

City of Ramsey
Agenda
Special City Council
Tuesday November 23, 2010
5:15 pm or immediately following Personnel
Lake Itasca Room, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Council Business**
 1. Consider the Purchase of the Right of Access Being the Right of Ingress to Egress from the Following Described Parcels to Trunk Highway 47: Outlots A, B, and C, River's Bend Third Addition, Lot 1, Block 1, Holiday Acres and Lot 1, Block 1, Ramsey Office Park **(Portions of this discussion will be closed to the Public)**
 2. Update on Negotiations with Columbo Limited Partnership and Legacy Christian Academy (Portions of Which may be closed to the Public)
5. **Mayor/Council/Staff Input**
6. **Adjournment**

CC Special Session

Item #: 4. 1.

Date: 11/23/2010

By: Jo Thieling
Administrative Services

Information

Title:

Consider the Purchase of the Right of Access Being the Right of Ingress to Egress from the Following Described Parcels to Trunk Highway 47: Outlots A, B, and C, River's Bend Third Addition, Lot 1, Block 1, Holiday Acres and Lot 1, Block 1, Ramsey Office Park **(Portions of this discussion will be closed to the Public)**

Background:

Staff has scheduled a special meeting for City Council to consider the purchase of the right of access being the right of ingress to egress from the following described parcels to Trunk Highway 47: Outlots A, B, and C, River's Bend Third Addition, Lot 1, Block 1, Holiday Acres and Lot 1, Block 1, Ramsey Office Park. The City Attorney and the City Administrator will present information at the meeting. This discussion will be closed to the public.

Council Action:

Based upon discussion.

Form Review

Inbox	Reviewed By	Date
Jo Thieling (Originator)	Jo Thieling	11/17/2010 01:59 PM
Heidi Nelson	Heidi Nelson	11/17/2010 02:58 PM
Kurt Ulrich	Kurt Ulrich	11/18/2010 03:36 PM
Form Started By: Jo Thieling		Started On: 11/17/2010 01:49 PM
Final Approval Date: 11/18/2010		

Date: 11/23/2010

By: Amber Miller
Community Development

Information

Title:

Update on Negotiations with Columbo Limited Partnership and Legacy Christian Academy (Portions of Which may be closed to the Public)

Background:

As the Council is aware, Staff has been working with Legacy Christian Academy and their development team for several months on the proposed new school development in Ramsey. During negotiations, several concerns have been raised on the Applicant's side regarding the fees charged by the City based on the acres of the development. Additionally, there has been some disagreement regarding what amount of infrastructure is actually necessary to serve the site upon opening.

Throughout the negotiations both sides have worked hard to seek solutions. City Staff has proposed a reduction in fees based on the net developable acres, which is what many other communities do, as opposed to gross developable acres which is how we currently calculate fees. This subtracts out wetlands and stormwater ponds inside the 100 year flood plain. This is something the Council can approve on a per case basis, but should the Council wish to go this direction, Staff would bring forward an ordinance change to make the process more official.

City Staff's most recent proposal for development fee structure is attached, as well as estimated construction cost.

Legacy has proposed a counter offer for the City to consider. They have proposed giving the City land in lieu of development fees. They would propose to exchange the land immediately adjacent to Armstrong, approximately 10 acres, in lieu of development fees and construction costs. The City Attorney advises the Council may adjourn to a closed meeting to consider if the City is interested in acquiring the proposed land in lieu of development fees.

Notification:

None required.

Recommendation:

Per Council Discussion.

Council Action:

Per Council Discussion.

Fiscal Impact

Budgeted Y/N: N

Budgeted Year:

Fund:

Funding:

Project would be assessed to the applicant should it continue forward. Fund would be utility fund.

Attachments

development fee calc

Bunker lake costs

Page 7 update

Form Review

Inbox

Heidi Nelson

Amber Miller (Originator)

Kurt Ulrich

Form Started By: Amber Miller

Final Approval Date: 11/18/2010

Reviewed By

Heidi Nelson

Amber Miller

Kurt Ulrich

Date

11/18/2010 02:09 PM

11/18/2010 02:24 PM

11/18/2010 03:36 PM

Started On: 11/18/2010 10:50 AM

Fee	2010_Amount	2011_Amount	Orig_Multiplier	Adjust_Multiplier	Type	Orig_Total	Adjust_Total	Credit	2011_Total	Dif_2010_2011
Park	4738	4738	86.436	64.26	Acre	\$409,534	\$304,464	\$105,070	\$304,464	\$0
Trail	1090	1090	86.436	64.26	Acre	\$94,215	\$70,043	\$24,172	\$70,043	\$0
Water Trunk	8337	8645	86.436	64.26	Acre	\$720,617	\$535,736	\$184,881	\$555,528	\$19,792
Water Lateral	8777	9102	0	0	Connection	\$0	\$0	\$0	\$0	\$0
Sewer Trunk	3824	3965	86.436	64.26	Acre	\$330,531	\$245,730	\$84,801	\$254,791	\$9,061
Sewer Lateral	3847	3989	0	0	Connection	\$0	\$0	\$0	\$0	\$0
Stormwater	4465	4630	86.436	56	Acre	\$385,937	\$250,040	\$135,897	\$259,280	\$9,240
SAC	2100	2230				\$0	\$0	\$0	\$0	\$0
WAC	1627	1701				\$0	\$0	\$0	\$0	\$0
SAC Handling	200	200				\$0	\$0	\$0	\$0	\$0
Line Item Credits					Park Land Dedication (4.175 acres)		\$304,464		\$304,464	
Grand Total						\$1,940,834	\$1,101,549	\$534,821	\$1,139,642	\$38,093

Multiplier not yet calculated

Bunker Lake Boulevard Extension - Fee and Funding Summary							
City Fee Description	Fee Amount	Fee-Related Project Cost	Project Cost Description	Balance to City Enterprise Funds	Cost in Excess of Fees - to Assess	City Cost	Comment
Park	\$ 409,534	\$ -		\$ 409,534	\$ -		
Trail	\$ 94,215	\$ 100,988	Puma Street Trail	\$ -	\$ 6,773		
Water Trunk	\$ 720,617	\$ 389,595	Wmn Crossing at Armstrong and Bunker Lake Ext.	\$ 331,022	\$ -		
Water Lateral	\$ -	\$ -		\$ -	\$ -		
Sewer Trunk	\$ 330,531	\$ 451,146	Sunwood to Bunker and Bunker Lake Ext.	\$ -	\$ 120,615		Assessment eligible for future credit
Sewer Lateral	\$ -	\$ -		\$ -	\$ -		
Stormwater	\$ 385,937	\$ 267,326	Bunker Lake Storm Sewer Sys.	\$ 118,611	\$ -		
SAC				\$ -	\$ -		
WAC				\$ -	\$ -		
SAC Handling				\$ -	\$ -		
Non-Fee Related Funding Analysis		Project Cost			Assessment Costs		
		\$ 666,450	Street and Trail Improvements - Bunker Lake		\$ 666,450		
		\$ 106,851	Sanitary Sewer Ext. - Bunker to Fire Station			\$ 106,851	
		\$ 117,049	Puma Street Surfacing		\$ 117,049		
		\$ 250,000	Armstrong Boulevard Trail			\$ 250,000	MSAS Funded
Totals	\$ 1,940,834	\$ 2,349,404		\$ 859,168	\$ 910,886	\$ 356,851	

IV. RIGHT-OF-WAY REQUIREMENTS

No additional right-of-way is anticipated for the Phase I improvements. Bunker Lake Boulevard will be dedicated through the platting process. The City also previously acquired right-of-way for the sanitary sewer extension along Armstrong Boulevard, and currently owns a segment of right-of-way needed to complete the full right-of-way for Bunker Lake Boulevard. This right-of-way segment along Bunker Lake Boulevard is occupied by private encroachment which will need to be moved by the owner prior to the work.

V. PROJECT COSTS

The estimated project costs are summarized below. Detailed cost estimates are included in the appendix of this report. Project assessments will be subject to final negotiations with the Petitioner.

Costs Summary

	2011 Phase I	Future Widening	Totals
Street and Trail Improvements - Bunker Lake	\$ 666,450	\$ 790,362	\$ 1,456,812
Drainage Improvements - Bunker Lake	\$ 267,326	\$ 35,721	\$ 303,047
Sanitary Sewer Ext. - Sunwood to Bunker	\$ 135,758	\$ -	\$ 135,758
Sanitary Sewer - Bunker Lake	\$ 315,388	Dev. Lateral(s)	\$ 315,388
Sanitary Sewer Ext. - Bunker to Fire Station	\$ 106,851	\$ -	\$ 106,851
Watermain Crossing at Armstrong	\$ 14,083	\$ -	\$ 14,083
Watermain Extensions - Bunker Lake Blvd	\$ 375,511	Dev. Lateral(s)	\$ 375,511
Puma Street Surfacing	\$ 117,049	\$ -	\$ 117,049
Armstrong Boulevard Trail	\$ 250,000		\$ 250,000
Puma Street Trail	\$ 100,988		\$ 100,988
Project Totals	\$ 2,349,404	\$ 826,083	\$ 3,175,487

Oversizing Costs

			Percent of Total
Drainage Oversizing (City Share)	\$ 53,530	\$ -	20.0%
Sewer Oversizing (City Share)	\$ 167,818	\$ -	37.2%
Water Oversizing (City Share)	\$ -	\$ -	0.0%
City Sub-Total	\$ 221,348		

Costs to construct Puma Street to a 32-foot wide road with curb and gutter and full utilities are roughly \$320 per foot, or a total cost in the range of \$800,000 to \$900,000.

These cost estimates are based on public construction cost information and are an opinion for general information and project financial planning. Actual costs for project financing should be based upon competitive bid pricing with reasonable contingencies.