilient, balanced, and community-connected officers who are better prepared to serve the citizens of Ramsey.

2. Maximum Annual Incentive

The maximum incentive an employee may earn shall not exceed twelve hours per calendar year.

3. Wellness Incentive Pilot Program

Employees who participate in the Wellness Incentive Pilot Program may earn up to twelve hours of Wellness Incentive Vacation Credit per calendar year by completing approved wellness-related activities as outlined in Attachment A.

Wellness Incentive Vacation Credit is not training time, compensatory time, sick time, holiday time or a separate leave bank.

Wellness Incentive Vacation Credit shall be credited to the employee's existing vacation leave balance and shall be subject to the same scheduling, approval, use, carryover, and payout rules applicable to vacation leave under City policy and the collective bargaining agreement.

Approved Wellness Incentive Vacation Credit shall be credited to the employee's vacation balance no later than the second payroll period following submission of the required verification. An employee shall not forfeit credit because of the City's failure to process it within that period.

The City may track Wellness Incentive Vacation Credit separately for administrative, payroll, or audit purposes, but the hours shall be used as vacation leave once credited.

4. Verification and Submission Deadline

Employees participating in the Wellness Incentive Pilot Program shall document completed activities on the approved Officer Wellness and Readiness Incentive Verification Form in Attachment B.

The form is intended to be simple and may be based on employee attestation, certificate of completion, supervisor or designee verification, or other reasonable documentation.

The annual verification deadline shall be November 15 of each calendar year. If November 15 falls on a weekend or City-recognized holiday, the deadline shall be the next business day.

Activities submitted after the annual deadline may be denied for the current year and may be submitted for the following calendar year if otherwise eligible and approved.

5. Administration

The Chief of Police or designee shall administer the Wellness Incentive Pilot Program in accordance with this MOU and Attachments A through B, with the option to add approved activities as are deemed appropriate. No approved activity may be reduced, eliminated, suspended, or materially restricted without the prior written agreement of the Union.

Activities not listed may be submitted for pre-approval. If an activity occurs without prior approval, the employee may submit the activity for review as soon as practical.

The City shall not require employees to disclose private medical records, diagnoses, counseling records, treatment information, medical findings, or test results as part of the Wellness Incentive Pilot Program.

Dishonest reporting or misuse of the program may result in denial of incentive credit and/or appropriate corrective action subject to the CBA. Unintentional errors or insufficient documentation must first be addressed through notice and a reasonable opportunity to correct. Any discipline, repayment, or disqualification remains subject to the grievance and arbitration procedure contained in the CBA.

6. Dispute Resolution

All of the terms and conditions of this MOU are subject to the CBA, including Article 6; the MOU controls only over earned or pending credits, appeals, disputes and grievances survive sunset of this MOU.

7. Pilot Program Review

The Parties agree that the Wellness Incentive Pilot Program is a pilot program.

The Parties may review the pilot program through labor-management discussion during the term of this

MOU, including participation rates, administrative workload, employee feedback, and whether the program supports the purpose of this MOU.

Any continuation, modification, or expansion of the Wellness Incentive Pilot Program beyond the term of this MOU shall be subject to mutual agreement of the Parties.

8. No Precedent

This MOU is intended for the sole and limited purpose stated herein.

This MOU shall not be construed as an admission of precedent, past practice, or waiver of either party's rights except as expressly stated in this MOU.

9. Term and Sunset

This MOU shall be effective for the duration of the January 1, 2027 through December 31, 2028 collective bargaining agreement unless extended or modified by mutual written agreement of the Parties.

This MOU shall automatically sunset upon expiration of the applicable collective bargaining agreement unless the Parties mutually agree in writing to continue, modify, or incorporate the Wellness Incentive Pilot Program into a successor agreement.

10. Savings Clause

If any provision of this MOU is found to be unlawful or unenforceable, that provision shall be severed, and the remaining provisions shall remain in full force and effect.

11. Entire Agreement

This MOU represents the full agreement of the Parties regarding the Wellness Incentive Pilot Program

All other terms and conditions of the collective bargaining agreement remain in full force and effect and unchanged.

FOR THE CITY OF RAMSEY:

BY:

_____ _____

Mayor Date

ATTEST:

_____

City Administrator Date

FOR LAW ENFORCEMENT LABOR SERVICES, INC.

BY: _____

Nick Dahlberg, Steward Date

BY: _____

Tim Frankfurth, Steward Date

BY: _____

Tim Gannon, LELS Business Agent Date

ATTACHMENT A

Officer Wellness & Readiness Incentive Program

Purpose

The purpose of the Officer Wellness & Readiness Incentive Program is to encourage healthy lifestyle habits, support employee well-being, strengthen community connection, and recognize employees who actively invest in their physical, mental, emotional, and overall health.

The work of a peace officer requires sound judgment, emotional control, physical readiness, compassion, resilience, and connection to the community. By supporting whole-officer wellness, the Police Department can improve employee engagement, reduce stress, support long-term health, and enhance the quality of service provided to the citizens of Ramsey.

Program Overview

Officers who participate in the Wellness Incentive Pilot Program may earn up to twelve hours of Wellness Incentive Vacation Credit per calendar year by completing approved wellness-related activities.

Wellness Incentive Vacation Credit is not training time, comp time, sick time, holiday time, or a separate leave bank. Earned hours shall be credited to the employee's existing vacation leave balance and shall be subject to the same scheduling, approval, use, carryover, and payout rules applicable to vacation leave under City policy and the collective bargaining agreement.

Approved Wellness Incentive Vacation Credit shall be credited to the employee's vacation balance no later than the second payroll period following submission of the required verification. An employee shall not forfeit credit because of the City's failure to process it within that period.

The program is voluntary. Participation or non-participation shall not be used for discipline, promotion, assignment, performance evaluation, or any other employment decision. Dishonest reporting or misuse of the program may result in denial of incentive credit and/or appropriate corrective action subject to the CBA. Unintentional errors or insufficient documentation must first be addressed through notice and a reasonable opportunity to correct. Any discipline, repayment, or disqualification remains subject to the grievance and arbitration procedure contained in the CBA.

The program is designed to be simple, flexible, and meaningful. Officers may earn up to three hours in each of the following four categories, for a maximum of twelve hours per calendar year.

Incentive Categories

Category	Annual Standard	Credit
Physical Readiness	78 workouts/fitness activities OR 1 approved fitness challenge/program OR 1 fitness coordinator meeting with plan	3 hours
Mental & Emotional Resilience	4 approved activities	3 hours
Whole Health & Life Balance	3 approved activities	3 hours
Community Connection & Personal Growth	2 approved activities	3 hours

A. Physical Readiness - 3 Hours

An employee may earn three hours of Wellness Incentive Vacation Credit by completing one of the following during the calendar year:
Seventy-eight documented workouts or fitness activities;
One approved fitness challenge, race, workout program, or wellness program;
One meeting with a fitness coordinator or wellness designee, along with a personal fitness plan; or
Other approved activity that supports physical readiness.
Employees shall not be required to submit private medical records, diagnoses, counseling records, treatment information, or medical test results.

B. Mental and Emotional Resilience - 3 Hours

An employee may earn three hours of Wellness Incentive Vacation Credit by completing four approved mental or emotional wellness activities during the calendar year. Eligible activities may include, but are not limited to:
Mindfulness or reflective journaling;
Meditation, breathing exercises, or stress-management practice;
Sleep journaling or sleep-health education;
Reading an approved wellness, resilience, leadership, or law-enforcement wellness book;
Listening to an approved wellness-related podcast;
Meeting with a chaplain, peer support member, counselor, or other wellness resource;
Participating in approved resiliency, peer support, or emotional wellness training; or
Other approved activity that supports mental and emotional resilience.
Employees shall not be required to submit private medical records, diagnoses, counseling records, treatment information, or medical test results.

C. Whole Health and Life Balance - 3 Hours

An employee may earn three hours of Wellness Incentive Vacation Credit by completing three approved whole-health or life-balance activities during the calendar year. Eligible activities may include, but are not limited to:
Annual preventive health examination;
Annual dental examination;
Annual vision examination;
Chiropractic, physical therapy, or injury-prevention care;
Nutrition education or meeting with a nutritionist;
Financial wellness education or meeting with a financial advisor;
Avoided regular tobacco or nicotine use;
Avoided regular alcohol use;
Breaking or reducing another unhealthy habit;
Practicing a healthy hobby or activity outside of work; or
Other approved activity that supports whole health and life balance.

For purposes of this program, the tobacco, nicotine, and alcohol-related activities are intended to recognize consistent healthy habits and personal wellness goals. They are not intended to create a zero-use standard. Occasional lawful off-duty use, such as a cigar at a social event or moderate alcohol use, shall not automatically disqualify an employee from receiving credit in this category.

This program does not create a new disciplinary standard for lawful off-duty conduct. Verification shall be limited to employee attestation that the employee completed an approved activity or pursued a meaningful wellness goal. Employees shall not be required to submit private medical records, diagnoses, counseling records, treatment information, medical findings, or test results.

D. Community Connection and Personal Growth - 3 Hours

An employee may earn three hours of Wellness Incentive Vacation Credit by completing two approved community-service, education, or personal-growth activities during the calendar year. Eligible activities may include, but are not limited to:

Volunteer service with a community, charitable, faith-based, civic, or nonprofit organization;
Volunteer youth sports coach;
Youth group, scouting, mentoring, or similar youth-service activity;
Active participation in a community group, board, or committee;
Volunteer service through Meals on Wheels, Lions, Rotary, Elks, Jaycees, CAER, or similar organization;
Completing an approved class, seminar, webinar, or educational activity;
Reading an approved personal-growth, leadership, wellness, or community-focused book;
Learning a new skill that supports personal growth or service to others; or
Other approved activity that supports community connection or personal growth.

Community service must be voluntary, unpaid, and not required as part of the employee's regular job duties. Education or personal-growth activities must be above and beyond mandatory job-required training unless approved by the Chief of Police or designee.

Collateral assignments, including Field Training Officer, firearms instructor, use-of-force instructor, active shooter instructor, or similar specialty assignments, do not qualify for Wellness Incentive Vacation Credit solely by holding the assignment.

Verification

Employees shall document completed activities on the approved Officer Wellness and Readiness Incentive Verification Form.
The form is intended to be simple and may be based on employee attestation, certificate of completion, supervisor/designee verification, or other reasonable documentation.
Activities not listed may be submitted for pre-approval. If an activity occurs without prior approval, the employee may submit the activity for review as soon as practical.
The annual verification deadline is November 15 of each calendar year. If November 15 falls on a weekend or City-recognized holiday, the deadline shall be the next business day.
Activities submitted after the annual deadline may be denied for the current year and may be submitted for the following calendar year unless otherwise approved.

Program Administration

The Chief of Police or designee shall maintain the approved activity list and verification process in accordance with this MOU and Attachments A through B.

The program may be reviewed periodically through labor-management discussion. The intent of the program is to promote healthy, resilient, balanced, and community-connected officers who are better prepared to serve the citizens of Ramsey.

ATTACHMENT B

Officer Wellness & Readiness Incentive Verification Form

Wellness Incentive Vacation Credit

Employee Name: _____ Calendar Year: _____

Submission Deadline: November 15

Total Wellness Incentive Vacation Credit Requested: _____ / 12 hours

Employees may earn up to three hours in each category, for a maximum of twelve hours per calendar year. Each completed category is worth three hours of Wellness Incentive Vacation Credit.

1. Physical Readiness - 3 Hours

Complete one of the following:

- ☐ Seventy-eight documented workouts or fitness activities
- ☐ One approved fitness challenge, race, workout program, or wellness program
- ☐ One meeting with a fitness coordinator or wellness designee, along with a personal fitness plan
- ☐ Other approved activity: _____

Brief description, if needed:

_____

Credit Requested: ☐ 3 hours

2. Mental & Emotional Resilience - 3 Hours

Complete four approved activities:

- ☐ Mindfulness or reflective journaling
- ☐ Meditation, breathing exercises, or stress-management practice
- ☐ Sleep journaling or sleep-health education
- ☐ Read an approved wellness, resilience, leadership, or law-enforcement wellness book
- ☐ Listened to an approved wellness-related podcast
- ☐ Met with a chaplain, peer support member, counselor, or other wellness resource
- ☐ Participated in approved resiliency, peer support, or emotional wellness training
- ☐ Other approved activity: _____

Brief description, if needed:

_____

Credit Requested: ☐ 3 hours

3. Whole Health & Life Balance - 3 Hours

Complete three approved activities:

- ☐ Annual preventive health examination
- ☐ Annual dental examination
- ☐ Annual vision examination
- ☐ Chiropractic, physical therapy, or injury-prevention care
- ☐ Nutrition education or meeting with a nutritionist
- ☐ Financial wellness education or meeting with a financial advisor
- ☐ Avoided regular tobacco or nicotine use
- ☐ Avoided regular alcohol use
- ☐ Broke or reduced another unhealthy habit
- ☐ Practiced a healthy hobby or activity outside of work
- ☐ Other approved activity: _____

Brief description, if needed:

_____

Credit Requested: ☐ 3 hours

4. Community Connection & Personal Growth - 3 Hours

Complete two approved activities:

- ☐ Volunteer service with a community, charitable, faith-based, civic, or nonprofit organization
- ☐ Youth sports coach or volunteer
- ☐ Youth group, scouting, mentoring, or similar youth-service activity
- ☐ Active participation in a community group, board, or committee
- ☐ Volunteer service through Meals on Wheels, Lions, Rotary, Elks, Jaycees, CAER, or similar organization
- ☐ Completed an approved class, seminar, webinar, or educational activity
- ☐ Read an approved personal-growth, leadership, wellness, or community-focused book
- ☐ Learned a new skill that supports personal growth or service to others
- ☐ Other approved activity: _____

Brief description, if needed:

_____

Credit Requested: ☐ 3 hours

Employee Certification

I certify that the information submitted on this form is true and accurate. I understand that I am not required to disclose private medical records, diagnoses, counseling records, treatment

information, medical findings, or test results.
Employee Signature: _____ Date: _____

Department Review

☐ Approved
☐ Denied
☐ More information needed

Total Wellness Incentive Vacation Credit Approved: _____ / 12 hours

Reviewer Comments:
_____

Reviewer Name: _____ Signature: _____ Date: _____

CC Regular Session
Meeting Date: 11/10/2026

Primary Strategic Plan Initiative: Promote economic growth and development.

Title:
Adopt Resolution #26-248, Approving a Site Plan Review for a Mixed-Use Building at 7782 Sunwood Drive NW (Elevate Hope House)

Purpose/Background:
Elevate Hope House (the "Applicant") has submitted a Land Use Application for development of a 0.52-acre parcel in the COR, located at 7782 Sunwood Drive NW and legally described as Outlot B, COR Stone Brook Academy (the "Subject Property"). The Applicant submitted architectural plans from Thielen & Green and civil plans from Plowe Engineering, Inc. The project will consist of approximately 5,700 square feet of commercial space geared toward community gathering, co-working, office, meeting space, and a coffee shop, plus three apartment units on the second floor, situated along Sunwood Drive on the north end of the site. The site is zoned COR-1 and guided for Mixed Use in the City's 2040 Comprehensive Plan. The Applicant is working with the City's EDA to purchase the site for the proposed development. To accommodate the proposed development, the Applicant is requesting a Minor Subdivision (to convert the property from an outlot to a buildable lot of record, a separate action located on tonight's consent agenda) and a Site Plan Review (to construct the building and site improvements).

This site was previously approved for a similar project by Storyteller Cafe, though that project eventually expired and the City regained ownership of the property. Elevate Hope House came forward with their own development proposal that has a similar residential density and commercial space, but it has several distinct architectural and site changes and improvements.

Notification:
Staff attempted to notify property owners within 350 feet of the Subject Property, as reflected in the Anoka County Property Records, of the request and the Public Hearing held by the Planning Commission on October 29th. A notice of the Public Hearing was published in the Anoka County UnionHerald, the City's official newspaper. A "proposed development" sign was placed on the property along Sunwood Drive.

Time Frame/Observations/Alternatives:
Subject Property
The Subject Property is located in the COR, bounded by Sunwood Drive to the north, Yolite Street to the west, Veterans Drive to the south, and Sunwood Village to the east. The Subject Property is currently platted as an outlot within the COR Stone Brook Academy plat. The Subject Property is zoned COR-1, which allows for mixed-use development consisting of several commercial uses and high-density residential between 5 and 15 units per acre. It is guided for Mixed Use in the City's 2040 Comprehensive Plan, as are other surrounding properties in the COR. The proposed building will contain three residential units and approximately 5,700 square feet of commercial space. The proposed density is 5.76 units per acre, which is in conformance with the Comprehensive Plan. This building will only be the fourth instance of vertical mixed-use development in the COR, with the first three instances being The Residence at the COR Apartment Homes (7700 Sunwood Drive NW), Skyline on Sunwood (7545 Sunwood Drive NW), and The Sinclair by Roers (7979 Sunwood Drive NW, currently under construction).

Site Plan
The proposed building has a footprint of approximately 5,700 square feet (25.12% lot coverage). The building is rectangular-shaped, similar to the lot it will be built upon, with the building facade positioned closest to Sunwood Drive and Yolite Street. In lieu of the building facade being located within 20 feet of the Sunwood Drive right-of-way line, the site plan includes a large sidewalk patio along the front edge of the building, surrounded by a decorative fence that will run along the north property line for about 45.8 feet. When measuring the length of the 45.8-foot-long fence along Sunwood Drive, in comparison to the building width of 57 feet, it equals 80.35% of the building facade (or, in this case, an ornamental fence surrounding an outdoor seating area) within the 5-foot build-to line along Sunwood Drive. Additionally, though it is no longer required in accordance with Ordinance #26-16, the building also meets the build-to line requirement of 5 feet along Yolite Street by the inclusion of a second fence along the Yolite Street property line to define the edge of a secondary outdoor patio and small playground. The proposed development has approximately 72% impervious area, including the building footprint, parking lot, and outdoor patios, which is consistent with other developments in the COR.

The building is designed to have four main entrances: two secure entrances to the apartments on the second floor (one along the south wall, and one along the east wall, both connected to sidewalks leading to the parking lot south of the building) and two entrances to the commercial space on the first floor (one in the northwest corner to access the gathering space, and the other along the west wall to directly access the coffee shop). The north and west building facades are accented with outdoor patios to activate the storefront. The patios and the building are slightly elevated from the grade of the adjacent public sidewalks due to the site's existing elevation. In addition to the main entrances to the building, there are garage-style doors proposed along the north building facade, opening the indoor gathering space up to the north outdoor patio. There is also a service door along the south building facade to access the back-of-house space for the coffee shop. Vehicular access to the Subject Property will come from a driveway along Yolite Street. The building placement and landscape buffer are intended to screen the parking lot from all adjacent streets. Additionally, a trash enclosure will be located along the south edge of the building, using materials that complement the building facade.

The minimum parking requirements for apartment units are 1.5 stalls per unit. Additionally, retail shopping uses require one parking stall for each 200 square feet of floor space for retail uses under 20,000 square feet in area. Office spaces require one parking stall for each 300 square feet of floor space. Lastly, restaurants (including the coffee shop) have a minimum parking requirement of one stall per three seats of design capacity. Based on the proposed 3 apartment units, 16 seats in the coffee seating area, 12 seats in the outdoor patio area, 391 square feet of dedicated retail space for artist exposition sales, 445 square feet for office space, and 1,904 square feet of gathering space, a total of 27 parking stalls would be required. However, the Applicant submitted a parking narrative that explains their anticipated parking demand, which includes the following:

- 1 parking stall per apartment unit x 3 apartment units = 3 parking stalls
- 1 parking stall per coffee shop employee x 2 onsite employees = 2 parking stalls
    - Note: the intent of the skills training program is to employ the apartment residents at the coffee shop.
- 1 parking stall per 3 seats of restaurant seating capacity x 28 seats = 10 parking stalls
- 1 parking stall per 200 square feet of retail space (for the artist wares) x 391 square feet = 2 parking stalls
- 3 additional parking stalls for the office/break room area
- TOTAL: 20 parking stalls required (20 provided)

If general parking requirements exceed supply, there are several on-street parking spaces along Sunwood Drive and Veterans Drive to accommodate any overflow of retail customers or visitors.

Architecture and Building Elevations

The building will be two stories tall. The building's overall height (as measured from the finished floor elevation to the top of the parapet) is 26 feet. The building facade will consist of glass overhead doors along the north outdoor patio, and storefront windows and brick veneer along the first floor, plus lap siding along the entirety of the second floor. The building facade is designed with 52.8% brick veneer and exterior split face veneer, which meets the requirement that at least 50% of the total building facade not covered by windows consists of brick veneer, exterior split face block, or a similar material, as required by the architectural standards for the COR-1 district in the COR Framework. In addition to the building itself, the Applicant is proposing to install pergolas over the north outdoor patio, in line with the overhead doors.

Signage

As noted during the development and adoption of Chapter 108, Ramsey's Sign Code, signage in the COR will be reviewed and approved administratively. Staff will work with the Applicant as construction commences to review proposed signage for the residential and commercial components of the building.

Landscape Plan

The Landscape Plan was reviewed by the Environmental Policy Board (EPB) at their regular meeting on September 21st, 2026. The EPB recommended approval of the plan, contingent upon the resolution of Staff review comments.

Lighting Plan

Section 106-310 of City Code provides lighting regulations for all developments in the City. All photometric readings will measure less than 0.5 footcandles at the property line and will measure at least 1.0 footcandle throughout the parking lot in compliance with City Code. All lighting must be downcast and shielded.

Utilities

The building will be connected to municipal water and sanitary sewer via stubs along Yolite Street on the west edge of the property.

Stormwater Management

All stormwater from the site will be directed into a network of pipes that flow into the large regional retention basin in Waterfront Park, then into the regional infiltration basin at the southeast portion of the COR. In lieu of constructing a storm water basin onsite, the Applicant will contribute the cost of constructing a storm water basin onsite into a fund to maintain

the regional basin.

Plat
The application includes a Minor Plat that replats the existing outlot into a buildable lot that is being considered on tonight's consent agenda. The proposed parcel conforms to the zoning requirements.

Alternatives
Alternative 1: Approve the Site Plan, as requested by the Applicant and recommended by Planning Commission and Staff.
Alternative 2: Approve the Site Plan with modifications based on discussion.
Alternative 3: Deny the Site Plan based on supporting findings of fact.

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

The property is City-owned and the Applicant would be purchasing the property. Development fees will be calculated at the time of Development Agreement.

Recommendation:
At their regular meeting on October 29, 2026, the Planning Commission voted unanimously to recommend approval of the Site Plan, as recommended by Staff.

Outcome/Action:
Motion to adopt Resolution #26-248, Approving a Site Plan for a Mixed-Use building at 7782 Sunwood Drive NW.

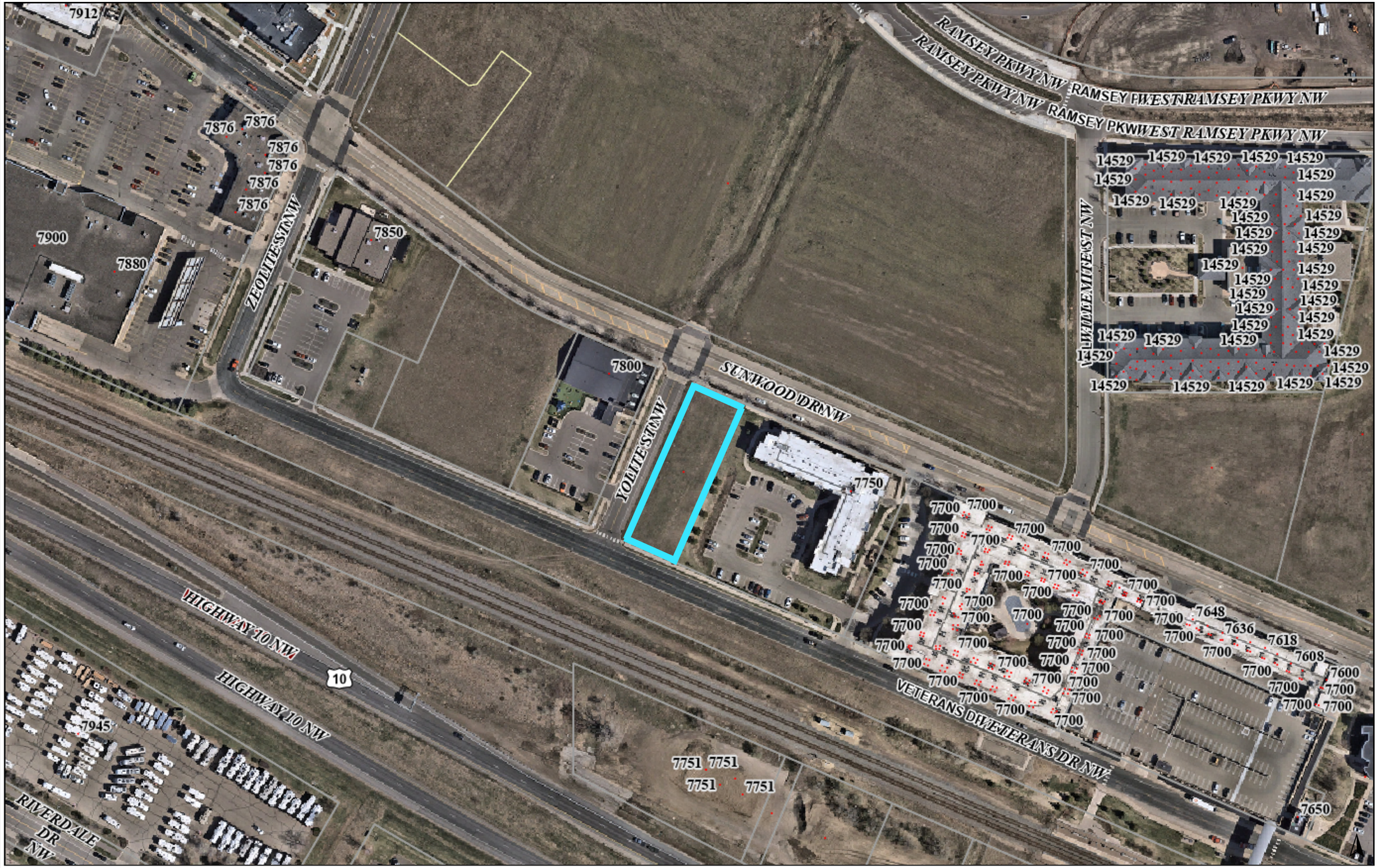
Attachments

Site Location Map
Resolution #26-248 Site Plan Review
Architectural & Landscaping Plan Set
Civil Plan Set
Draft Final Plat (for reference)

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	11/05/2026 12:36 PM
Form Started By: Adam Martin		Started On: 10/30/2026 11:24 AM
Final Approval Date: 11/05/2026		

Elevate Hope House





PID:
28-32-25-31-0023

Southeast Corner of Yolite Street NW and Sunwood Drive NW.

0 500 1000 ft

Created on: 09/21/2026

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

RESOLUTION #26-248

A RESOLUTION APPROVING A SITE PLAN FOR A MIXED-USE BUILDING AT 7782 SUNWOOD DRIVE NW

WHEREAS, The City of Ramsey received an application from Elevate Hope House (the "Applicant"), requesting Site Plan Review approval on the property legally described as follows:

Lot 1, Block 1, Gather Addition, Anoka County, Minnesota

(the "Subject Property").

WHEREAS, the Subject Property is zoned COR-1, Mixed Use Core Subdistrict, which is a mixed-use zoning designation, and guided for Mixed Use in the 2040 Comprehensive Plan; and

WHEREAS, all principal uses within the COR-1 zoning district require a formal Site Plan Review from Planning Commission and City Council; and

WHEREAS, the Applicant appeared before the Planning Commission for a public hearing on October 29, 2026, that said public hearing was properly advertised; and

WHEREAS, the Planning Commission reviewed the Site Plan and recommended approval; and

WHEREAS, the City Council reviewed the request at their meeting on November 10, 2026.

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

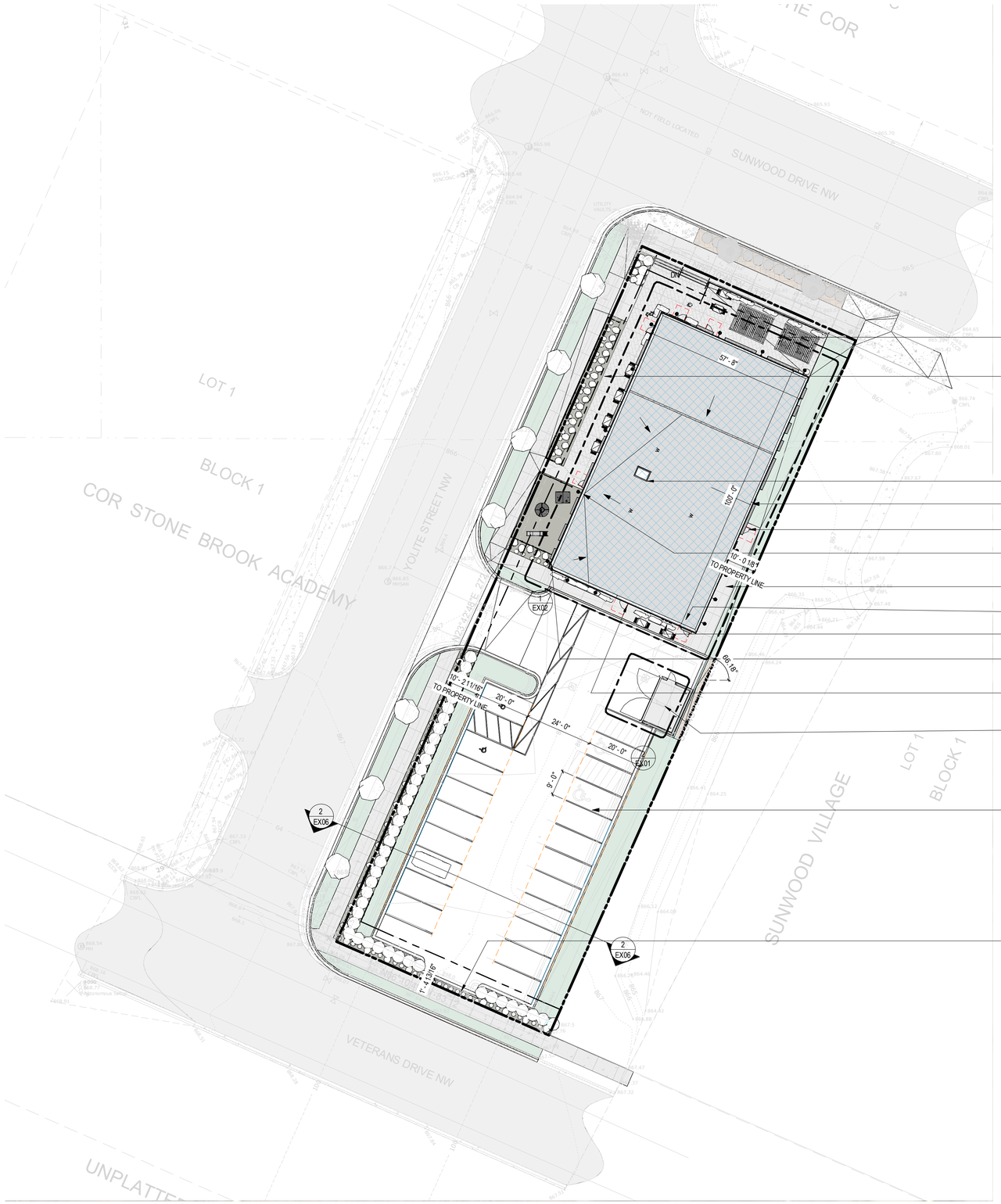
That the Ramsey City Council hereby grants approval of the Site Plan for a mixed-use building containing three residential units and approximately 5,700 square feet of commercial space on the Subject Property in accordance with relevant City Codes, subject to the following conditions:

1. That the Applicant enters into a Development Agreement with the City outlining development fees and site sureties.

2. That the Applicant shall comply with all Staff comments as noted in ProjectDox.

3. That a separate building and sign permits are required.

4. Securing all other necessary permits from other agencies and providing a copy of said permits to the City.



1 CONCEPTUAL SITE PLAN
1" = 20'-0"

SITE KEY



- EXTERIOR PERGOLA(S) WITH SEATING & PATIO FENCING
- EXTERIOR SEATING WITH PATIO FENCING
- ROOF ACCESS HATCH
- OVERFLOW SCUPPER
- NORTH STAIR TOWER EXIT DOOR
- LAMB'S TONGUE THRU WALL ROOF DRAIN
- SIDEWALK EXTENSION TO EXIT STAIRS
- SOUTH STAIR TOWER EXIT
- **METER BANKS**
- **RISER STANDPIPE / FDC CONNECTION**
- DELIVERIES DOOR
- TRASH ENCLOSURE
- 20 PARKING STALLS
  - 18 STANDARD
  - 2 ADA
- FENCING, SEE ELEVATION

PARKING ANALYSIS & NARRATIVE

1. THREE (3) 2 BEDROOM, 1 BATH APARTMENTS
   1. 1 STALL PER UNIT
      A. THREE (3) PARKING STALLS PROVIDED
2. COFFEE SHOP WORK
   1. TWO (2) PARKING STALLS FOR STAFF
      A. NOTE, AS PART OF SKILLS TRAINING PROGRAM THOSE WHO RESIDE IN APARTMENT WILL ALSO WORK AT COFFEE SHOP
3. COFFEE SEATING AND WAITING (16 SEATS)
   1. SIX (6) STALLS PROVIDED
4. OFFICE/BREAK (445 SF)
   1. THREE (3) PARKING STALLS
5. RETAIL (ARTISTS' SALES (391 SF)
   A. TWO (2) PARKING STALLS PROVIDED
6. EXTERIOR PATIO AREAS - SEASONAL (12 SEATS)
   A. FOUR (4) PARKING STALLS PROVIDED

TOTAL PARKING REQUIRED: 20 STALLS
TOTAL PARKING PROVIDED: 20 STALLS

AS A MIXED-USE BUILDING, IT WILL BE PRIMARILY OCCUPIED FOR RESIDENTS OF THE THREE (3) APARTMENTS, STAFF, AND PATRONS WHO ARE VISITING THE COFFEE SHOP AND/OR ARTIST SALES AREA DURING NORMAL BUSINESS HOURS OF ASSUMED 7AM-5PM. THERE ARE ACCESSORY ASSEMBLY AREAS OF CO-OP WORKING AND CONNECTIONS SPACES THAT WILL PRIMARILY BE USED INTERNALLY AS SUPPLEMENTAL SPACES FOR INTERNAL MEETINGS WITH EXCEPTION TO A SPECIAL EVENT NIGHT THAT MAY OCCUR ON A FRIDAY EVENING TO THOSE OUTSIDE OF THE IMMEDIATE PROGRAM

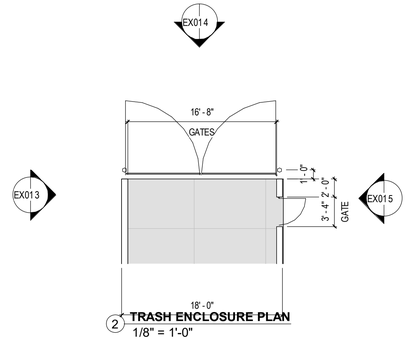
GENERAL SITE PLAN NOTES

ANOKA COUNTY PID: 28-32-25-31-0023
LAND AREA: 0.53 ACRES

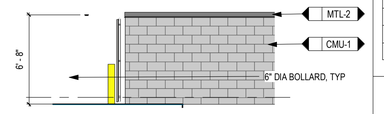
SEC. 106-611. - COR, ZONING; COR-1 (MIXED USE CORE SUBDISTRICT)

A. COR-1 MIXED-USE CORE SUBDISTRICT. THE MIXED-USE CORE IS INTENDED TO PROVIDE A MIX OF RESIDENTIAL, RETAIL, SERVICE, PROFESSIONAL, COMMUNITY SERVICE, RECREATIONAL AND SIMILAR USES ON EVERY BLOCK NEAR, AND WITHIN EASY WALKING DISTANCE OF THE TRANSIT STATION. THE BROADEST VARIETY AND HIGHEST INTENSITY OF USES, INCLUDING HIGH DENSITY HOUSING AND LODGING FACILITIES, ARE ENCOURAGED NEAR THE STATION. VERTICALLY-INTEGRATED MIXED-USE PROJECTS WITH RETAIL, RESTAURANT AND SERVICE USES, ESPECIALLY AT CORNER LOCATIONS, ARE STRONGLY ENCOURAGED. THIS DISTRICT INCORPORATES THE HIGHEST ARCHITECTURAL AND DESIGN STANDARDS TO ENCOURAGE PEDESTRIAN MOBILITY AND STREET ACTIVITY. IN ORDER TO CONTRIBUTE TO AN ACTIVE PEDESTRIAN ENVIRONMENT, EACH BLOCK WITHIN THE COR-1 SUBDISTRICT SHALL INCLUDE AT LEAST TWO OF THE FOLLOWING USES: COMMERCIAL, OFFICE, CIVIC AND/OR RESIDENTIAL USE
   a. **APPROVED USES**: DWELLING (MULTIPLE FAMILY); RESTAURANTS AND BREWPUBS
B. **SEC. 106-630. - BULK STANDARDS - HEIGHT**. ALL STRUCTURES WITHIN THE COR-1 SUBDISTRICT MUST BE AT LEAST 22 FEET IN HEIGHT WITH A TWO-STORY APPEARANCE.
C. **SEC. 106-611. - COR, ARCHITECTURAL STANDARDS** GENERAL DEVELOPMENT STANDARDS. ALL DEVELOPMENT 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. THESE STANDARDS WILL BE USED BY THE CITY AS THE MINIMUM REQUIREMENTS FOR EVALUATING DEVELOPMENT PROPOSALS AND SITE PLANS. HOWEVER, THE STANDARDS ARE NOT INTENDED TO RESTRICT CREATIVITY IN DESIGN. AN APPLICANT MAY REQUEST MODIFICATION OR WAIVER OF ANY STANDARD IN FAVOR OF AN ALTERNATE APPROACH THAT WILL ACHIEVE THE SAME DESIGN OBJECTIVE. DEVELOPMENT STANDARDS SET FORTH IN THIS ARTICLE (106-600—106-699) SHALL SUPERSEDE THOSE SET FORTH IN IN THE DEVELOPMENT FRAMEWORK

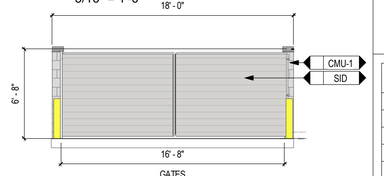
D. PARKING CALCULATIONS
   a. 1 SPACE PER 200' OF FLOOR AREA NOT TO EXCEED AN AVERAGE OF 5 SPACES PER PRACTITIONER
   b. STALL SIZE: 9' x 18'
   c. PARKING SETBACKS: 15' FROM ANY STREET RIGHT OF WAY AND 10' FROM ANY PROPERTY LINE
   d. SHARED PARKING FACILITIES: PARKING FACILITIES MAY BE SHARED BY TWO OR MORE COMMERCIAL USES IF THEIR ENTRANCES ARE LOCATED WITHIN 300 FEET OF EACH OTHER AND IF THEIR HOURS OF OPERATION DO NOT COINCIDE, PROVIDED THEY
      - RECEIVE SPECIAL USE AND DESIGN PERMIT SO THAT DESIGN CRITERIA ARE MET AND CONDITIONS OF USE MAY BE ESTABLISHED ALONG WITH PERIODIC REVIEW
      - SUBMIT A WRITTEN DOCUMENT GUARANTEEING MAINTENANCE, HOURS OF OPERATION AND SPECIFYING LENGTH OF AGREEMENT
      - DEMONSTRATE HOW THE SHARED PARKING ARRANGEMENT WILL FULFILL THE INTENT OF THIS SUBSECTION



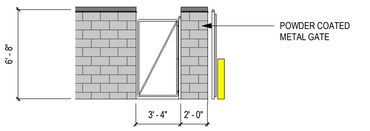
2 TRASH ENCLOSURE PLAN
1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION 1
3/16" = 1'-0"



4 TRASH ENCLOSURE ELEVATION 2
3/16" = 1'-0"



5 TRASH ENCLOSURE ELEVATION 3
3/16" = 1'-0"

CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026
P&Z RESPONSE	10/06/2026
P&Z RESPONSE #2	10/19/2026

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT © 2026 THIELEN & GREEN, P.A. ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM THIELEN & GREEN, P.A.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

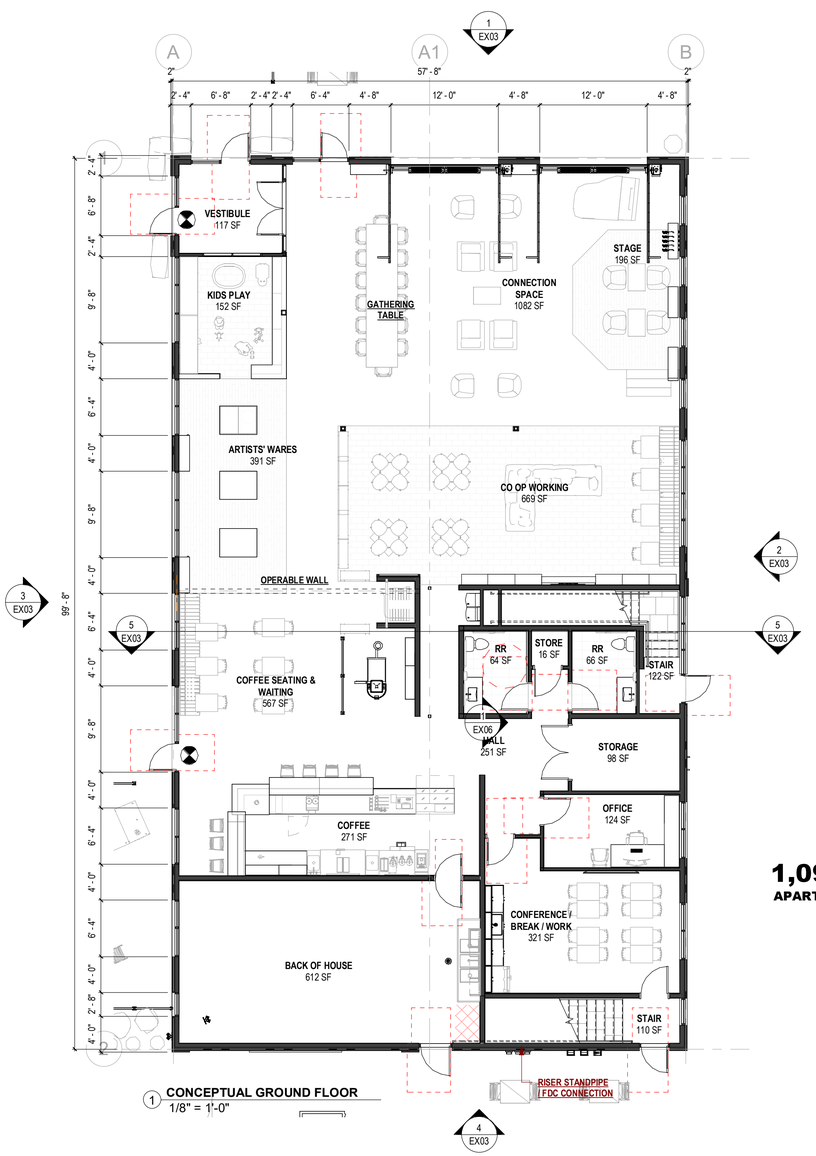
CONCEPTUAL ARCH SITE PLAN

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

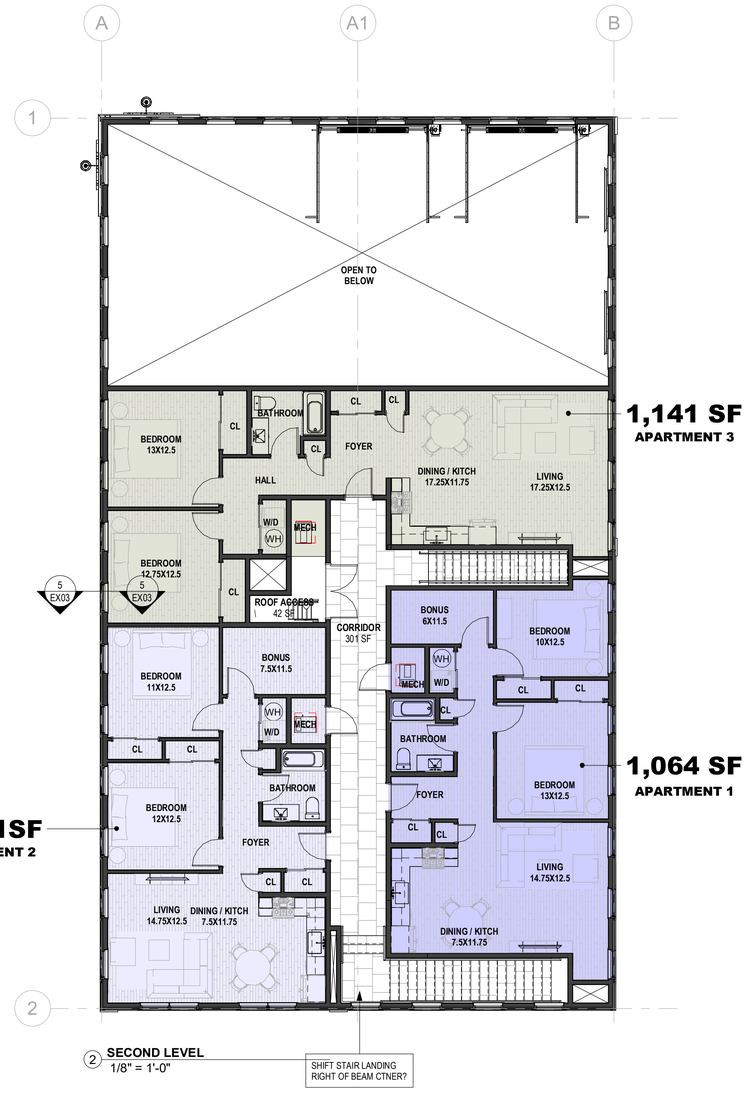
EX01

Scale **As indicated**

10/19/2026 11:54:20 PM



1 CONCEPTUAL GROUND FLOOR
1/8" = 1'-0"



2 SECOND LEVEL
1/8" = 1'-0"

SHIFT STAIR LANDING RIGHT OF BEAM CTNER?



3 BUILDING SECTION
1/8" = 1'-0"

CODE INFORMATION

APPLICABLE CODES

BUILDING CODE:	2020 MINNESOTA STATE BUILDING CODE
ENERGY CODE:	2024 MINNESOTA COMMERCIAL ENERGY CODE
ACCESSIBILITY:	2020 MINNESOTA ACCESSIBILITY CODE
MECHANICAL:	2020 MECHANICAL AND FUEL GAS CODE
PLUMBING:	2020 MINNESOTA PLUMBING CODE
FIRE:	2020 MINNESOTA FIRE CODE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

PROPOSED OCCUPANCY: "A-2, R-2" (ASSEMBLY, RESIDENTIAL)

CHAPTER 5: BUILDING HEIGHTS AND AREAS

BUILDING AREA:		10,344 SF
CONSTRUCTION TYPE:		VB
BUILDING SPRINKLED:		YES
504.3	ALLOWABLE BUILDING HEIGHT:	40'-0" (A-2 MOST RESTRICTIVE)
504.4	ALLOWABLE STORIES:	2 STORIES (A-2 MOST RESTRICTIVE)
506.2	ALLOWABLE AREA:	18,000 SF ALLOWABLE (A-2 MOST RESTRICTIVE)

CHAPTER 6: TYPES OF CONSTRUCTION

EXISTING BUILDING CONSTRUCTION TYPE:	VB
PRIMARY STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
NONBEARING EXTERIOR WALLS AND PARTITIONS:	0 (10 < X < 30)
NONBEARING INTERIOR WALLS AND PARTITIONS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

CHAPTER 8: INTERIOR FINISHES

OCCUPANCY GROUP:		"A-2, R-2" (CLASSIFICATION)
SPRINKLED:		YES
803.13	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	B
	CORRIDORS AND EXIT ENCLOSURE FOR EXIT ACCESS STAIRWAYS:	C
	ROOMS AND ENCLOSED SPACES:	C

CHAPTER 10: MEANS OF EGRESS

1004 FUNCTION OF SPACE: INDOOR

1006.2	NUMBER OF EXITS:	2 REQUIRED; 2 PROVIDED
1006.2.1	COMMON PATH OF EGRESS TRAVEL:	<75'-0" REQUIRED; TBD PROVIDED
1017.2	EXIT ACCESS TRAVEL DISTANCE:	<25'-0" REQUIRED; TBD PROVIDED
1020.1	CORRIDORS CONSTRUCTION:	0-HOUR RATED WITH EXISTING SPRINKLER SYSTEM

CODE PLAN LEGEND

EGRESS ROUTE

PATH OF EGRESS (36" MIN CLEAR)

COMMON PATH OF TRAVEL

EXIT ACCESS

DEAD END

00 — OCCUPANTS
0.0" / 00" — EXIT WIDTH PROV. / EXIT WIDTH REQ.

F — FIRE EXTINGUISHER LOCATION - FINAL LOCATION BY G.C. ONSITE WITH BUILDING OFFICIAL + FIRE MARSHAL. SEE LIFE SAFETY NOTE #5 FOR ADD INFO

CEILING MOUNTED EXIT LIGHT - REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION - COORDINATE FINAL LOCATION W/ BUILDING OFFICIAL DURING INSPECTION

CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.T&NDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026
P&Z RESPONSE	10/06/2026
P&Z RESPONSE #2	10/19/2026

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT © 2026 THIELEN & GREEN, P.A. ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM THIELEN & GREEN, P.A.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

CONCEPTUAL FLOOR PLAN & SECTION

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

EX02

Scale **As indicated**

10/19/2026 11:54:24 PM

EXTERIOR MATERIALS SPECIFICATIONS



ROOF SYSTEM W. INSUL
EPDM-1
MANUF TBD
COLOR: BLACK



THIN BRICK VENEER
BRK-1
MANUF:GLEN GERY OR SIM
COLOR: ASPEN SHITE



COPING/FLASHING
MTL-1
MANUF: PAC-CLAD OR SIM
COLOR: MATTE WHITE



EXTERIOR HM PAINT
PT-1
MANUF: SHERWIN WILLIAMS
COLOR: TRICORN BLACK



LAP SIDING
SID-1
MANUF: LP LAP SIDING 6" REVEAL
COLOR: SAND DUNES



EXTERIOR TRIM (WHITE)
TRM-1
MANUF: LP OR SIM
COLOR: SNOWSCAPE WHITE



FABRIC AWNING (BLACK)
FAB-1
MANUF: CUSTOM
COLOR: BLACK



ALUM W/ GLAZING
ALUM-B / GLZ-1
MANUF: TBD
COLOR: ANNODIZED BLACK



EXT WINDOW - DOUBLE HUNG
WIN-#
MANUF: TBD
COLOR: BLACK



EXTERIOR SPLIT FACE WALL
CMU-1
MANUF: AMCON OR SIM
COLOR: ROCK FACE, COLOR TBD

GENERAL ELEVATION NOTES

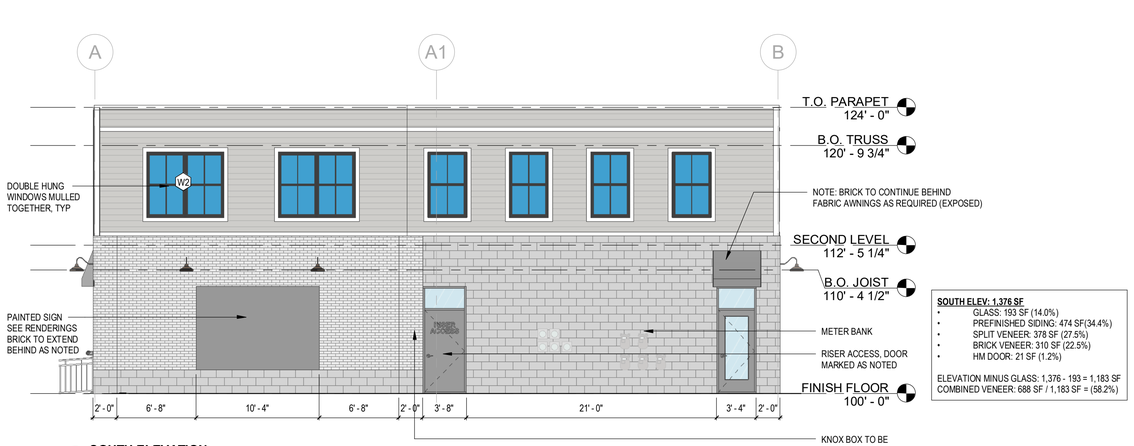
1. REVIEW ALL MANUFACTURER RECOMMNEDATIONS FOR INSTALLATION OF EXTEIOR MATERIAL AS SCHEDULED
2. ALL SIGNAGE SHOWN FOR REFERENCE ONLY - PROVIDED BY OTHERS UNDER A DEFERRED SUBMITTAL - PROVIDE POWER AS REQ, COORDINATE LOCATION WITH OWNER PRIOR TO ROUGH-IN
3. ALL EXTERIOR LIGHTING SHOWN FOR REFERENCE ONLY - REFER TO DESIGN-BUILD ELECTRICAL DRAWINGS FOR ADD. INFO. - COORDINATE FINAL LOCATIONS WITH OWNER IN FIELD PRIOR TO INSTALLATION
4. GC TO VERIFY THAT ALL ENTRANCE LANDINGS ARE FLUSH WITH FINISHED FLOOR
5. GC TO VERIFY THAT ALL PAVED SURFACES ADJACENT TO THE BUILDING SLOPE AWAY TO PROVIDE POSITIVE DRAINAGE
6. PROVIDE FLASHING AT GRADE AND/OR PAVED SURFACES AS REQ, REFER TO SECTIONS FOR ADD INFO
7. FINISHES TO MATCH EXISTING BUILDING



NORTH ELEV: 1,376 SF
- GLASS: 479 SF (34.8%)
- PREFINISHED SIDING: 458 SF (33.3%)
- SPLIT VENEER: 32 SF (2.3%)
- BRICK VENEER: 407 (29.6%)

ELEVATION MINUS GLASS: 1,376 - 479 = 897 SF
COMBINED VENEER: 439 SF / 897 SF = (48.9%)

1 **NORTH ELEVATION**
1 : 72



SOUTH ELEV: 1,376 SF
- GLASS: 193 SF (14.0%)
- PREFINISHED SIDING: 474 SF(34.4%)
- SPLIT VENEER: 378 SF (27.5%)
- BRICK VENEER: 310 SF (22.5%)
- HM DOOR: 21 SF (1.2%)

ELEVATION MINUS GLASS: 1,376 - 193 = 1,183 SF
COMBINED VENEER: 688 SF / 1,183 SF = (58.2%)

4 **SOUTH ELEVATION**
1 : 72



WEST ELEV: 2,392 SF
- GLASS: 708 SF (29.6%)
- PREFINISHED SIDING: 834 SF(34.9%)
- SPLIT VENEER: 159 SF (6.6%)
- BRICK VENEER: 691 SF (12.5%)

ELEVATION MINUS GLASS: 2,392 - 708 = 1,684 SF
COMBINED VENEER: 850 SF / 1,685 SF = (50.4%)

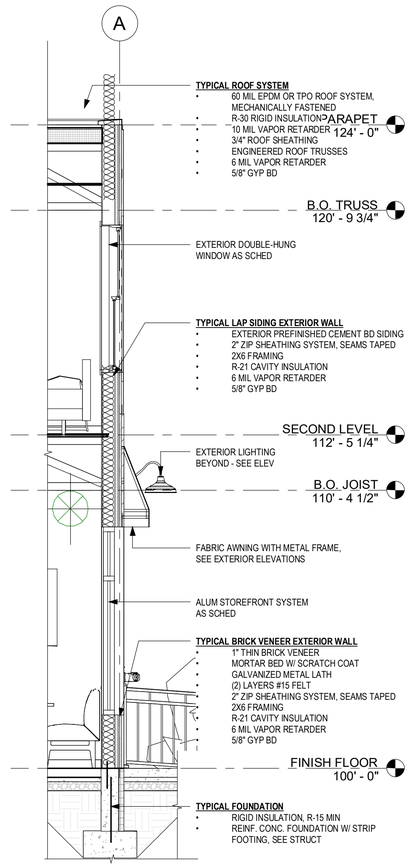
3 **WEST ELEVATION**
1 : 72



EAST ELEV: 2,392 SF
- GLASS: 631 SF (28.8%)
- PREFINISHED SIDING: 821 SF(44.6%)
- SPLIT VENEER: 568 SF (6.1%)
- BRICK VENEER: 372 SF (12.5%)

ELEVATION MINUS GLASS: 2,392 - 631 = 1,761 SF
COMBINED VENEER: 940 SF / 1,761 SF = (53.4%)

2 **EAST ELEVATION**
1 : 72



TYPICAL ROOF SYSTEM
- 60 MIL EPDM OR TPO ROOF SYSTEM, MECHANICALLY FASTENED
- R-30 RIGID INSULATION
- 10 MIL VAPOR RETARDER
- 3/4" ROOF SHEATHING
- ENGINEERED ROOF TRUSSES
- 6 MIL VAPOR RETARDER
- 5/8" GYP BD

TYPICAL LAP SIDING EXTERIOR WALL
- EXTERIOR PREFINISHED CEMENT BD SIDING
- 2" ZIP SHEATHING SYSTEM, SEAMS TAPED
- 2X6 FRAMING
- R-21 CAVITY INSULATION
- 6 MIL VAPOR RETARDER
- 5/8" GYP BD

TYPICAL BRICK VENEER EXTERIOR WALL
- 1" THIN BRICK VENEER
- MORTAR BED W/ SCRATCH COAT
- GALVANIZED METAL LATH
- (2) LAYERS #15 FELT
- 2" ZIP SHEATHING SYSTEM, SEAMS TAPED
- 2X6 FRAMING
- R-21 CAVITY INSULATION
- 6 MIL VAPOR RETARDER
- 5/8" GYP BD

TYPICAL FOUNDATION
- RIGID INSULATION, R-15 MIN
- REINF. CONC. FOUNDATION W/ STRIP FOOTING, SEE STRUCT

5 **TYP EXTERIOR WALL SECTION**
3/8" = 1'-0"

CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026
P&Z RESPONSE	10/06/2026
P&Z RESPONSE #2	10/19/2026

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT © 2026 THIELEN & GREEN, P.A. ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM THIELEN & GREEN, P.A.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

CONCEPTUAL ELEVATIONS

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

EX03

Scale **As indicated**

10/19/2026 11:54:36 PM









CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026
P&Z RESPONSE	10/06/2026
P&Z RESPONSE #2	10/19/2026

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT © 2026 THIELEN & GREEN, P.A. ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM THIELEN & GREEN, P.A.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

CONCEPTUAL RENDERINGS

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

EX04

Scale

10/19/2026 11:54:37 PM

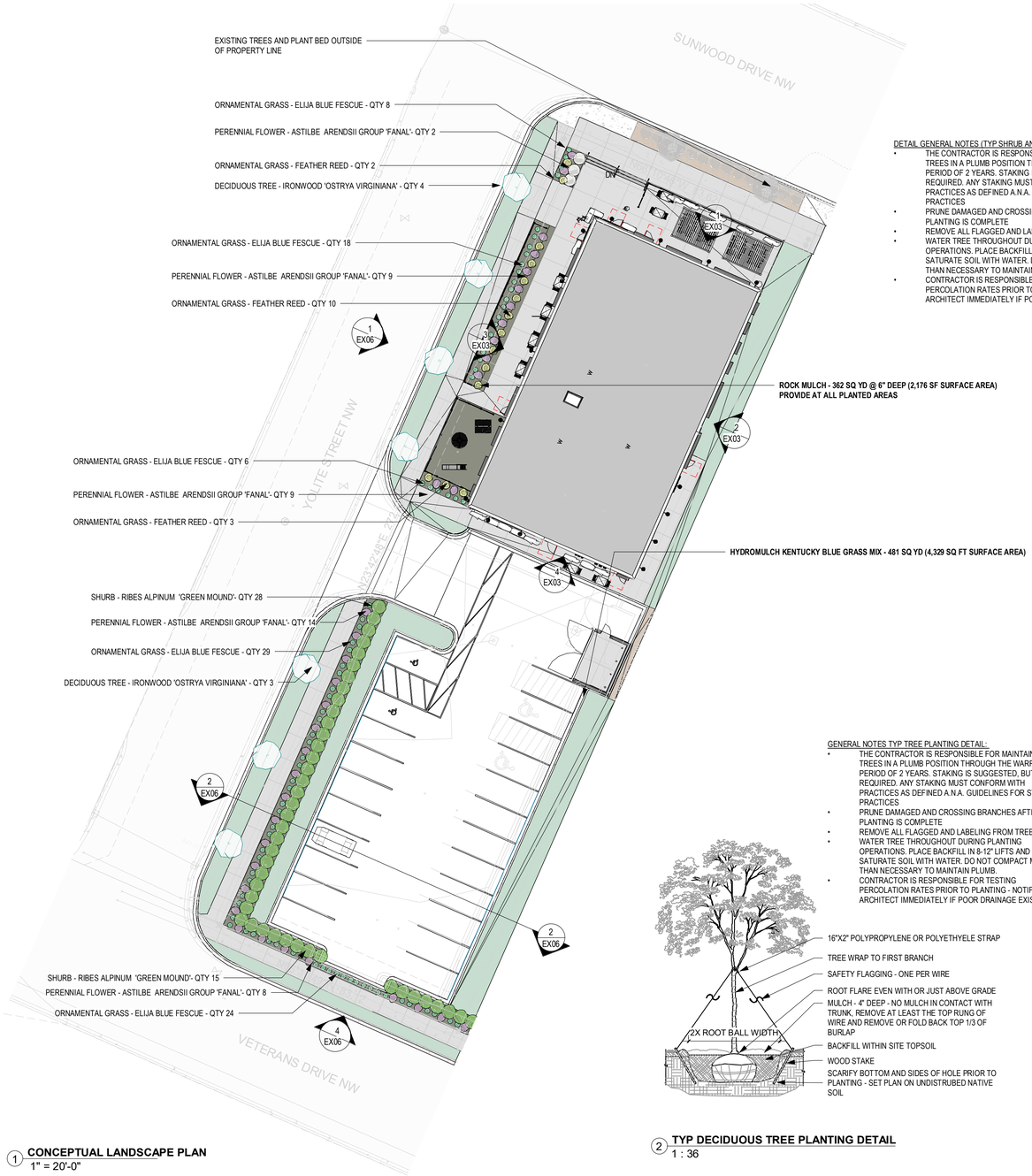
NOTE: ALL LANDSCAPING SUBJECT TO A 2-YEAR MAINTENANCE GUARANTEE PER CITY REQUIREMENTS, LANDSCAPE CONTRACTOR TO PROVIDE AS NOTED

NOTE: IRRIGATION IF PROVIDED TO INCLUDE RAIN SENSOR AND ADDITIONAL WATER CONSERVATION TECHNOLOGY (SMART COMPENSATING CONTROLLER)

NOTE: FOUR (4) INCHES OF TOPSOIL, CONSISTING OF NOT MORE THAN 35% SAND CONTENT, SHALL BE APPLIED TO ALL AREAS NOT OTHERWISE BEING IMPROVED WITH IMPERVIOUS SURFACING. A TOPSOIL INSPECTION BY THE CITY'S ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO PLANTINGS/SEEDING BEING INSTALLED.

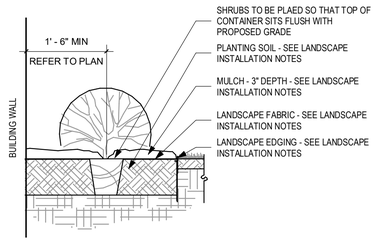
PLANT SCHEDULE

MARK	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
DECIDUOUS TREES						
	7	BICOLOR OAK	QUERCUS BICOLOR	B&B	2.5" CAL	30'
SHRUBS						
	43	ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'	5 GAL	36" HGT	4' AT PARKING LOT, 16' OTHER AREAS
GRASSES						
	15	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER'	1 GAL	-	36" - 48" O.C.
	85	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'		-	24" O.C.
PERENNIALS						
	35	ASTILBE	ASTILBE ARENDSII GROUP 'FANAL'	1 GAL	-	8' AT PARKING LOT, 6' AT PATIO

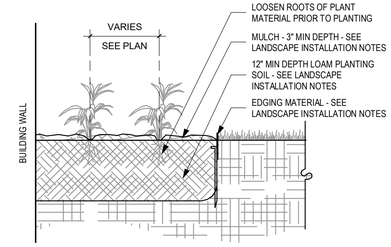


1 **CONCEPTUAL LANDSCAPE PLAN**
1" = 20'-0"

DETAIL GENERAL NOTES (TYP SHRUB AND PERENNIAL DEATAIL):
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD OF 2 YEARS. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED A.N.A. GUIDELINES FOR STANDARD PRACTICES
- PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE
- REMOVE ALL FLAGGED AND LABELING FROM TREE
- WATER TREE THROUGHOUT DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
- CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING - NOTIFY ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS



3 **TYP SHRUB PLANTING DETAIL**
3/4" = 1'-0"



4 **TYP PERENNIAL PLANTING DETAIL**
3/4" = 1'-0"

GENERAL NOTES TYP TREE PLANTING DETAIL:
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN A PLUMB POSITION THROUGH THE WARRANTY PERIOD OF 2 YEARS. STAKING IS SUGGESTED, BUT NOT REQUIRED. ANY STAKING MUST CONFORM WITH PRACTICES AS DEFINED A.N.A. GUIDELINES FOR STANDARD PRACTICES
- PRUNE DAMAGED AND CROSSING BRANCHES AFTER PLANTING IS COMPLETE
- REMOVE ALL FLAGGED AND LABELING FROM TREE
- WATER TREE THROUGHOUT DURING PLANTING OPERATIONS. PLACE BACKFILL IN 8-12" LIFTS AND SATURATE SOIL WITH WATER. DO NOT COMPACT MORE THAN NECESSARY TO MAINTAIN PLUMB.
- CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING - NOTIFY ARCHITECT IMMEDIATELY IF POOR DRAINAGE EXISTS

2 **TYP DECIDUOUS TREE PLANTING DETAIL**
1 : 36

LANDSCAPE INSTALLATION

GENERAL NOTES

COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATION WITH OTHER CONTRACTORS WORKING ON SITE.

NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. REMOVE ALL FLAGGING AND LABELS FROM PLANTS.

IF THE LANDSCAPE CONTRACTOR IS CONCERNED OR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, THE CONTRACTOR MUST BRING THESE DEFICIENCIES TO THE ATTENTION OF THE DESIGN TEAM PRIOR TO PROCUREMENT AND / OR INSTALLATION.

PROTECT ALL EXISTING TREES ON SITE SCHEDULED TO REMAIN. IF EXISTING TREES ARE DAMAGED IN ANY MANNER, ABOVE OR BELOW GROUND IN THE ROOT SYSTEM, AN ASPHALTIC TREE PRUNING PAINT SHOULD BE APPLIED IMMEDIATELY AFTER WOUNDING.

SOIL & GROUNDCOVER

ALL PLANTING AREAS RECEIVING PLANTED GROUND COVER, PERENNIALS, ANNUALS, AND/OR VINES SHALL RECEIVE A MINIMUM OF 24" DEPTH OF PLANTING SOIL (MNDOT 3877 - 2B OR EQUAL).

WHERE SOD / SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD / SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.

SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.

LANDSCAPE CONTRACTOR SHALL VERIFY THAT SOIL AND COMPACTION CONDITIONS ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AT AND AROUND THE BUILDING

PLANTINGS INFO

ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. UNLESS NOTED OTHERWISE, ALL SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED MINIMUM SHRUB HEIGHT OR WIDTH. ORNAMENTAL TREES SHALL HAVE NO V CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3' ABOVE ROOT BALL STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 5' ABOVE FINISHED GRADE.

ANY CONIFEROUS TREE PREVIOUSLY PRUNED FOR CHRISTMAS TREE SALES SHALL NOT BE USED. ALL CONIFEROUS TREES SHALL BE FULL FORM, NATURAL TO THE SPECIES, WITHOUT PRUNING.

PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR / ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR / ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR / ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.

ALL PROPOSED PLANTS SHALL BE LOCATED AND STAKED AS SHOWN ON PLAN. ADJUSTMENTS IN LOCATION OF PROPOSED PLANT MATERIALS MAY BE NEEDED IN FIELD. SHOULD AN ADJUSTMENT BE ADVISED, THE DESIGN TEAM MUST BE NOTIFIED.

PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES.

NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE DESIGN TEAM BY THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF A BID AND / OR QUOTATION.

WRAPPING MATERIAL SHALL BE CORRUGATED PVC PIPING 1" GREATER IN CALIPER THAN THE TREE BEING PROTECTED OR QUALITY, HEAVY, WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1

FERTILIZER

ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH A 27-3-3 SLOW RELEASE FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS. PLANTS MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 27-3-3 AT 6 OZ PER 2.5" CALIPER PER TREE AND 3 OZ PER SHRUB WITH AN ADDITIONAL APPLICATION OF 27-3-3 THE FOLLOWING SPRING IN THE TREE SAUCE.

EDGING FOR PLANTING BEDS

BLACK METAL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS, AND ANNUALS WHERE BED MEETS SOD / SEED UNLESS NOTED OTH PLANTINGS INFO

PLANTING BED PREPARATION

ALL ANNUAL AND PERENNIAL PLANTING BEDS TO RECEIVE 3" DEEP ROCK MULCH WITH LANDSCAPE FABRIC CUT TO ALLOW FOR GROWTH.

ALL SHRUB BED MASSINGS TO RECEIVE 3" DEEP ROCK MULCH AND FIBER MAT WEED BARRIER.

ALL TREES NOT IN PLANTING BEDS TO RECEIVE 4" DEEP SHREDDED HARDWOOD MULCH RING WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.

SPREAD GRANULAR PRE EMERGENT HERBICIDE (PREEN OR EQUAL) PER MANUFACTURER'S RECOMMENDATIONS UNDER ALL MULCHED AREAS.

MAINTENANCE STRIPS TO HAVE EDGER AND MULCH AS SPECIFIED / INDICATED ON DRAWING OR IN SPECIFICATION

INSPECTION AND WARRANTY

CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR THE OWNER ACCEPTANCE INSPECTION OF ALL LANDSCAPE AND SITE IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE PROGRAM INCLUDING, BUT NOT NECESSARILY LIMITED TO, PRUNING, FERTILIZATION AND DISEASE / PEST CONTROL.

CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH TWO (2) CALENDAR YEAR FROM THE DATE OF OWNER ACCEPTANCE PER CITY REQUIREMENTS

TIMING OF INSTALLATION

UNLESS NOTED OTHERWISE THE APPROPRIATE DATES FOR SPRING PLANT MATERIAL INSTALLATION AND SEED / SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.

FALL SODDING IS GENERALLY ACCEPTABLE FROM AUGUST 15 - NOVEMBER 1. FALL SEEDING FROM AUGUST 15 - SEPTEMBER 15. DORMANT SEEDING IN THE FALL SHALL NOT OCCUR PRIOR TO NOVEMBER 1. FALL CONIFEROUS PLANTING MAY OCCUR FROM AUGUST 15 - OCTOBER 1 AND DECIDUOUS PLANTING FROM THE FIRST FROST UNTIL NOVEMBER 15. PLANTING OUTSIDE THESE DATES IS NOT RECOMMENDED. ANY ADJUSTMENT MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES ARE NOT TO BE PRUNED, REMOVED OR TRANSPLANTED BETWEEN APRIL 15 AND JULY 1. NOTIFY DESIGN TEAM IF THESE DATES ARE UNAVOIDABLE

CITY STAMP AREA

THIELEN & GREEN
7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026
P&Z RESPONSE	10/06/2026
P&Z RESPONSE #2	10/19/2026

PRELIMINARY
NOT FOR CONSTRUCTION

COPYRIGHT © 2026 THIELEN & GREEN, P.A. ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM THIELEN & GREEN, P.A.

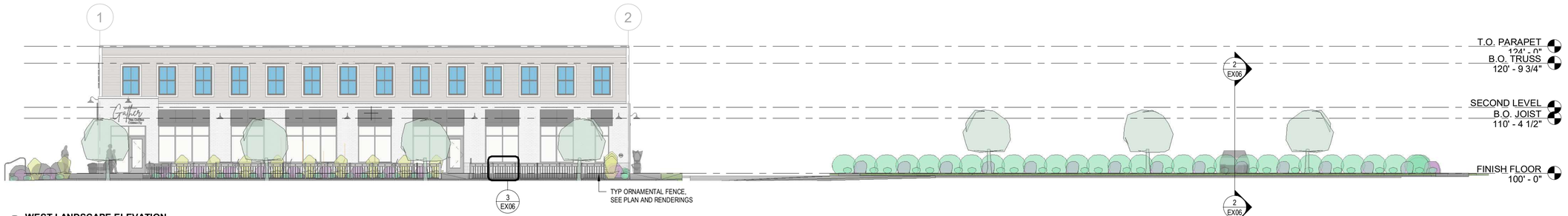
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

LANDSCAPE PLAN

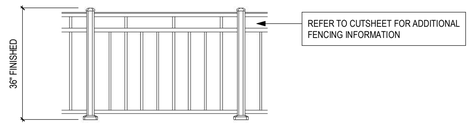
Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?
Scale	As indicated

EX05

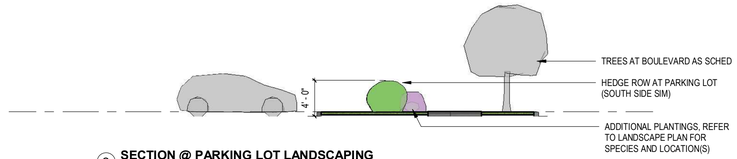
10/19/2026 11:54:43 PM



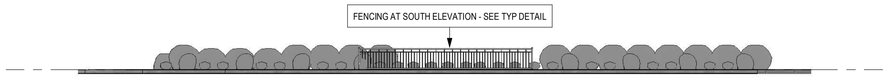
1 **WEST LANDSCAPE ELEVATION**
1" = 10'-0"



3 **TYP FENCE ELV**
1/2" = 1'-0"



2 **SECTION @ PARKING LOT LANDSCAPING**
1/8" = 1'-0"



4 **SOUTH LANDSCAPE ELEVATION**
1" = 10'-0"





CITY STAMP AREA

THIELEN & GREEN

7455 VILLAGE DRIVE, SUITE #110
LINO LAKES, MN 55014
763-553-7927
WWW.TANDGARCH.COM

ELEVATE HOPE HOUSE

RAMSEY, MN

ISSUE	DATE
CONCEPTUAL DESIGN 3	08/21/2026
CONCEPTUAL DESIGN 4	08/23/2026
P&Z PRELM DECK REVIEW	09/07/2026
P&Z SUBMITTAL	09/11/2026
P&Z RESPONSE	10/06/2026
P&Z RESPONSE #2	10/19/2026

PRELIMINARY

NOT FOR CONSTRUCTION

COPYRIGHT © 2026 THIELEN & GREEN, P.A. ALL RIGHTS RESERVED. NO PART OF THIS PLAN MAY BE REPRODUCED, DISTRIBUTED, OR TRANSMITTED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM THIELEN & GREEN, P.A.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

LANDSCAPE ELEVATIONS, SECTION

Project Number	969_2026
Date	10/19/2026
Drawn By	?
Checked By	?

EX06

Scale **As indicated**

10/19/2026 11:54:52 PM

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	AA1		2	DSX1 LED P4 40K 70CRI BLC4	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Extreme Backlight Control		1	12044	0.9	123.94	 Max: 11344cd
	W1		17	WS10M010LDDW40K	10.0" WAREHOUSE SHADE 10W Cree LMH02B Module - 4000K CCT - Wide Distribution		1	1416	0.9	13.53	 Max: 516cd

Statistics

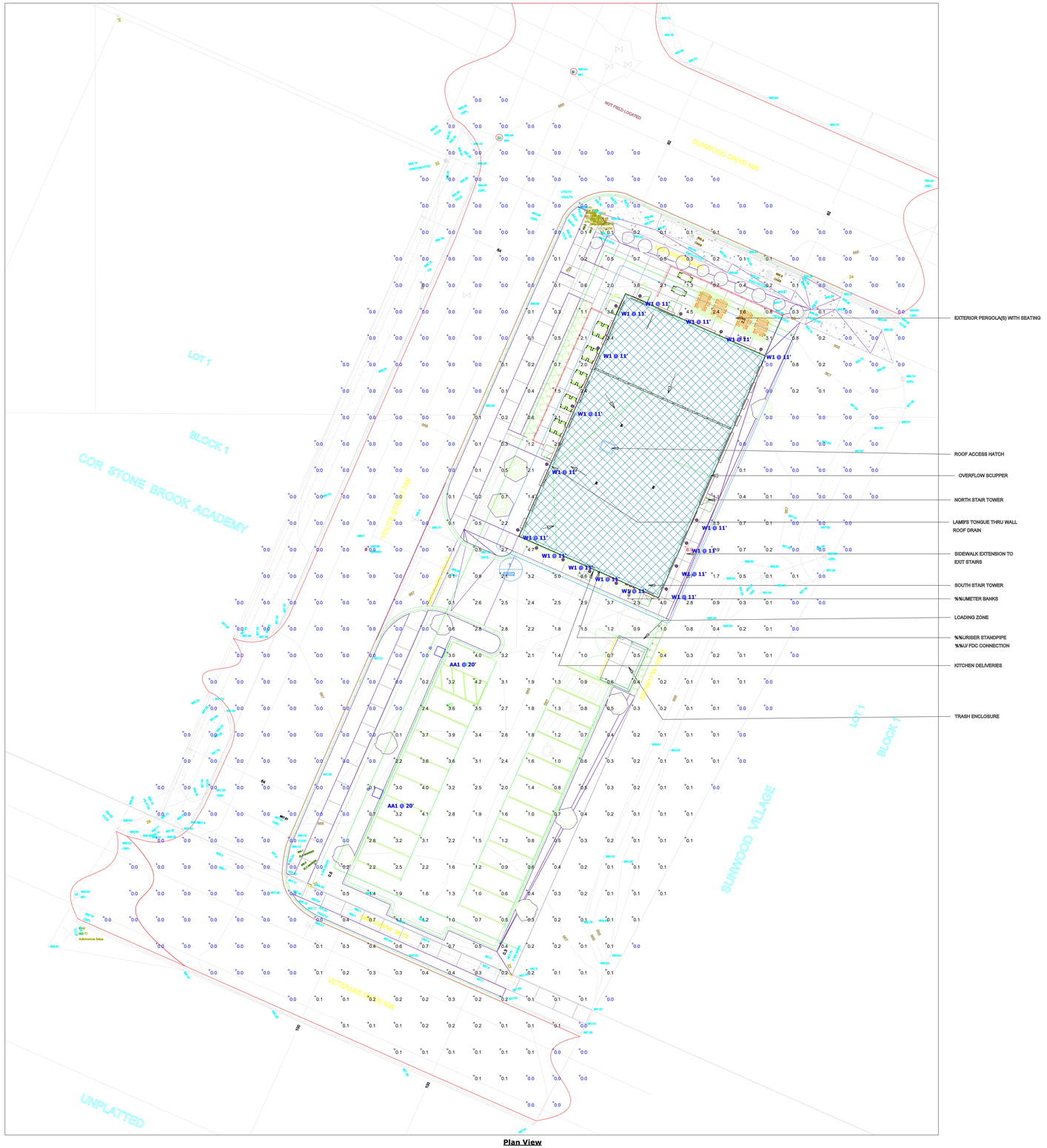
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area Calculated @ Grade	+	0.5 fc	6.9 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.



Plan View
Scale - 1" = 20ft

DAVIS

Elevate Hope House Ramsey, MN

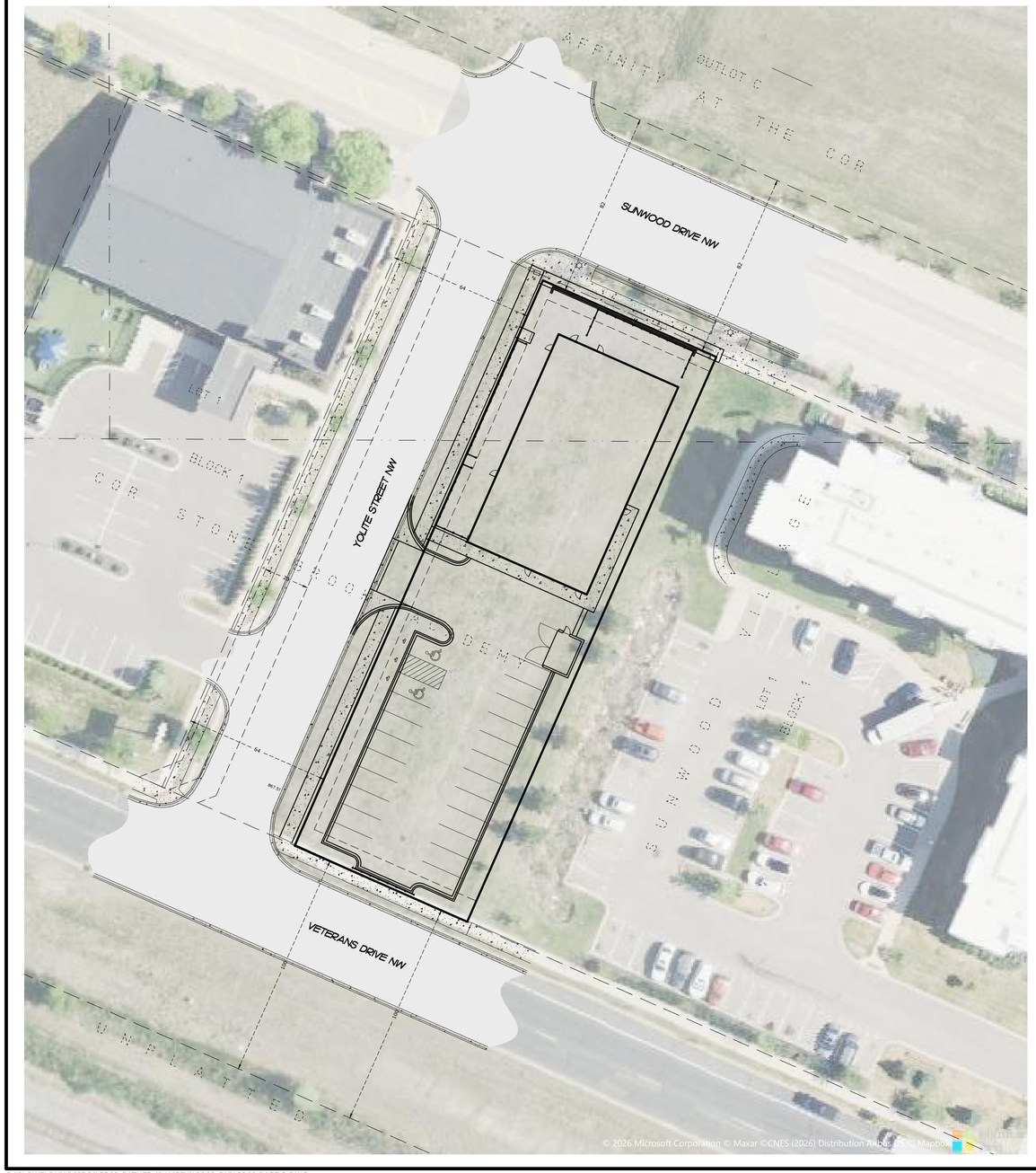
Designer
AM
Date
09/10/2026
Scale
As Noted
Drawing No.

Summary

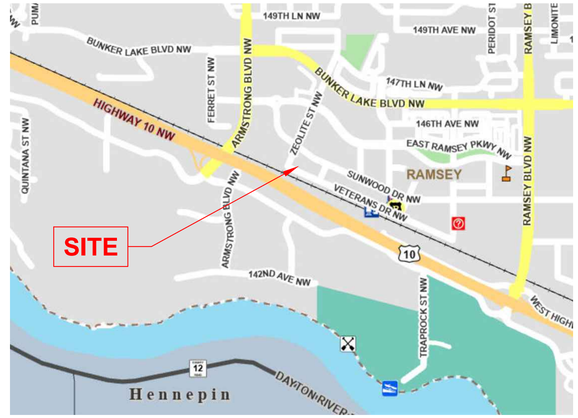
GATHER

TITLE SHEET

RAMSEY, MINNESOTA



VICINITY MAP (NOT TO SCALE)



DEVELOPER

ELEVATE HOPE HOUSE
2168 7TH AVE STE 845
ANOKA, MN 55303
MELINDA McDERMOTT
612-315-8824
MELINDA@ELEVATEHOPEHOUSE.ORG

ENGINEER

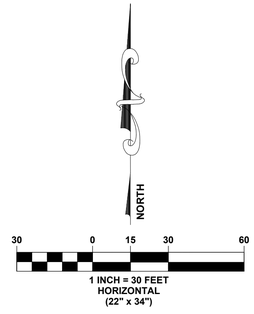
PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
ADAM GINKEL, P.E.
651-361-8234
ADAM@PLOWE.COM

SURVEYOR

E.G. RUD & SONS LAND SURVEYING, INC.
6776 LAKE DRIVE
LINO LAKES, MN 55014
JASON RUD
651-361-8225
JRUD@EGRUD.COM

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.



SHEET INDEX

CO	TITLE SHEET
C1.1	CIVIL SITE PLAN
C2.1	GRADING & DRAINAGE PLAN
C2.2	GRADING DETAILS
C3.1	UTILITY PLAN - SANITARY & WATERMAIN
C3.2	UTILITY PLAN - STORM SEWER
C4.1	DETAILS
C4.2	DETAILS
C4.3	DETAILS

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG
JOB NO: 26-2268
CHECK BY: MQA
DATE: 09/11/26

NO.	DATE	DESCRIPTION
1.	10.08.26	CITY REVIEW #1
2.	10.19.26	CITY REVIEW #2
3.		
4.		
5.		
6.		
7.		
8.		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM GINKEL
Date: 10.19.2026 License No. 43963

GATHER
RAMSEY, MN
TITLE SHEET
PREPARED FOR: ELEVATE HOPE

SHEET
C0

S:\PLOWE\CAD\26PROJ\2268 GATHER (RAMSEY)\2268 CAD\2268 BASE 3.DWG
Thursday, October 15, 2026 3:05:45 PM

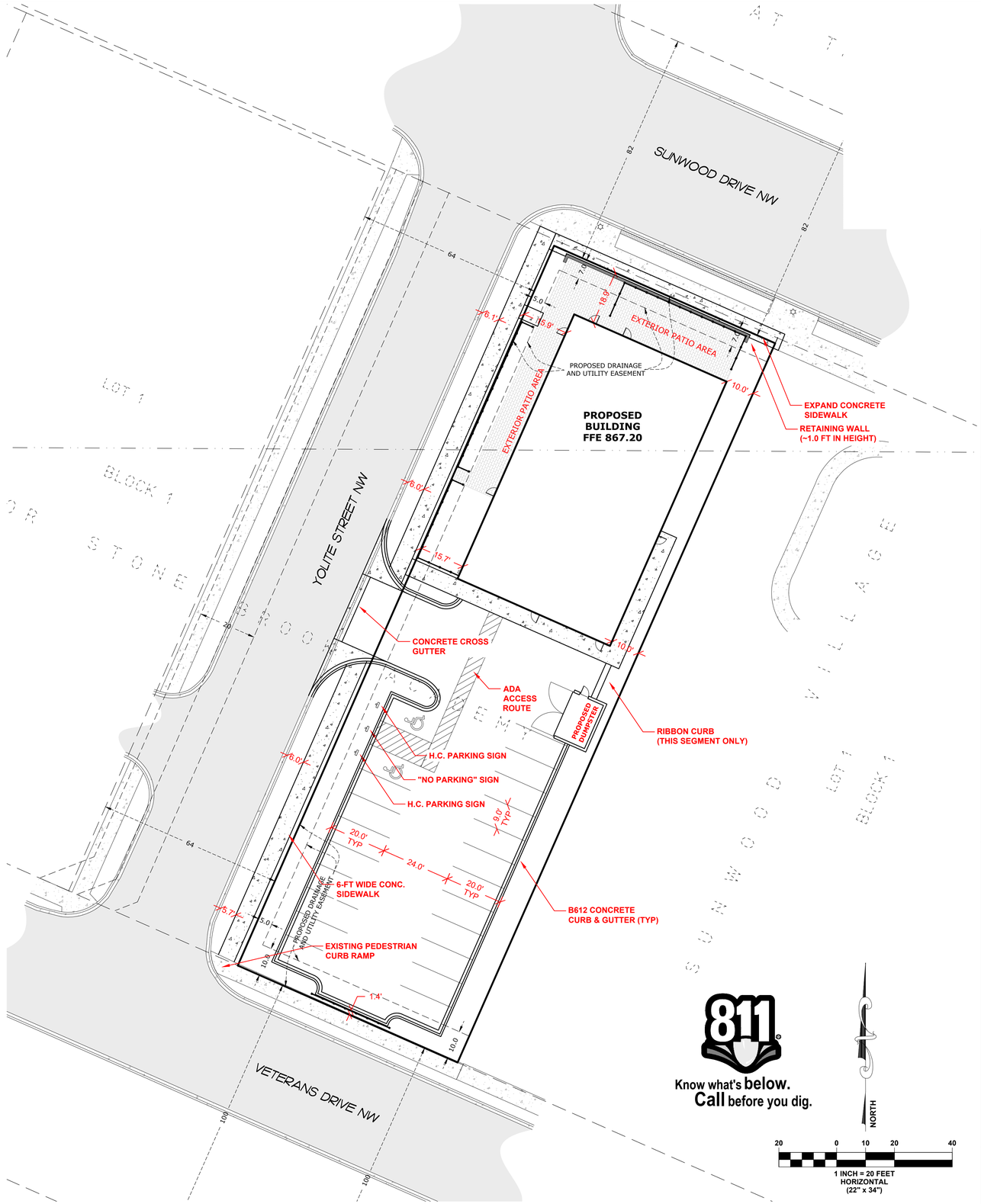
26-2268

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
5. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.



Know what's **below.** **Call** before you dig.

NORTH

20 0 10 20 40

1 INCH = 20 FEET HORIZONTAL (22" x 34")

PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG
JOB NO: 26-2268
CHECK BY: MQA
DATE: 09/11/26

NO.	DATE	DESCRIPTION
1	10.06.26	CITY REVIEW #1
2	10.19.26	CITY REVIEW #2
3		
4		
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM GINKEL License No. 43963

Date: 10.19.2026

GATHER
RAMSEY, MN

CIVIL SITE PLAN

PREPARED FOR: ELEVATE HOPE

SHEET
C1.1

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
5. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

TIMING FOR EROSION & SEDIMENT CONTROL

ALL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS OR IMPLEMENTED IN THE FIELD SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS.

PHASE I:
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. PROVIDE TEMPORARY PARKING AND STORAGE AREA.
3. INSTALL SILT FENCE AS SHOWN ON PLAN.
   - 3.1. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
   - 3.2. THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF ACCUMULATED SEDIMENT, THROUGH COMPLETION OF BUILDING CONSTRUCTION.
   - 3.3. SILT FENCE SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
   - 3.4. CONTRACTOR TO PROVIDE ADDITIONAL SILT FENCE, BIOROLLS, EROSION CONTROL BLANKET, OR OTHER APPROVED EQUAL FOR ANY SLOPES THAT APPEAR TO BE FAILING. (***NOTE: EROSION CONTROL BLANKET MUST HAVE NON-FIXED JOINTS AND BE FULLY BIODEGRADABLE; ANY BLANKET NETTING MUST BE LOOSE-WEAVE.)***
4. INSTALL INLET PROTECTION FOR EXISTING STORM SEWER INLETS.
5. INSTALL TREE PROTECTION FENCING AS APPLICABLE.
6. PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS.
   - 6.1. CONTRACTOR MUST IMMEDIATELY INITIATE STABILIZATION OF EXPOSED SOIL AREAS AND COMPLETE THE STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE TEMPORARILY OR PERMANENTLY CEASES.
7. PAY SPECIAL ATTENTION TO ADJACENT PROPERTY LINES TO ENSURE THE EROSION CONTROL PRACTICES INPLACE IN THOSE AREAS PREVENT MIGRATION OF SEDIMENT ONTO ADJACENT PROPERTIES.
8. STABILIZE SOIL STOCKPILES; STABILIZATION SHALL BE INITIATED IMMEDIATELY.
9. FINAL GRADE SWALE AREAS UPON STABILIZATION OF UPSTREAM AREAS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP/SCRAPE ADJACENT STREETS WHEN MATERIALS OR DEBRIS HAVE WASHED/FLOWED ONTO ADJACENT STREETS OR AS DIRECTED BY CITY.

PHASE II:
1. PROVIDE TEMPORARY SEED FOR DISTURBED AREAS.
2. INSTALL RIP-RAP AT FLARED-END SECTIONS (AS APPLICABLE).
3. INSTALL TEMPORARY INLET PROTECTION FOR ALL STORM SEWER INLET STRUCTURES IN PAVING AREAS.
4. INSTALL UTILITIES INCLUDING SANITARY SEWER, WATER MAIN, STORM SEWER.
5. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND/OR SOD.
6. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER SITE HAS BEEN STABILIZED.

REVEGETATION SPECIFICATIONS

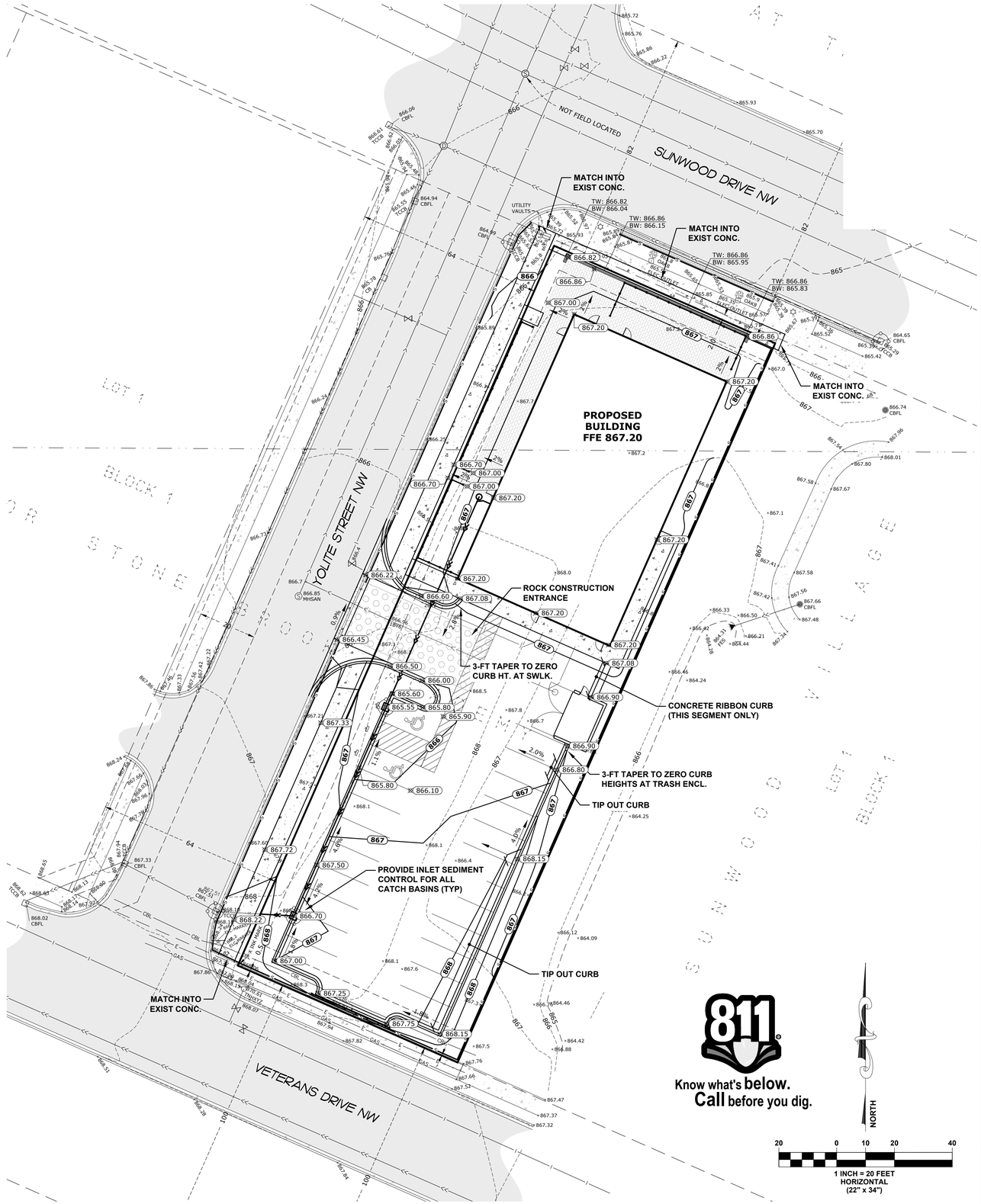
ITEM		MNDOT SPECIFICATION/NOTES
SOD		3878
SEED **		3876
* FOR TURF ESTABLISHMENT		
	COMMERCIAL TURF	MNDOT MIX SB - 2575.608 (160 LBS/ACRE)
	RESIDENTIAL TURF	MNDOT MIX RT - 2575.608 (200 LBS/ACRE)
TEMPORARY	FALL COVER	MNDOT MIX SI - 2575.608 (65 LBS/ACRE)
	SPRING/SUMMER	MNDOT MIX O - 2575.608 (100 LBS/ACRE)
	SOIL-BUILDING COVER	MNDOT MIX OP - 2575.608 (110 LBS/ACRE)
	1-2 YEARS COVER	MNDOT MIX TCC- 2575.608 (25 LBS/ACRE)
	2-5 YEARS COVER	MNDOT MIX WW - 2575.608 (10 LBS/ACRE)
MULCH		3882 (TYPE 1 - DISC ANCHORED)
HYDROMULCH		3884
FERTILIZER		3881
WOOD FIBER BLANKET		3885 (CATEGORY 2)

* MOW A MINIMUM OF:
RESIDENTIAL TURF - ONCE PER 2 WEEKS
COMMERCIAL TURF - ONCE PER 4 WEEKS

** SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY BIODEGRADABLE, NON FIXED JOINT FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

LEGEND

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND CABLE
- EXISTING FIBEROPTIC BOX
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MISC. MANHOLE
- EXISTING CATCH BASIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION



PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG
JOB NO: 26-2268
CHECK BY: MQA
DATE: 09/11/26

NO.	DATE	DESCRIPTION
1	10.06.26	CITY REVIEW #1
2	10.19.26	CITY REVIEW #2
3		
4		
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM QINKEL
Date: 10.19.2026 License No. 43963

GATHER
RAMSEY, MN
GRADING, DRAINAGE & ESC PLAN
PREPARED FOR: ELEVATE HOPE

SHEET
C2.1

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
5. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

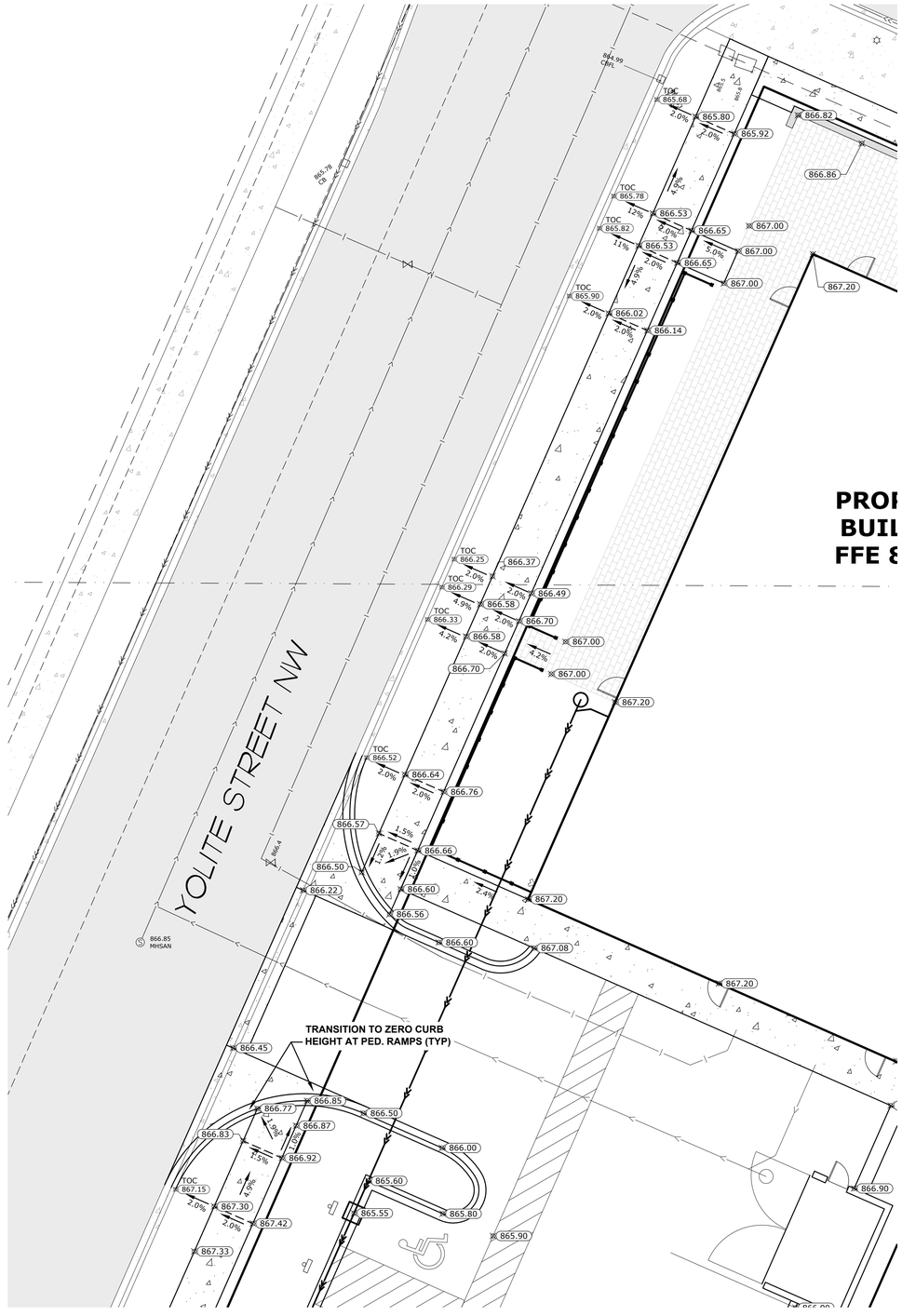
AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

LEGEND

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND CABLE
- EXISTING FIBEROPTIC BOX
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MISC. MANHOLE
- EXISTING CATCH BASIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION

Know what's **below.** **Call** before you dig.



PROI BUIL FFE 8

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG | JOB NO: 26-2268 | CHECK BY: MQA | DATE: 09/11/26

NO.	DATE	DESCRIPTION
1.	10.06.26	CITY REVIEW #1
2.	10.19.26	CITY REVIEW #2
4.		
5.		
6.		
7.		
8.		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM FINKEL
Date: 10.19.2026 License No. 43963

GATHER
RAMSEY, MN

GRADING DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
C2.2

S:\PLOWE\CAD\26PROJ\2268 GATHER (RAMSEY)\2268 CAD\2268 BASE 3.DWG
Thursday, October 15, 2026 3:05:45 PM

26-2268

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
5. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

SANITARY SEWER NOTES

1. SANITARY SEWER MATERIALS SHALL BE:
   1.1. 8" PVC SDR 26
2. FIELD VERIFY SIZE, ELEVATION AND LOCATION OF EXISTING SANITARY SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT VERSION OF THE CEAM STANDARD SPECIFICATIONS.
4. CONTRACTOR TO CONTACT CITY ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONNECTION TO EXISTING PUBLIC SANITARY SEWER.

WATERMAIN NOTES

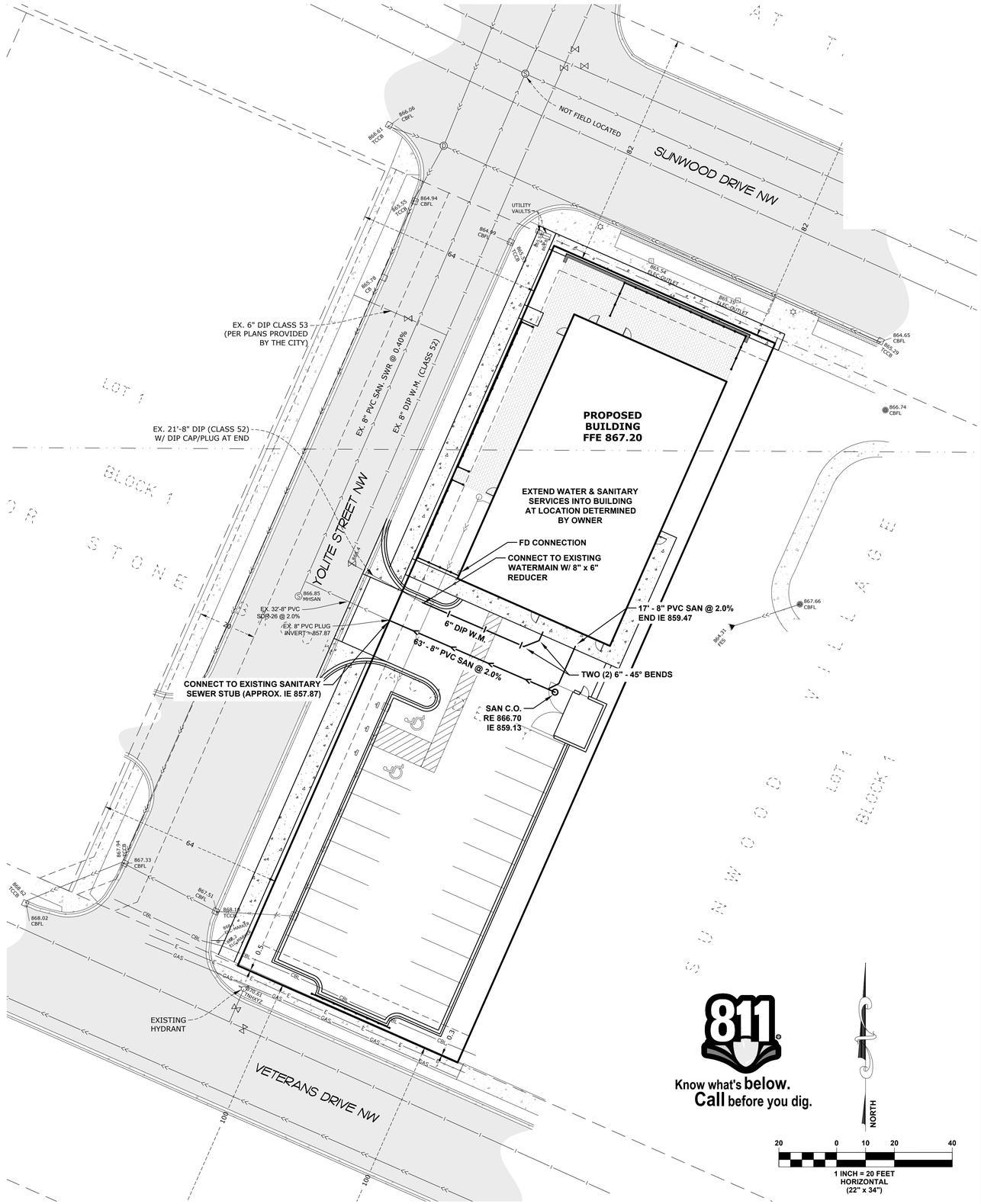
1. WATERMAIN MATERIALS SHALL BE:
   1.1. 6" DIP CLASS 53
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING WATERMAIN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. INSTALLATIONS SHALL CONFORM TO THE MOST CURRENT VERSION OF THE CEAM STANDARD SPECIFICATIONS.
4. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER ALL WATERMAIN PIPE.
5. PROVIDE PREFORMED INSULATION, PPG FOAMGLASS, OR APPROVED EQUAL WHERE SANITARY SEWER OR STORM SEWER CROSSES WITHIN 24" OF WATERMAIN.
6. WATERMAIN SHUTOFF REQUIRES A MIN. 48 HOUR NOTICE TO CITY ENGINEERING DEPARTMENT AND ALL AFFECTED PROPERTY OWNERS.

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

LEGEND

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND CABLE
- EXISTING FIBEROPTIC BOX
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MISC. MANHOLE
- EXISTING CATCH BASIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONTOUR (930)
- EXISTING SPOT ELEVATION (920.99 GE)
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED CONTOUR (928 / 930)
- PROPOSED SPOT ELEVATION (920.60) (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE (4.0%)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION


NOT FIELD LOCATED
SUNWOOD DRIVE NW
YOUTE STREET NW
VETERANS DRIVE NW
PROPOSED BUILDING FFE 867.20
EXTEND WATER & SANITARY SERVICES INTO BUILDING AT LOCATION DETERMINED BY OWNER
FD CONNECTION
CONNECT TO EXISTING WATERMAIN W/ 8" x 6" REDUCER
17' - 8" PVC SAN @ 2.0%
END IE 859.47
6" DIP W.M
63' - 8" PVC SAN @ 2.0%
TWO (2) 6" - 45° BENDS
SAN C.O.
RE 866.70
IE 859.13
CONNECT TO EXISTING SANITARY SEWER STUB (APPROX. IE 857.87)
EX. 6" DIP CLASS 53 (PER PLANS PROVIDED BY THE CITY)
EX. 21'-8" DIP (CLASS 52) W/ DIP CAP/PLUG AT END
EX. 8" PVC SAN. SWR @ 0.40%
EX. 8" DIP W.M. (CLASS 52)
EX. 32'-8" PVC SDR-26 @ 2.0%
EX. 8" PVC PLUG INVERT=857.87
EXISTING HYDRANT
UTILITY VAULTS
LOT 1
BLOCK 1
OAKSTONE
866.06 CBFL
864.41 TCCB
865.55 TCCB
864.94 CBFL
865.78
865.54 FLG-OUTLET
865.30 FLG-OUTLET
864.65 CBFL
865.29 TCCB
866.74 CBFL
866.85 MHSAN
867.66 CBFL
867.31 TES
867.34 TCCB
867.33 CBFL
867.51 CBFL
868.02 CBFL
868.10 TCCB
868.40 TCCB
868.40 TCCB
868.40

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
2. CALL GOPHER STATE ONE CALL AT LEAST 48 HOURS PRIOR TO ANY EXCAVATIONS FOR EXISTING UTILITIES LOCATIONS.
3. THE CONTRACTOR SHALL FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF INSTALLATIONS.
4. ALL WORK SHALL BE PERFORMED DURING CITY APPROVED WORKING HOURS.
5. PARKING, EQUIPMENT STORAGE OR MATERIAL STORAGE SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
6. NOTIFY CITY A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL, SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS, AS NECESSARY TO CONTROL THE MOVEMENT OF TRAFFIC.

STORM SEWER NOTES

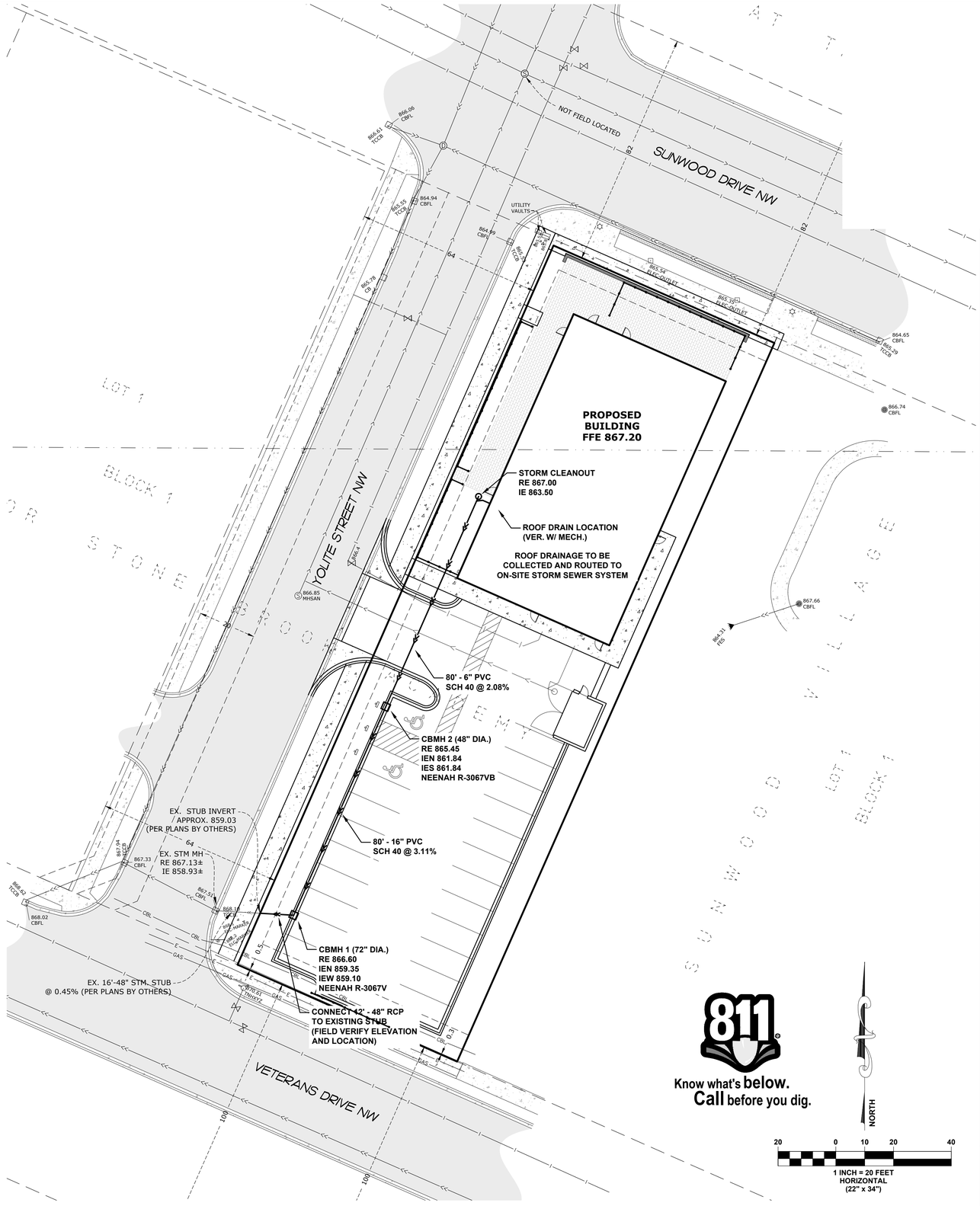
1. STORM SEWER MATERIALS SHALL BE:
   1.1. PVC SCHEDULE 40
   1.2. REINFORCED CONCRETE PIPE (RCP)
2. FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
3. STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
4. STORM SEWER TO CONNECT TO CATCH BASINS WITH APPROVED RESILIENT RUBBER JOINTS TO MAKE THE WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

AN MPCA NPDES CONSTRUCTION PERMIT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION

ALL PERMITS, INCLUDING BUT NOT LIMITED TO PERMITS FROM CITY OF RAMSEY, MNDOT, AND THE MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY, SHALL BE OBTAINED PRIOR TO ORDERING OF MATERIAL AND STARTING OF CONSTRUCTION. NO INSTALLATION OF UTILITIES SHALL BE PERMITTED UNTIL ALL APPLICABLE PERMITS ARE RECEIVED BY CONTRACTOR. INSTALLATION OF UTILITIES SHALL BE CONSTRUCTED TO MINNESOTA DEPARTMENT OF LABOR AND INDUSTRY STANDARDS AND CITY STANDARDS AS IDENTIFIED IN THE PUBLIC WORKS/ENGINEERING STANDARDS.

LEGEND

- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND CABLE
- EXISTING FIBEROPTIC BOX
- EXISTING LIGHT POLE
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING MISC. MANHOLE
- EXISTING CATCH BASIN MANHOLE
- EXISTING CATCH BASIN
- EXISTING FLARED-END SECTION
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONTOUR (930)
- EXISTING SPOT ELEVATION (920.99 GE)
- EXISTING BITUMINOUS
- PROPOSED WATER PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINTILE AND CLEAN-OUT
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED CONTOUR (928 / 930)
- PROPOSED SPOT ELEVATION (920.60) (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED DIRECTION OF DRAINAGE (4.0%)
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION



Know what's **below.** **Call** before you dig.

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG | JOB NO: 26-2268 | CHECK BY: MQA | DATE: 09/11/26

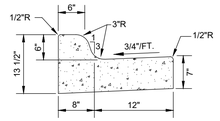
NO.	DATE	DESCRIPTION
1	10.06.26	CITY REVIEW #1
2	10.19.26	CITY REVIEW #2
3		
4		
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM FINKEL
Date: 10.19.2026 License No. 43963

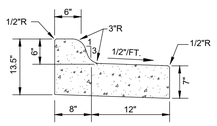
GATHER
RAMSEY, MN
UTILITY PLAN - STORM SEWER
PREPARED FOR: ELEVATE HOPE

SHEET
C3.2



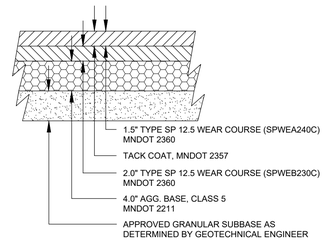
NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

B612 CONCRETE CURB & GUTTER
N.T.S.



NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)
2. FOR MECHANICALLY LAID CURB, SHOE MAY BE TILTED.

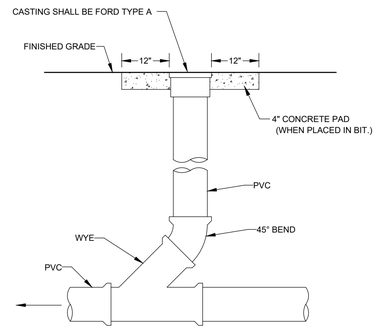
B612 CONCRETE CURB & GUTTER (TIP-OUT)
N.T.S.



1. PAVING SHALL CONFORM TO THE LATEST EDITION OF MNDOT'S STANDARD SPECIFICATIONS FOR CONSTRUCTION

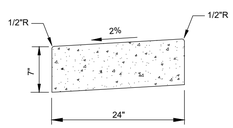
2. GEOTECHNICAL ENGINEER TO REVIEW PAVEMENT SECTION FOR MATERIALS PRIOR TO ANY INSTALLATIONS.

BITUMINOUS PAVEMENT
N.T.S.



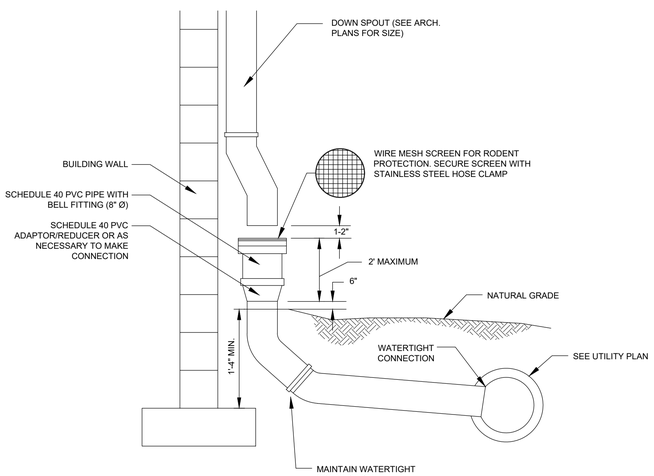
NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
- ALL PIPE TO BE SCHEDULE 40

SANITARY CLEAN-OUT
N.T.S.

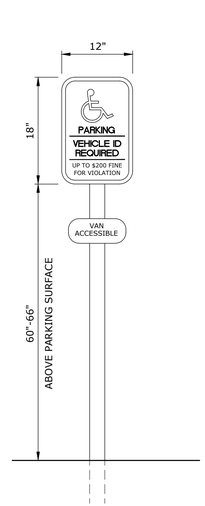


NOTES:
1. PROVIDE MIN. 4" CLASS 5 UNDER CURB (TYP)

CONC. RIBBON CURB
N.T.S.

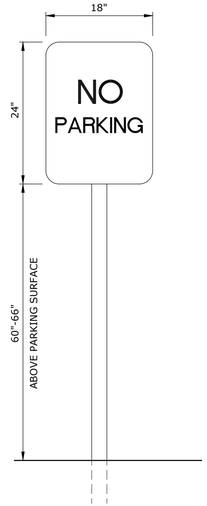


DOWN SPOUT COLLECTOR
N.T.S.



ALL STREET SIGNS SHALL MEET REQUIREMENTS OF THE MMUTCD

H.C. PARKING SIGNS
N.T.S.



ALL STREET SIGNS SHALL MEET REQUIREMENTS OF THE MMUTCD

NO PARKING SIGN
N.T.S.

PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING
& ENGINEERING

DRAWN BY: AG
JOB NO: 26-2288
CHECK BY: MQA
DATE: 09/11/26

NO.	DATE	DESCRIPTION
1	10.06.26	CITY REVIEW #1
2	10.19.26	CITY REVIEW #2
3		
4		
5		
6		
7		
8		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM YINKEL License No. 43963

Date: 10.19.2026

GATHER
RAMSEY, MN

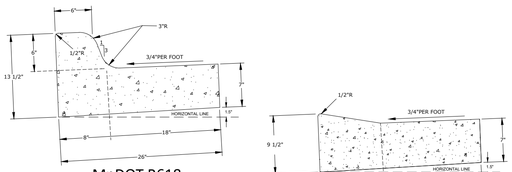
DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
C4.1

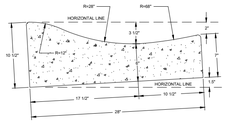
S:\PLOWE\CAD\26PROJ\2268 GATHER (RAMSEY)\2268 CAD\2268 BASE 3.DWG
Thursday, October 15, 2026 3:05:45 PM

26-2268

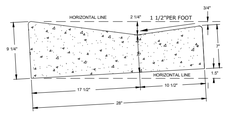


MnDOT B618

DRIVEWAY FOR B618



SURMOUNTABLE

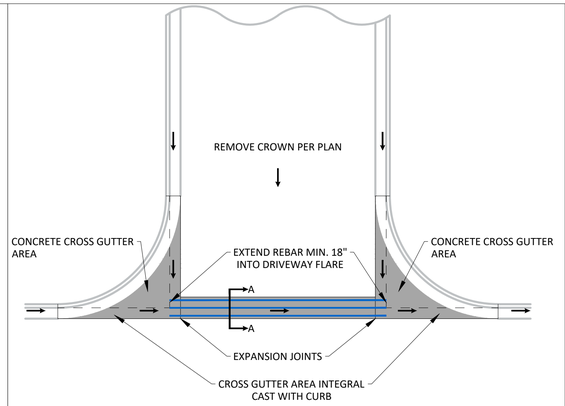


DRIVEWAY FOR SURMOUNTABLE

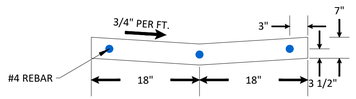
NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB. (INCIDENTAL TO CURB REPLACEMENT)

APPROVED: 9 - 2025		STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



PLAN

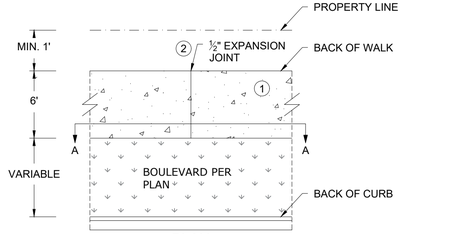


SECTION A-A

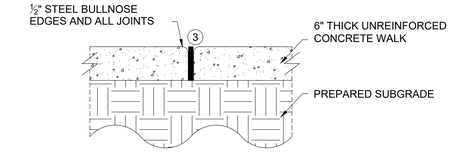
NOTE: NOT TO SCALE

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" AND A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%.
3. CONCRETE CURB AND GUTTER SHALL BE CAST INTEGRAL WITH CONCRETE CROSS GUTTER AREA.
4. CONCRETE CURB AND GUTTER SHALL BE PAID SEPARATELY FROM CONCRETE CROSS GUTTER AREA.

APPROVED: 3 - 2017		STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2



PLAN



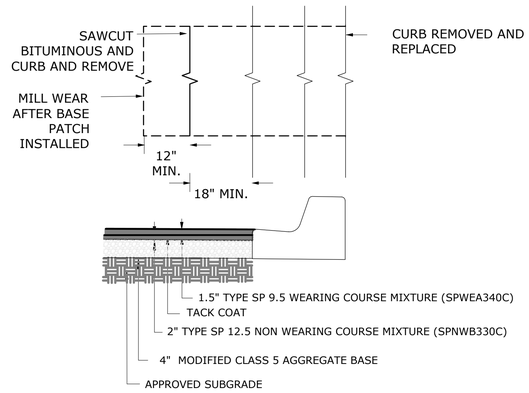
SECTION A-A

NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 - 2015		STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3



NOTES:
1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.
3. SEE CITY PLATE STR-26 FOR MODIFIED CLASS 5 SPECIFICATIONS.

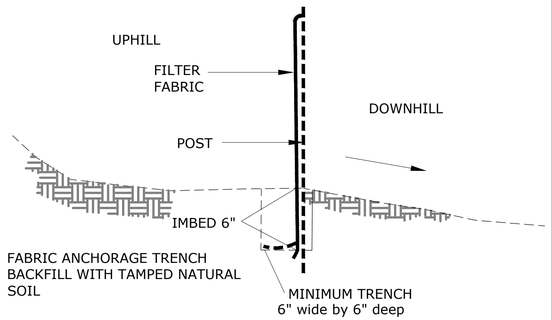
APPROVED: 3 - 2022		STANDARD DETAILS: STREET PATCHING STANDARDS
		CITY PLATE No. STR-25

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING	
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003		STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATION
		CITY PLATE No. STR-26

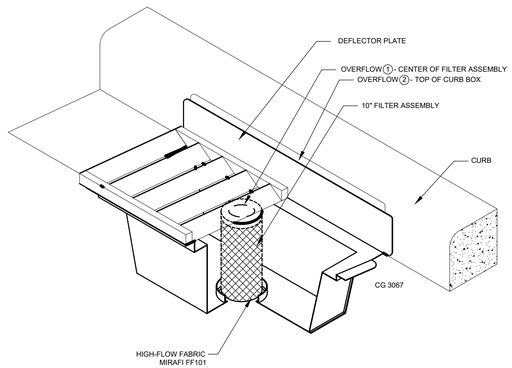


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 - 2016		STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO-1

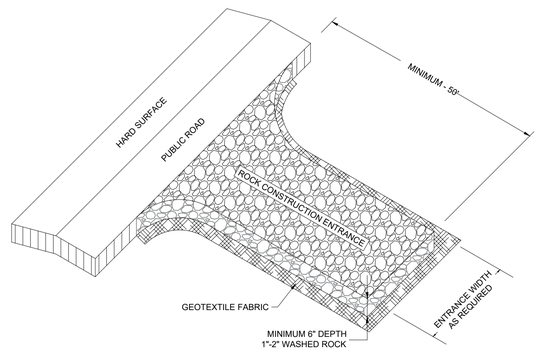


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 - 2016		STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO-2



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

APPROVED: 1 - 2016		STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO-5

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG | JOB NO: 26-2288 | CHECK BY: MQA | DATE: 09/11/26

NO.	DATE	DESCRIPTION
2	10.19.26	CITY REVIEW #2
1	10.06.26	CITY REVIEW #1

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM J. FINKEL License No. 43963

Date: 10.19.2026

GATHER
RAMSEY, MN

DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
C4.2

S:\PLOWE\CAD\26PROJ\2268 GATHER (RAMSEY)\2268 CAD\2268 BASE 3.DWG
Thursday, October 15, 2026 3:05:45 PM

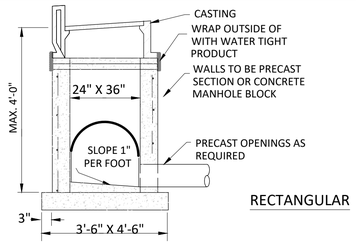
26-2268

Notes:

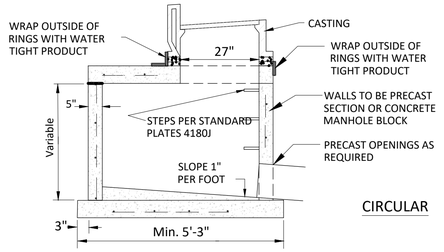
1. INSTALLATION OF 4" OF TOPSOIL REQUIRED ACROSS ALL DISTURBED AREAS.
2. TOPSOIL IS DEFINED AS BLACK DIRT COMPOSED OF UNCONSOLIDATED MATERIAL, LARGELY UNDECOMPOSED ORGANIC MATTER WHICH IS SUITABLE FOUNDATION FOR VEGETATIVE GROWTH.
3. THE COMPOSITION OF TOPSOIL SHOULD CONTAIN NO MORE THAN THIRTY-FIVE PERCENT (35%) SAND CONTENT.

APPROVED: 7 - 2019		STANDARD DETAILS: TOPSOIL REQUIREMENTS
		CITY PLATE No. ERO-6

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE



RECTANGULAR

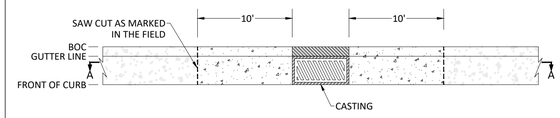


CIRCULAR

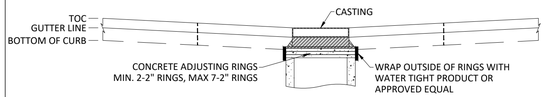
NOTES:

1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS, SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 12 GAUGE COPPER CLAD STEEL TRACER WIRE IS REQUIRED WITH ALL STORM LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS
9. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET

APPROVED: 1 - 2024		STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO-1



PLAN



SECTION A-A

NOTE: NOT TO SCALE

NOTE:

1. CONCRETE CURB AND GUTTER TO BE REMOVED 10 FEET TO EITHER SIDE OF CATCH BASIN CASTING. CURB AND GUTTER MUST BE SAW CUT - FULL DEPTH.
2. CASTING SHALL BE BROUGHT UP TO PROPER GRADE. DAMAGED CONCRETE ADJUSTING RINGS MUST BE REPLACED. OUTSIDE OF RINGS MUST BE WRAPPED WITH APPROVED WATER TIGHT PRODUCT. INSIDE OF RINGS MUST BE GROUTED TO A SMOOTH FINISH.
3. CONCRETE CURB AND GUTTER SHALL BE REPLACED AND MATCH INTO THE RESET CASTING AND THE EXISTING CURB AND GUTTER.
4. DAMAGED BITUMINOUS PAVEMENT SHALL BE REPAIRED AND IS INCIDENTAL. FOLLOW CITY STANDARD PLATE STR-25.
5. PROPER TRAFFIC CONTROL DEVICES SHALL BE REQUIRED TO MAINTAIN A SAFE WORK ENVIRONMENT, AND IS INCLUDED IN THE TRAFFIC CONTROL LUMP SUM BIT ITEM.
6. ALL EQUIPMENT, MATERIALS, DISPOSAL, AND LABOR REQUIRED TO RESET CATCH BASIN CASTING AS DESCRIBED BY THIS DETAIL IS INCIDENTAL.
7. BOULEVARD RESTORATION BEHIND CURB IS NOT INCLUDED WITH THE RESET CATCH BASIN CASTING PAY ITEM.

APPROVED: 3 - 2017		STANDARD DETAILS: RESET CATCH BASIN CASTING
		CITY PLATE No. STO-13

PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701
SITE PLANNING & ENGINEERING

DRAWN BY: AG | JOB NO: 26-2268 | CHECK BY: MQA | DATE: 09/11/26

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3	10.19.26	CITY REVIEW #2
2	10.06.26	CITY REVIEW #1
1		

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

ADAM J. FINKEL
Date: 10.19.2026 License No. 43963

GATHER
RAMSEY, MN

DETAILS

PREPARED FOR: ELEVATE HOPE

SHEET
C4.3

GATHER ADDITION

City of Ramsey
County of Anoka
Section 28, T32, R25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota Municipal Corporation, owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as GATHER ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown by this plat.

In witness whereof said City of Ramsey, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officer this ___ day of _____, 20__.

City of Ramsey

By _____
as_____

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this ___ day of _____, 20__, by _____, as _____ of the City of Ramsey, a Minnesota Municipal Corporation.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

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

Dated this ___ day of _____, 20__.

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF_____

This instrument was acknowledged before me this ____ day of _____, 20___ by Jason E. Rud.

_____ (Signature)

_____ (Print Name)
Notary Public, _____ County, Minnesota
My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

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

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

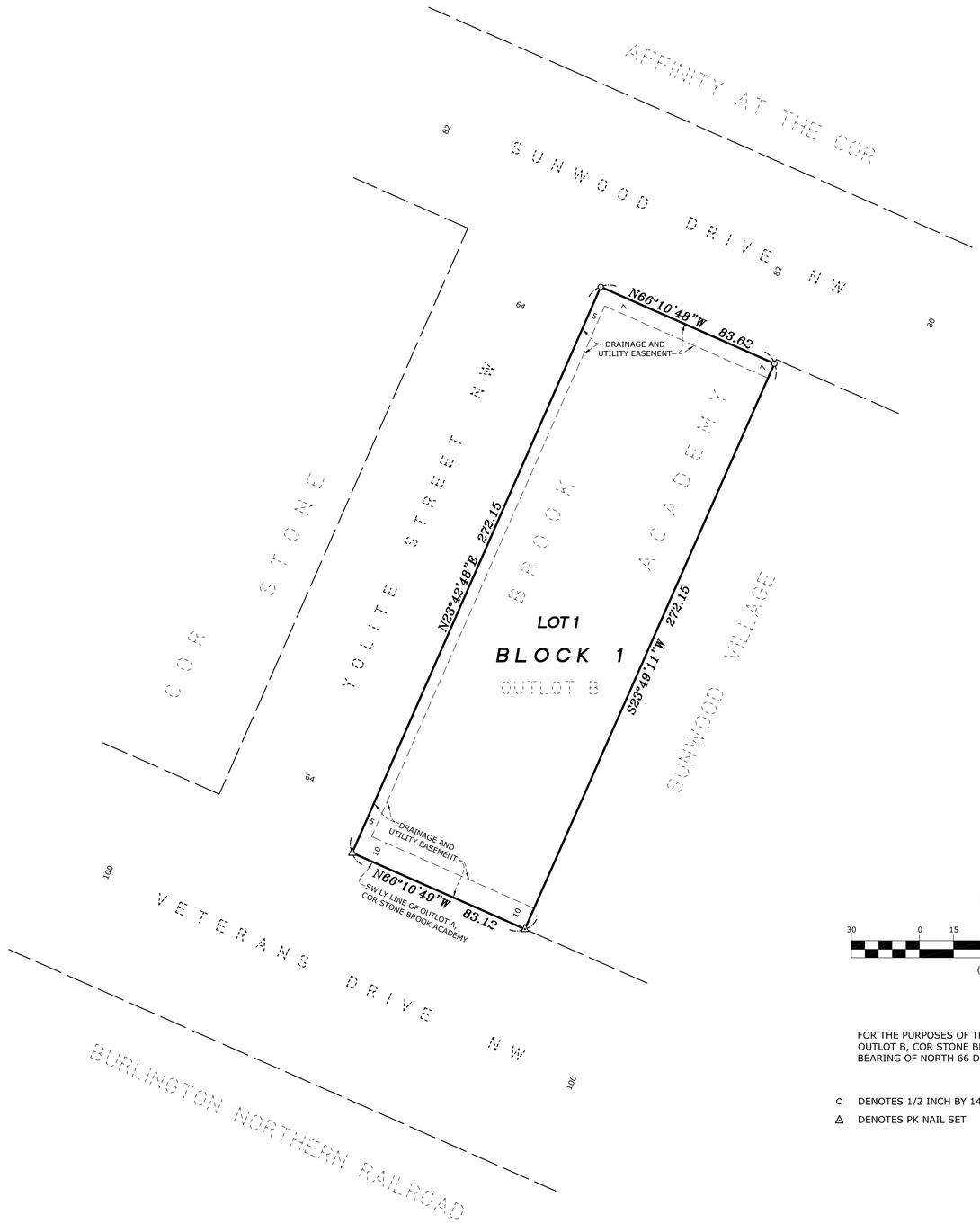
By _____, Deputy

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

I hereby certify that this plat of GATHER ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this day of _____, 20__, ___o'clock __.M. and was duly recorded in Book _____ Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

By _____, Deputy



NORTH

30 0 15 30 60 120
(SCALE IN FEET)
1 inch = 30 feet

FOR THE PURPOSES OF THIS PLAT THE SOUTHWESTERLY LINE OF OUTLOT B, COR STONE BROOK ACADEMY IS ASSUMED TO HAVE A BEARING OF NORTH 66 DEGREES 10 MINUTES 49 SECONDS WEST.

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET, MARKED RLS# 41578

△ DENOTES PK NAIL SET

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors