

City of Ramsey
Agenda
City Council Work Session
Tuesday January 17, 2012
6:00 p.m.
Lake Itasca Room 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
 1. Review City Owned Land Inventory
 2. Consider Accepting MnDOT Municipal Cooperative Agreement Funding for the Extension of Riverdale Drive
 3. Consider Strategic Development Proposal for North Commons
- 3. Future Topics for Discussion - *See Attached Calendar***
 1. Review Future Topics/Calendar
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

CC Work Session

2. 1.

Meeting Date: 01/17/2012

By: Patrick Brama, Administrative Services

Title:

Review City Owned Land Inventory

Background:

As part of the Ramsey City Council's 2011 strategic goals, it was established that developing an inventory of city owned land was a high priority. Staff developed and introduced an inventory of City owned land at the July 17 City Council worksession. The purpose of this case is to respond to the requests made by the City Council in the July meeting.

Observations:

JULY 17 CITY COUNCIL WORK SESSION—below are topics reviewed by staff in July when the "City Owned Lands" case was introduced:

- Process used by staff to determine an inventory of all City owned lands
- Categories used by staff to display the current/intended use of each City owned parcel
- List of potentially sellable City owned land (based on preliminary research)
- Multiple City owned land maps (i.e. all city owned parcels, potentially sellable parcels, wetland overlay)
- Difference between dedicated and non-dedicated parcels (many of the parcels are known to be dedicated)

In summary, 37 parcels were identified by staff as potentially developable. Twenty (20) properties had foreseeable restrictions. Seventeen (17) properties were identified as low or moderately restricted.

CITY COUNCIL REQUESTS-- As a result of the July 17 meeting, staff received direction to further investigate all the properties identified as low to moderately restricted. Below is a summary of the specific Council requests:

- Attain owner and encumbrance (O&E) reports for each identified parcel. NOTE: the purpose of an O&E report is to identify the last recorded owner, legal description, and recorded deed of trust. Additionally, outstanding easements or restrictions recorded to the title are uncovered. In order to be sure a property is sellable, the City Attorney needs to review the O&E report for each parcel.
- Determine if the identified parcels can be used for wetland banking; and, if the identified parcels are hindered by wetlands or storm water drainage.
- Determine City maintenance costs for each of the identified parcels.
- Determine disposition process for each of the identified parcels.

NOTE: Attached to this case is a detailed profile of each identified parcel (which includes responses to each individual City Council request).

FINDINGS:

Many of the properties thought to have low restriction, or thought to be non-dedicated, are in fact dedicated or have restrictions attached to their title. In other words, less properties than previously anticipated are ready to sell today. Please see the attached "breakdown of city owned lands" for more detail.

In summary, of the 37 City owned properties reviewed, 26 are dedicated or restricted, two (2) are owned by the State of Minnesota, and eight (8) are sellable today.

IMPORTANT CONSIDERATIONS—Beyond the requests made at the July 17 meeting, staff would like to note several important items regarding the sale of City Owned Land:

PROCESS/COST OF REMOVING RESTRICTIONS (I.E. PARK DEDICATION) FROM A PROPERTY

TITLE:

Dedicated park land does not belong to the City, but rather is “The property of the dedicator or his successor in interest, in which the City, as trustee for the benefit of the public and not in its own right as such has such an interest as is necessary to enjoy the use thereof as a public [park]” Headley v. City of Northfield 35 N.W.2d 605 (1949).

To remove the “park use” designation will require a district court action with notification to the person/entity who dedicated the property, adjacent property owners and the Attorney General’s Office. The Attorney General acts somewhat as the caretaker of the public’s interest in property held in trust. The court will then decide if the park purpose restriction may be removed, and if so, who is entitled to receive title to the property. Meaning, even if the “park use” designation is removed the courts may still require the parcel to be given back to the original owner.

The City Attorney estimates the time for a district court action to remove the park restrictions is six months to one year, the variable depending on who needs to be given notice of the action, the difficulty of notification, plus how much opposition by interested parties may be brought opposing City action. Interested parties include neighbors who may not want to lose the park amenity.

A search for heirs or successors could be a very difficult, lengthy and expensive process for little gain since the City will most likely not end up with title to the property unless the City can convince the determined fee owner or entity in title to convey fee title for the property to the City. The City attorney does not recommend the City undertaking this process unless there is an obvious benefit. The estimated cost to go through this process is from \$2,000-\$5,000 per parcel.

PROCESS/COST OF RETURNING A PROPERTY TO ITS ORIGINAL OWNER (I.E. THE DEVELOPER):

Attorney will review at work session.

PROCESS/COST USING LAND FOR WETLAND BANKING:

In order to use city owned land for wetland banking, delineation must take place. That is, the City would need to hire a certified consultant to determine the extent of existing wetlands (vegetation, soils, and hydrology) per parcel. After delineation, the City can then entertain the option of banking. Delineation is estimated to cost \$1,000-\$1,500 per site. Therefore, there should be a significant desire to use a subject property for wetland banking before any further action is taken.

Staff is recommending that most of the identified properties not be used for wetland banking for multiple reasons. (1) many parcels are too high in elevation; costs to the City would be significant (2) many parcels are already wetland (3) many parcels are surrounded by developed land and there is no value in banking. NOTE: Properties 06 and 11 are candidates for banking--depending on how the properties are developed.

PROCESS FOR THE CITY TO SELL LAND (CONSIDERING IT IS SELLABLE):

In order to sell City owned land a “land sale ordinance” must be passed. This requires two meetings. First a public hearing and introduction to the City Council. Second, a meeting to adopt the “land sale ordinance.” Following the second meeting is a 30 day grace period in which the public can petition the adopted ordinance.

There are a four (4) parcels Staff would like to discuss in more detail with the City Council. Parcels #22 & #34 are potential properties for quiet title action. Parcel #11 is eligible for sale, but will require right-of-way dedication and platting. Platting of the property could be accomplished by a future developer as part of the development process. Alternatively, the City could choose to plat the developable portion as outlot, reserving the necessary right-of-way, and make available to convey the outlot to a future developer. Finally, Staff would like to discuss the potential sale of a parcel known as Peltzer Park.

Recommendation:

Based on the attachment, Breakdown of City Owned Lands, there are two recommendations:

- Direct staff to begin the process of rezoning and listing all sellable properties (that are not already listed)
- Direct staff to begin the process of quiet title action for properties #22 and #34

Staff recommends that the City Council decides whether or not they would like staff to go through the process of returning dedicated parks, and other restricted parcels, to original property owners (there are 20 properties that fit this category).

Staff recommends that Council gives direction on how they would like to move forward with property #11 (specifically regarding the ROW and platting issues).

Finally, staff recommends that Council supply staff with direction regarding Peltzer Park (the City has free and clear title).

Funding Source:

Preparation of the City Owned Land Inventory is being handled as part of regular staff duties.

Council Action:

Direct staff regarding the provided recommendations.

Attachments

Breakdown of City Owned Land

Map of Identified Properties

Property Profiles

Form Review

Inbox	Reviewed By	Date
Tim Himmer	Jo Thieling	01/12/2012 12:37 PM
Brian Olson	Brian Olson	01/12/2012 01:04 PM
Tim Gladhill	Tim Gladhill	01/12/2012 01:40 PM
Patrick Brama	Jo Thieling	01/12/2012 01:53 PM
Heidi Nelson	Heidi Nelson	01/12/2012 02:27 PM
Kurt Ulrich	Kurt Ulrich	01/12/2012 03:05 PM

Form Started By: Patrick Brama

Started On: 01/03/2012 08:33 AM

Final Approval Date: 01/12/2012

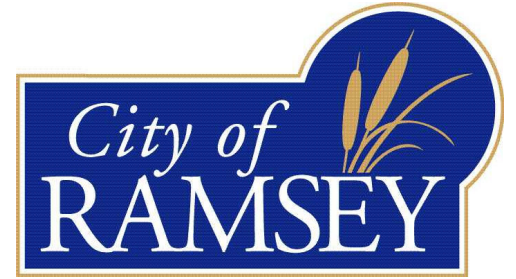
BREAKDOWN OF CITY OWNED LAND

PROPERTIES W/POTENTIAL FOR DEVELOPMENT:						
ID#	PID	ACRES	O&E	SELLABLE	DEDICATION/RESTRICTIONS	DISPOSITION
02	083225320029	1.65	X		Based on O&E report, received from State, can only be used for a fire station or recycling center.	Rezone and return to the State.
03	113225140013	1.25			Base on plat, "public uses forever" only.	Rezone and return to developer.
04	213225230007	4.93			Based on plat, "public uses forever" only and large drainage and utility easements.	Pending.
05	083225420008	52.96			Base on plat, "public uses forever" only.	Rezone and return to developer.
06	233225410035 233225410019 233225410018	20.86	X	X	Based on the O&E Reports and the plat, there are no restrictions.	Currently listed for sale by EDA.
07	263225140022	0.35	X		Based on O&E report, "public uses forever" only.	Rezone and return to developer.
08	253225430043	1.01	X	X	Based on O&E report, the previous owner restricted the sale of petroleum, excavation, and residential development.	Currently listed for sale by EDA.
09	273225330005	4.14	X		Because RALF was used to acquire, replenishment of the RALF funds	Only with a change in policy, would the City sell this property.
10	223225330028	1.051	X	X	Based on the O&E Report and the plat, there are no restrictions. NOTE: currently Peltzer Park.	With council direction (including decisions on Peltzer Park), rezone and list the property.
11	113225340006 113225430004 113225340008	16.52	X	X	Based on O&E report, there is major gas line easement; the City has a temporary easement with the property owner to the west for the ROW from 167 th to Emlcrest. That easement terminates whenever the city plats or redevelops these parcels.	Multiple options have been laid out in property profile. Staff needs council direction.
12	253225430063	0.49			Old City Hall is still remaining. Based on plat, no restrictions.	Get O&E, relocate old city hall, rezone and list property.
13	NA	4.17		X	Based on Legacy development agreement, free and clear.	Pending legal documentation from the county, rezone and list property.
14	063225220005	3.6	X		Based on the O&E Report, the City received the property from the State and is restricted to use it exclusively for a neighborhood park.	Rezone and return to the State.
15	063225410027	1.26			Based on plat, "public uses forever" only.	Rezone and return to developer.
16	053225140007	10.97			Based on plat, for "public purposes only," there is a major drainage easement, and a major electrical utility easement.	Rezone and return to developer.
17	043225240013	2.40			Based on plat, "public uses forever" only.	Rezone and return to developer.
18	043225330014	4.35			Based on plat, "public uses forever" only.	Rezone and return to developer.
20	013225230023	1.52			Based on plat, "public uses forever" only.	Rezone and return to developer.
21	093225340025	1.96			Based on plat, "public uses forever" only.	Rezone and return to developer.
22	173225420025	2.80	X		Based on O&E, plat and Attorney review the level of restriction is unknown. Based on the parcel label in plat this is a park. However, there is no formal/legal language in the plat.	A quiet title action in District Court may be necessary to establish marketable title to the City.
24	203225140016	0.91			Based on plat, "public uses forever" only.	Rezone and return to developer.
25	233225240064	0.58	X		Based on O&E report, "public uses forever" only.	Rezone and return to developer.
26	243225420041	0.84	X		Based on O&E report, "public uses forever" only. Based on staff input, a significant investment to mitigate storm water drainage would need to be made to use this parcel.	Keep the property.
27	273225420015	4.8	X	X	Based on the O&E Report and the plat, there are no restrictions.	Currently listed for sale by EDA.
28	273225440003	0.95	X	X	Based on the O&E Report and the half section, there are no restrictions.	Currently listed for sale by EDA.
30	053225310019	.64			Based on plat, "public uses forever" only.	Rezone and return to developer.
31	013225310024	2.53			Based on plat, "public uses forever" only.	Rezone and return to developer.
32	213225120008	4.42	X		Based on O&E, plat and Attorney review the level of restriction is unknown. Based on the parcel label in plat this is a park. However, there is no formal/legal language in the plat.	A quiet title action in District Court may be necessary to establish marketable title to the City.
33	233225140103	0.39			Based on plat, "public uses forever" only.	Rezone and return to developer.
34	063225140009	3.10	X	X	Based on the O&E Report and the plat, there are no restrictions.	Rezone and list the property.
35	243225120014	2.03			Based on plat, "public uses forever" only.	Rezone and return to developer.
36	233225140102	0.15			Based on plat, "public uses forever" only.	Rezone and return to developer.

Step 1	INITIAL BREAKDOWN (TOTAL)	36
	Assumed to be dedicated or restricted	20
	Owner & Encumbrance reports	16

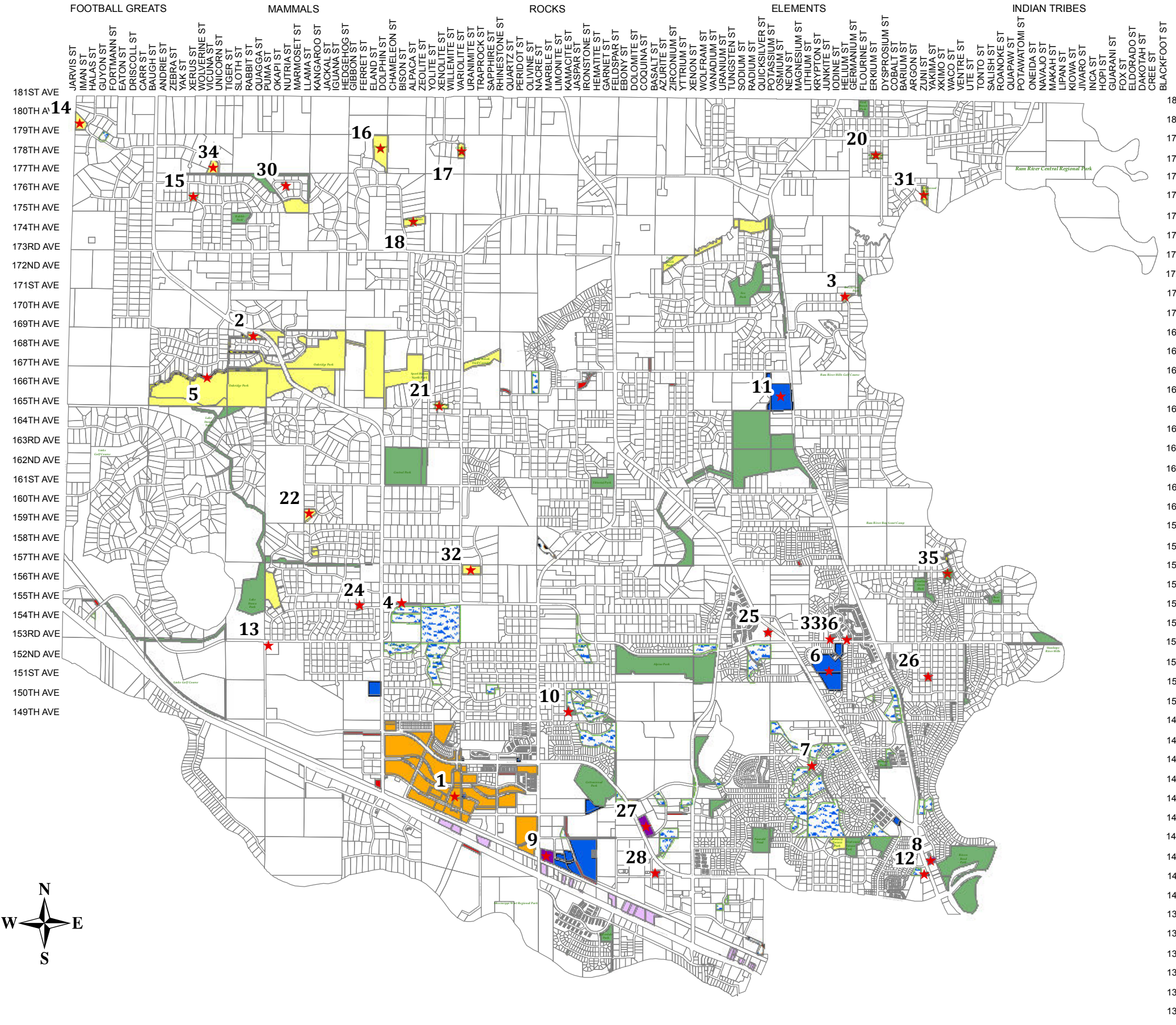
Step 2	OWNER & ENCUMBRANCE REPORTS (TOTAL)	16
	Found to be restricted	7
	Found to be sellable	8
	Found to be owned by the state	1

Step 3	FINAL BREAKDOWN (TOTAL)	36
	Restricted/Dedicated	26
	Owned by State	2
	Sellable today	8



City Owned Land Project 2011

- ★ Potential Sale
- City Owned Parcels**
- Use Type**
- Abandon Trail
- Cemetary
- Drainage/Wetland
- EDA
- Existing/Future ROW
- Multiple Use
- Municipal Use
- Open Space
- Park or Trail
- RALF
- The COR



181ST AVE
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179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
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134TH AVE

FOOTBALL GREATS MAMMALS ROCKS ELEMENTS INDIAN TRIBES

JARVIS ST IMAN ST HALAS ST GUYON ST FORTMANN ST EATON ST DRISCOLL ST CARR ST BAUGH ST ANDRIE ST ZEBRA ST YAK ST XERUS ST WOLVERINE ST VICUNA ST UNICORN ST TIGER ST SLOTH ST QUAGGA ST RABBIT ST PUMA ST OKAPI ST NUTRIA ST MARMOSET ST LLAMA ST KANGAROO ST JACKAL ST IGUANA ST HEDGEHOG ST GIBBON ST FERRET ST ELAND ST DOLPHIN ST CHAMELEON ST BISON ST ALPACA ST ZOLITE ST YOLITE ST XENOLITE ST WILLEMITE ST VARIOLITE ST URANITE ST SAPHIRE ST TRAPROCK ST RHINESTONE ST QUARTZ ST PERidot ST OLIVE ST NALRE ST MARBLE ST LIMONITE ST KANONITE ST KASPAR ST IRONSTONE ST HEMATEL ST FELSPAR ST EBOY ST COQUINA ST DOLomite ST BASALT ST ZURITE ST ZIRCONIUM ST YTRIUM ST XENON ST WOLFRAM ST VANADIUM ST URANIUM ST LUNGSTEN ST SODIUM ST RADIUM ST QUICKSILVER ST POTASSIUM ST OSMIUM ST NEON ST MAGNESIUM ST LITHIUM ST KRYPTON ST JUNKITE ST IODINE ST GERMANIUM ST FLOURINE ST ERNIUM ST DYSPROSIUM ST COBALT ST BARIUM ST ARGON ST ZUNI ST YAKIMA ST XKIMO ST WACO ST VENTRE ST UTE ST TONTO ST SALISH ST ROANOKE ST QUAPAW ST POTAWATOMI ST ONEIDA ST NAVAJO ST MAKAH ST LIPAN ST KIOWA ST JIVARO ST INCA ST HOPAI ST GUARANI ST FOX ST ELDRADO ST DAKOTAH ST CREE ST BLACKFOOT ST

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 02
ADDRESS: NA
PID: 083225320029
LEGAL: Lot 1, Block 1, Autumn Heights 2nd Addition, Anoka County, Minnesota
ACRES: 1.65
VALUATION: \$40,300
ZONING: B1-Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the south side of Armstrong Boulevard/ County Road 83 and on the east side of Rabbit Street. This parcel is surrounded by residential and open space. It is zoned Business District. This is a fairly high and dry parcel that and is ideal for development. The subject property was acquired from the State of Minnesota in 1991; and the State placed restrictions on its use. The property may be used for a fire station or a recycling center only; otherwise, the property would need to be returned to the State.

WETLAND: This property is high and dry. There is no value in using it for wetland mitigation. There are no wetlands on this property.

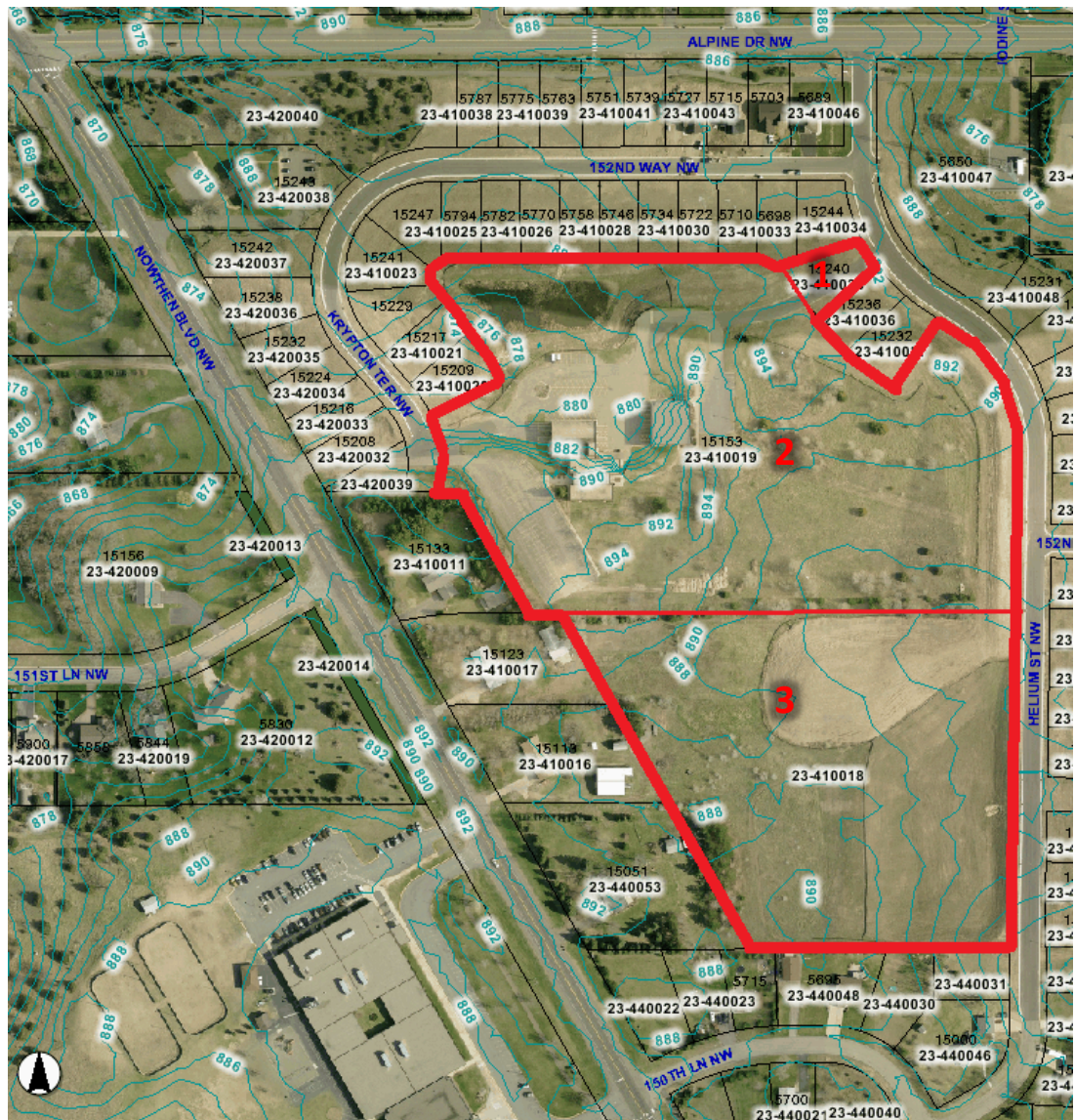
MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This parcel was acquired from the state of Minnesota pursuant to a tax forfeit deed dated July 2, 1991. The state has restricted the parcel to be used exclusively for fire station or recycling center purposes only. Failure to use the parcel for these purposes will cause it to revert to the State of Minnesota.

DISPOSITION: Because the City cannot develop this property, besides using it for a fire station or recycling center, it is recommended to return the subject property to the State and rezone the property to residential; which would fit in well with the surrounding parcels. In response, the State may return the parcel to its original owner, come back to the City of Ramsey with alternative restrictions or hold the property until a need arises (for the State).

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 06
ADDRESS: 15240 HELIUM ST NW, 15153 NOWTHEN BLVD NW, NA
PID: 233225410035, 233225410019, 233225410018 (Three separate parcels—listed from the top down).
LEGAL: Lots 4, 5, 21, Block 1, Meadow, Anoka County, Minnesota
ACRES: 20.86
VALUATION: \$1,501,769
ZONING: Public/Quasi Public and PUD (Planned Unit Development)
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the east side of Nowthen Boulevard and on the South side of Alpine Drive. It is made up of three separate parcels; which make up the old municipal center complex. The property is surrounded by residential and is zoned Public/Quasi Public District.

WETLAND:

No reason to use property for wetland banking. There are no issues with wetlands that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: Mowed 12 times per year—\$125 per mow (\$1,500 per year). There are multiple buildings located on these parcels as well—which are maintained by the city (additional cost).

OWNER & ENCUMBRANCE: These three parcels comprise the old City Hall complex and are available for sale.

DISPOSITION: The old municipal center is available for a number of business and/or commercial uses. Otherwise, redevelopment of the property into single family residential or senior housing fits in well with the surrounding areas. This property is currently being marketed by the Ramsey EDA.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 07
ADDRESS: Sunwood and Krypton
PID: 263225140022
LEGAL: Park 2, Wood Pond Hills, Anoka County, Minnesota
ACRES: 0.35
VALUATION: \$2,600
ZONING: Public/Quasi Pubic
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the south side of Armstrong Boulevard and on the west side of Krypton Street. This is an abandon trail corridor that runs behind a four properties and is zoned Public/Quasi-Public District. Much of the subject property is comprised of wetland. This property is a dedicated park; therefore, city is restricted to use the park for a “public use” only.

WETLAND: No reason to use property for wetland banking. The majority of this area is wetland.

MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This is a dedicated park; dedicated in the plat of Wood Pond Hills, recorded June 10, 1992. Sale will require a court order to release the "public's" interest in the property.

DISPOSITION: In order to dispose the subject property the city would either need to give the property back to the original owner or get a court order to remove the "public use" only restriction. The adjacent property owners may have interest in parcel; as it would increase their lot sizes. Using the property for wetland banking is not an attractive option either because most of the subject property is already wetland.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 08
ADDRESS: 5195 142ND AVE NW
PID: 253225430043
LEGAL: Lot 1, Block 1, River's Bend Plaza 2nd Addition, Anoka County, Minnesota
ACRES: 1.01
VALUATION: \$261,200
ZONING: B1 Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the east side of Saint Francis Boulevard and on the north side of 142nd Avenue. This property is the former Amoco Oil Station and it is now vacant. This property is zoned Business District and is surrounded by businesses. A small bluff is located on the west side of the property. Besides a number of restrictions placed on the property from the previous owner (see owner and encumbrance report), this property is ready to be sold. The City has put a significant amount of investment in the property (between acquisition, demolition and clean up).

WETLAND:

No reason to use property for wetland banking. There are no issues with wetlands that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: Mowed 6 times per year—\$75 per mow (\$900).

OWNER & ENCUMBRANCE: This is the former Amoco Oil Station site. The City has marketable title to the parcel and it can be sold, however, it is encumbered by Amoco Oils' several restrictive covenants on the use of property. See attachment for details. Generally, the restrictions prevent the sale of petroleum, prevent excavation, and prevent residential development.

DISPOSITION: The city is free and clear to sell this property. The subject property is suitable for a number of uses (that require minor excavation based on the O&E report). The EDA is currently marketing the property.

PROPERTY PROFILE: CITY OF RAMSEY

PROPERTY: 09
PROPERTY: 7157 HIGHWAY 10 NW
PID: 273225330005
LEGAL: See Metes and Bounds Description
ACRES: 1.68
VALUATION: \$508,600 (land)
ZONING: H1 Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

This property is located on north side of Highway 10 and on the east side of Ramsey Boulevard. The subject property is the former Holiday Station and is home to one of the two new COR signs. A small pond is located in the northwest corner of the subject property. This property is zoned Business District and is surrounded by businesses. The subject property was acquired with Revolving Acquisition Loan Funds (RALF) and is planned to be a future right of way (ROW). Between demolition, site cleanup and legal costs, the City has significantly invested in the property.

- WETLAND:** There are no issues with wetlands that would make this property unusable; or, effect adjacent properties. NOTE: there is a pond in the NW corner of the property. With delineation, it may be possible to expand the pond for wetland banking—if there is a need.
- MAINTENANCE:** There are no maintenance costs.
- OWNER & ENCUMBRANCE:** This is the former Holiday Station Store site on the north side of Highway 10. It was acquired with RALF funds and is subject to restrictive covenants and is unavailable for sale unless permitted by the Met Council.
- DISPOSITION:** Because this property was purchased using RALF funds, disposition of the property would require replenishment of the RALF funds. Besides that, the property is free and clear; and would likely be attractive for a new user. Staff would like to caution that the acquisition of this property was directly related to the future realignment of Highway 10.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 10
ADDRESS: NA
PID: 223225330028
LEGAL: NA
ACRES: 1.05
VALUATION: \$40,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



DESCRIPTION: This property is located on north side of 149th Lane and on the east side of Kamacite Street. The subject property is currently a neighborhood park. This property is zoned Public/Quasi-Public and is surrounded by residential. This property borders a wetland/pond. The subject property was acquired for \$2,500 in 1974.

WETLAND: This property is adjacent to a wetland. It could be converted to wetland if there is a desire. However, it is questionable what the value would be.

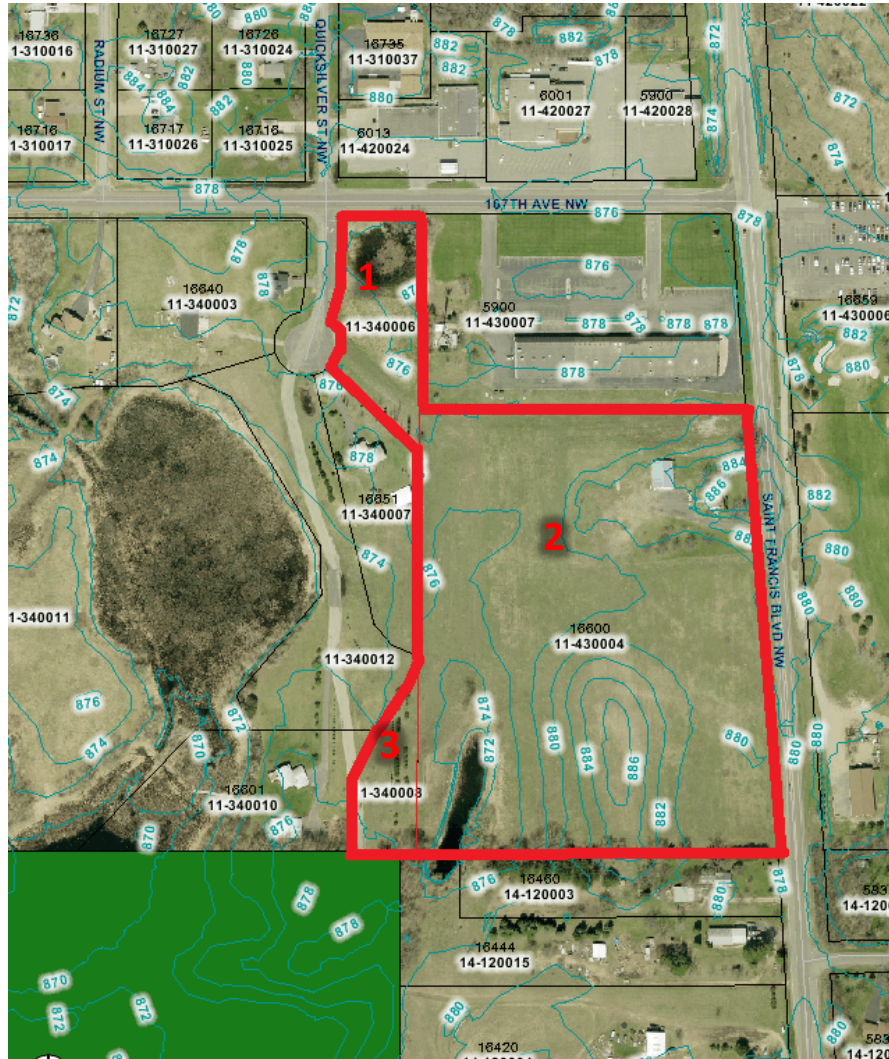
MAINTENANCE: 18 mow intervals at \$41 each = \$738. 26 trash/litter pickups and playground inspections at \$10 each = \$260. Total estimated cost per year = \$1,098.

OWNER & ENCUMBRANCE: Pending (after initial review—it is clear)

DISPOSITION: Pending

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 11
ADDRESS: NA, 16600 SAINT FRANCIS BLVD, NA
PID: 113225340006, 113225430004, 113225340008 (Three separate parcels—listed from the top down).
ACRES: 16.52
VALUATION: \$142,400
ZONING: R1-Rural Developing
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the west side of Saint Francis Boulevard and on the south side of 167th Avenue. This property is zoned Rural Development District. It is home to water tower, wetland and open space. The subject property is made up of three separate parcels. There is wetland in the northern parcel (#1) and two wetlands in the southern portion of the large parcel (#2). There is a gas line that bisects the larger parcel (#2), horizontally.

It is important to note, there is a temporary road that connects Elmcrest Park and 167th Avenue just west of the subject property. The road is planned to be moved east onto city owned property—which was the rationale for purchasing the two smaller parcels (#1 and #3).

Replatting the subject property has been postponed until a willing developer steps forward for two reasons. One, direction was given to staff for the developer to pay for

replatting costs. Two, replatting or redevelopment of the subject property terminates the temporary easement for the road that connects 167th to Emlcrest Park.

NOTE: The city is in the process of developing a master plan with the parcels located off 167th (to the north of the subject property).

WETLAND:

There are no issues with wetlands that would make this property unusable; or, effect adjacent properties. NOTE 1: The owner of the property to the west is considering the use of their property for wetland banking. NOTE 2: There is a wetland in the northern portion of lot #1 and in both the southeast and southwest corners of lot #2. The southern portion of lot #2 could be used for banking in the northern portion if desired.

MAINTENANCE:

Mowed 12 times per year—\$100 per event (\$1,200 per year).

OWNER & ENCUMBRANCE:

It is recommended these three parcels be platted in order to properly identify those areas necessary for City/public purposes and to identify what land area may be available for sale. Attached is a draft of the staff proposal.

NOTE: subdividing or developing these lots terminates an easement the City has in place for the current ROW (just to the west of the subject properties). Meaning, the road to Elmcrest Park would need to be replaced.

Parcel 1: this parcel is owned by the city and there are no restrictions to its sale. There are wetlands and a water fill station. Because of zoning, would require sanitary sewer to build. The future ROW is planned to go through this lot.

Parcel 2: this parcel is subject to a natural gas pipeline easement in favor of Enron Corporation. This parcel is home to a water tower, located in the SE corner. There are wetlands in both the SE and SW corners of this lot. Development of the lot, north of the gas line, makes sense. The southern portion of the lot could be used for wetland and the water tower. The western portion of the property needs to be used for the future ROW.

Parcel 3: this parcel is subject to a temporary encroachment easement in favor of the grantor, Oakwood Land Development, Inc (2010). The future ROW is planned to go through this lot.

DISPOSITION:

The City has four options for disposition of the subject property:

Option 1: the City could leave the property as is and wait until an interested developer steps forward. At that point, the City would work with the developer to replat the property and move the ROW east, unto the subject property. The developer would be responsible for development fees.

Option 2: the City could take on replatting the property and moving the ROW before there is an interested developer. The City would leave the developable portion in lot #2 as an out lot. When an interested developer steps forward, the out lot would need to be replatted and the developer would pay the required development fees. NOTE: replatting the three parcels is estimated to cost about \$10,000.

Option 3: the City could take on replatting the subject property and moving the ROW before there is an interested developer. The City would also plat the developable portion of parcel #2. In this case, the City would be responsible for development fees. NOTE: replatting the three parcels is estimated to cost about \$10,000. However, replatting the developable area before knowing who the end user is may end up requiring a replat anyway.

Option 4: the City could contact the property owner, of the temporary ROW easement, to see if there is any willingness to convert the existing easement to a permanent ROW

easement. After a permanent ROW easement is secured, the City would still need to decide between the previous three options.

Below is a mock plat of the subject property:



PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 14
ADDRESS: NA
PID: 063225220005
LEGAL: Lot 2, Block 1, Twin View Ridge, Anoka County, Minnesota (BURNS)
ACRES: 3.6
VALUATION: \$50,500
ZONING: Public/Quasi Public District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the west side of Ermine Boulevard. This property is zoned Public/Quasi Public District. The Trott Brook runs through the northern portion of the subject property. The City acquired this property from the State of Minnesota in 1987 and is "to be used exclusively for a neighborhood park."

WETLAND: Could be converted to wetland mitigation area—if there was a need/benefit.

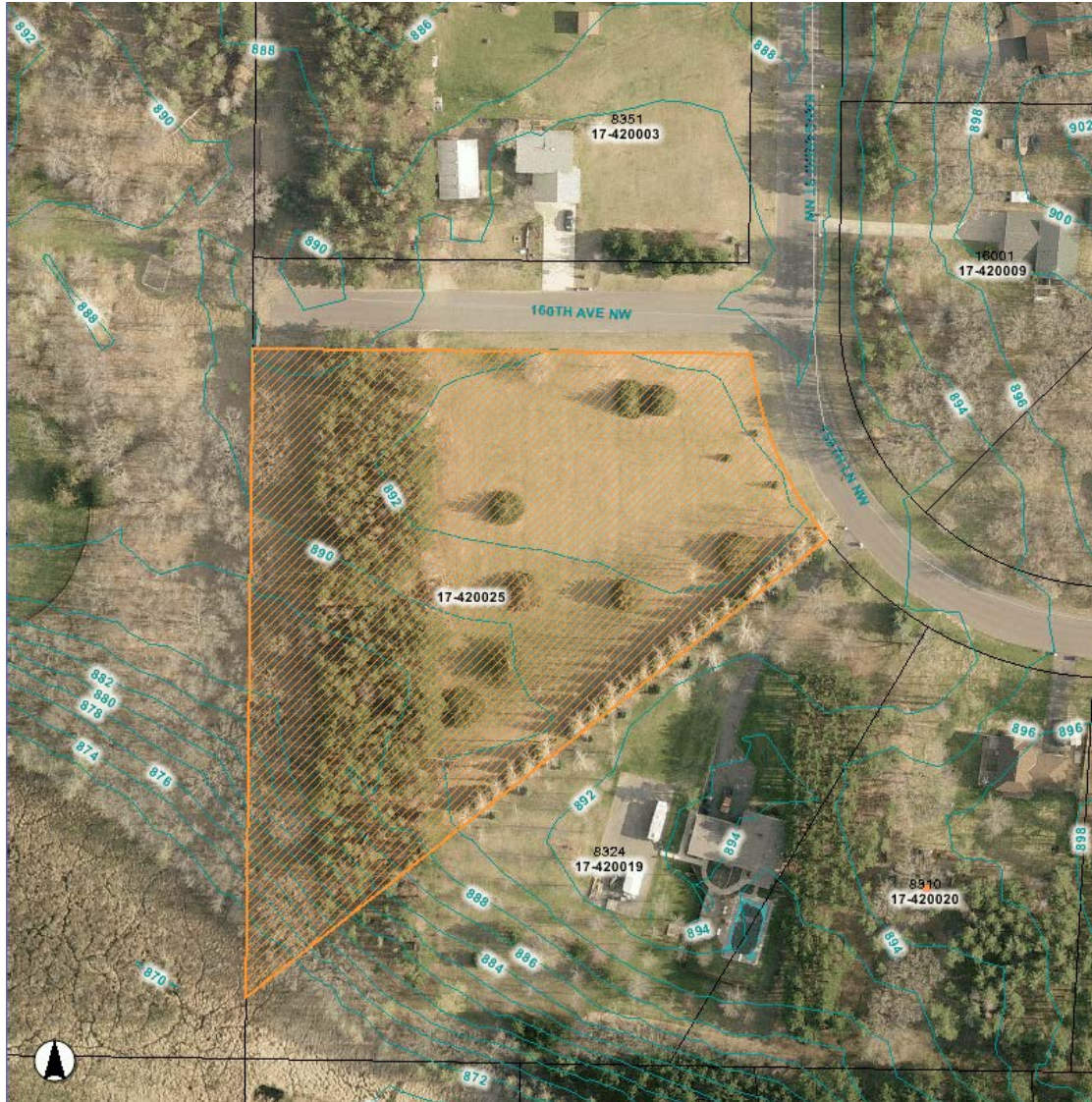
MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This parcel was acquired as a tax forfeit parcel from the State of Minnesota. It is subject to a restriction that it must be "...be used exclusively for a neighborhood park." It is subject to reversion to the State of Minnesota if it ceases to be used as a neighborhood park.

DISPOSITION: Because of the restrictions set in place by the State of Minnesota ("to be used exclusively for a neighborhood park") the City does not have the ability to sell the subject property. The City's only option for disposal is to revert the subject property back to the State and change zoning to residential.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 22
ADDRESS: NA
PID: 173225420025
LEGAL: NA
ACRES: 2.80
VALUATION: \$50,500
ZONING: Public/Quasi Public District
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the west side of 153rd Lane and on the south side of 160th Ave. This property is zoned Public/Quasi-Public and is surrounded by residential. The south west corner the property drops nearly 20' into a wetland.

WETLAND:

This property is 20' above the adjacent wetland. Wetland banking is not a logical option. There have been storm water drainage concerns in the neighborhood. If sewer is added to neighborhood, it could be used for storm water ponding.

MAINTENANCE:

There are no maintenance costs.

OWNER & ENCUMBRANCE: Title of record to this property in Tiger Construction, Inc. that apparent developer of the Plat. The "Park" is identified on the Forest Hideaway Plat, however, the Plat contains no dedication of the Park and there are no deeds of record conveying this property to the City. A quiet title action in District Court may be necessary to establish marketable title to the City.

DISPOSITION: Quiet title action in District Court to establish marketable title to the City.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 23
ADDRESS: NA, NA
PID: 173225430033, 173225430034 (Two separate parcels—listed from the top down). STATE OWNED.
LEGAL: Outlots A and B, Whispering Pines Estates, Anoka County, Minnesota
ACRES: 1.70
VALUATION: \$80,600
ZONING: Public/Quasi Public District
MUSA: No
GIS IMAGE:



DESCRIPTION: The subject property is located on the east side of Kangaroo Street and the north side of 157th Lane. This property is zoned Public/Quasi Public District. The subject property represents two parcels of land. These parcels are slightly depressed and are used for drainage.

Based on Anoka County information, which is viewed through LOGIS Map, these parcels are owned by the City. However, after reviewing the owner and encumbrance reports, these parcels are owned by the State of Minnesota. City staff has notified Anoka County of the error.

WETLAND: This is a low point. 34 acres drain to these lots. Would require significant investment to mitigate storm water (to the north, to a low area) if the properties were developed.

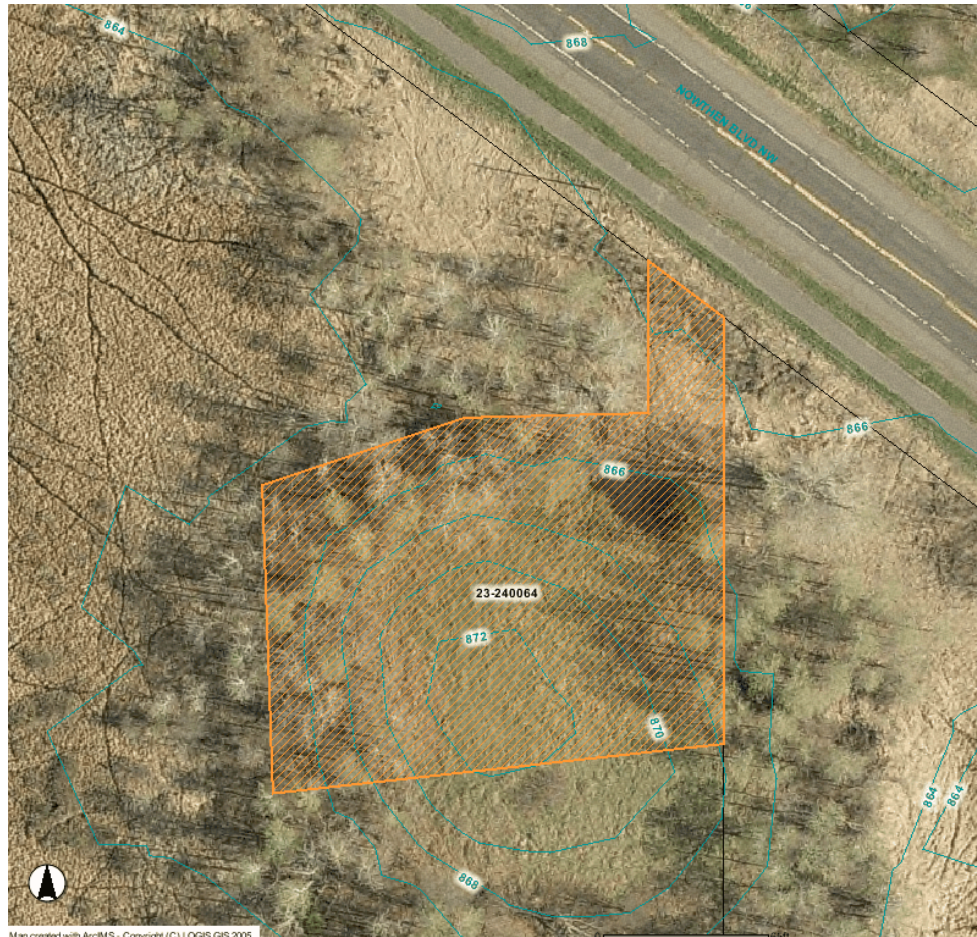
MAINTENANCE: There is no Maintenance

OWNER & ENCUMBRANCE: Title to these two parcels is in the State of Minnesota pursuant to a tax forfeit deed dated October 7, 1980.

DISPOSITION: The City cannot dispose the subject property, it is owned by the State of Minnesota.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 25
ADDRESS: NA
PID: 233225240064
LEGAL: Park, Alpine Acres, Anoka County, Minnesota
ACRES: .58
VALUATION: \$4,100
ZONING: R2-Medium Density Residential.
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the southwest side of Nowthen Boulevard just north of Alpine Drive. This property is zoned Public/Quasi Public District. This property is largely a wetland, it is surrounded by wetland, and is a "flag" shaped parcel. This parcel is a dedicated park and it may only be used for "public" purposes. Based on current zoning this parcel would need to be expanded (at Nowthen Boulevard) if it were to be developed.

WETLAND: Not much value in converting to wetland and there are no issues with stormwater/drainage. Right of access was dedicated from county plat. Would require 650' road to access.

MAINTENANCE: There is no Maintenance

OWNER & ENCUMBRANCE: This is a dedicated park in the plat of Alpine Acres, recorded December 1, 2003. Sale will require a court order to release the "public's" interest in the property.

DISPOSITION:

Based on code, lot is too narrow at Nowthen Boulevard. It would need to be expanded or a variance would need to be granted in order for it to be developed (to build a structure). Furthermore, this is a dedicated park and may only be used for public purposes only. To dispose the subject property, the City either needs to revert the property back to the original developer or release the "public interest" clause by court order.

PROPERTY PROFILE: CITY OF RAMSEY

Number: 26
Address: NA
PID: 243225420041
LEGAL: Lot 6, Block 2, Gorham's Sandy Acre Estates, Anoka County, Minnesota
ACRES: .85
Valuation: \$40,300
Zoning: R1-MUSA
MUSA: Yes
GIS Image:



DESCRIPTION:

The subject property is located on the north side of 151st Ave and on the west side of Yakima Street. This property is zoned Residential District. The subject property was granted to the City from the developer, the Gorham's, in 1981 for public purposes only. This parcel is slightly depressed and receives drainage from surrounding properties.

WETLAND:

Receives drainage from 14 acres. If filled, would require mitigation; which would be a significant cost. 2009 storm sewer fix on Waco Street. There is no storm sewer or defined ditches in the subdivision.

MAINTENANCE:

There is no Maintenance.

OWNER & ENCUMBRANCE: This lot was granted to the City by Gary M. Gorham and spouse in 1981. A deed restriction limits the use to public purposes only. Failure to use the lot for public use purposes will cause it to revert to the grantors, unless the grantors waive this restriction.

DISPOSITION: The subject property is a dedicated park and may only be used for public purposes. To dispose of the subject property, the City either needs to revert the property back to the original developer or release the “public purposes” clause by court order. Furthermore, the current use of this property for drainage would require a significant investment to mitigate—if the property were to be developed.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 27
ADDRESS: 14280 AZURITE ST NW
PID: 273225420015
LEGAL: Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota
ACRES: 4.80
VALUATION: \$376,500
ZONING: E1 Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the north side of Azurite Street and the east side of Bunker Lake Boulevard. This property is zoned Employment District, it is surrounded by manufacturing, and is part of the Sunfish Lake Business Park. The City acquired the subject property from Waste Management in 1991 and is subject to various environmental restrictions due to its proximity to the landfill.

WETLAND: No reason to use property for wetland banking. There are no issues with stormwater/drainage that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: There is no maintenance.

OWNER & ENCUMBRANCE: This property was acquired by the City from Waste Management of Minnesota, Inc., the previous operator/owner of the landfill. It is available for sale, subject to various environmental restrictions because of its proximity to the landfill.

DISPOSITION: This property is ready to sell and is currently being marketed by the Ramsey EDA. At this point, there may be interest from the property owner to the north to expand into this parcel. There is also a potential for using the subject property for shared parking between the properties to the north and to the east.

DISPOSITION:

The subject property is ready to be developed. This property is currently being marketed by the Ramsey EDA. Previously, the property owner to the north had interest in purchasing the subject property.

PROPERTY PROFILE: CITY OF RAMSEY

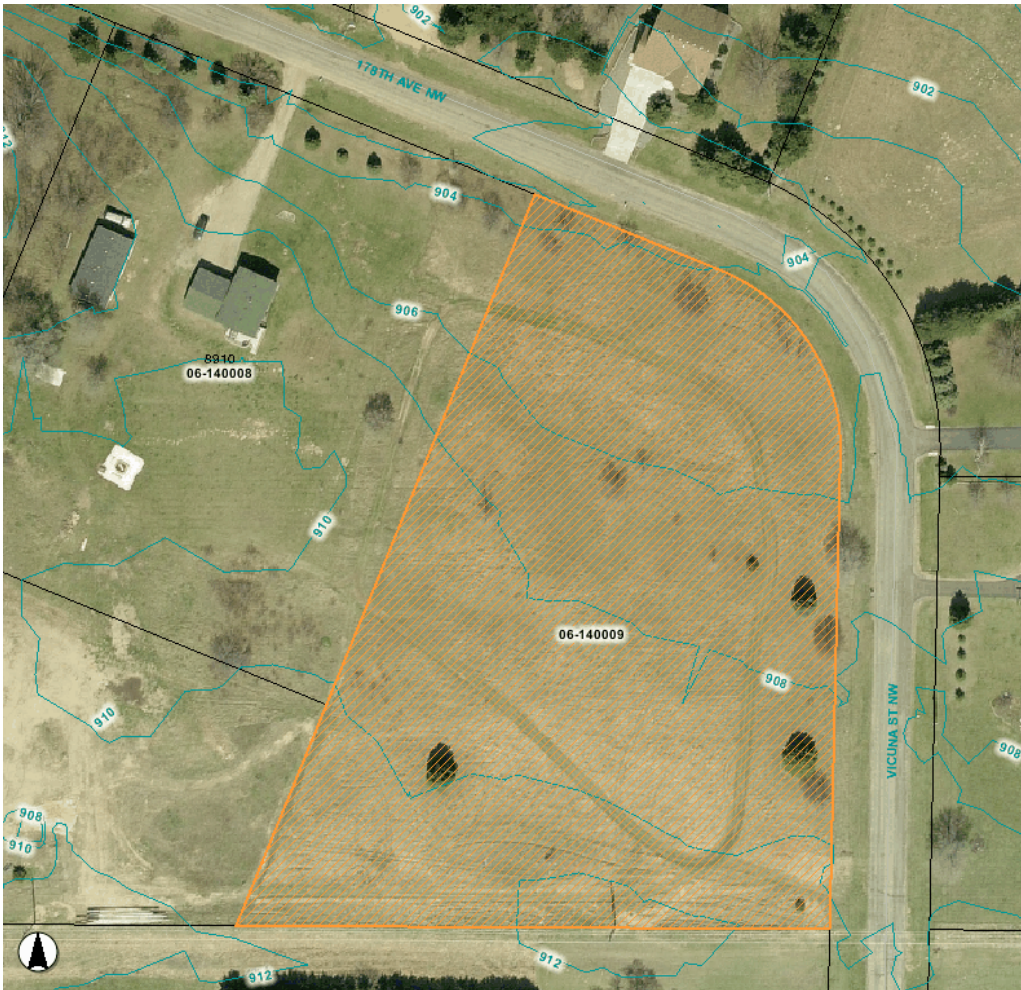
NUMBER: 32
ADDRESS: NA
PID: 213225120008
LEGAL: NA
ACRES: 4.42
VALUATION: 51,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



- DESCRIPTION:** The subject property is located on the east side of Variolite Street and on the west side of Traprock Street. This property is zoned Public/Quasi-Public district and is surrounded by residential. Property is currently an underutilized park. Public works uses this as a grounding area for debris (mainly tree branches) from severe storms.
- WETLAND:** This property does not have direct access to wetlands. Wetland banking is not a feasible (the property is too high) and there are no issues with stormwater/ drainage.
- MAINTENANCE:** Mowed 1x per year. Estimated cost: \$200-\$300 annually.
- OWNER & ENCUMBRANCE:** This parcel is owned by the City and there are no restrictions as to its sale. Even though it is labeled as "Park" on the official plat of Traprock Commons, no dedication language is contained on the Plat. The City acquired title by a quit claim deed from the plat developer subsequent to the plat being recorded.
- DISPOSITION:** Quiet title action in District Court to establish marketable title to the City.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 34
ADDRESS: NA
PID: 063225140009
LEGAL: NA
ACRES: 3.10
VALUATION: 51,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



- DESCRIPTION:** The subject property is located on the south side of 176th Avenue and the west side of Vicuna Street. The property is zoned public/quasi-public and is surrounded by residential. This property is dry, high and buildable. Based on the GIS image above, it looks as though this parcel is being used by neighboring property owners.
- WETLAND:** This property is not adjacent to wetlands so banking is not a feasible use. It does not collect storm water from the neighborhood.
- MAINTENANCE:** There are no maintenance costs.
- OWNER & ENCUMBRANCE:** This property is unrestricted and can be sold.
- DISPOSITION:** The subject property was acquired in October of 1989. This is not a dedicated park. This property has free and clear title and is ready to be sold. If the council desires to dispose of this parcel, staff should rezone and list the property.

CC Work Session

2. 2.

Meeting Date: 01/17/2012

By: Tim Himmer, Engineering/Public Works

Title:

Consider Accepting MnDOT Municipal Cooperative Agreement Funding for the Extension of Riverdale Drive

Background:

The TH 10 and Armstrong Boulevard interchange project continues to advance through the environmental review process. During one of the open houses, early on in the public process, the City received a couple of comments from property owners along the south side of Highway 10 (east of Armstrong Boulevard) requesting a secondary access. Their concern was that the future interchange would obstruct visibility of eastbound travelers, thereby making it extremely difficult to access their sites. In response to those comments, and consistent with MnDOT policies and previous corridor studies, access management to those properties via a frontage road system became part of the project design (see attached conceptual design). The first phase of the proposed frontage road system along the south side of TH 10 includes an extension of Riverdale Drive, from approximately Alpaca Street to Traprock Street.

In an effort to keep the costs of the interchange project to a minimum, the City may decide to advance stand alone projects for portions of the work; including the Sunwood Drive realignment and the Riverdale Drive extension. Advance constructing these projects would be done to improve traffic flow through the area in the short term, and be used as a City contribution to the overall interchange project in the future. The City Council approved a resolution of support for the Riverdale Drive extension on August 23, 2011, and staff submitted a grant application to MnDOT under their Municipal Cooperative Agreement program. The City request sought the maximum allowable funding of \$702,000 to assist in paying for a portion of this frontage road work, which is estimated at \$1.5M. The alignment and design for this frontage road is slightly different from what is shown on the interchange concept and includes improvements that would benefit the overall highway system; specifically median revisions at Traprock Street for safer ingress/egress, construction of acceleration/turn lanes on Highway 10 at Traprock Street, and closure of Alpaca Street at Highway 10 (see attached conceptual layout).

The City recently received an award from MnDOT stating that we had been selected for full funding under the 2013 Municipal Agreement program. In order to take advantage of this grant opportunity we must respond by January 24, 2012 if we intend to accept the funds, and the project must be let no later than June 30, 2013.

Observations:

The estimated project cost of \$1.5M includes a 20% contingency and other associated costs for right-of-way acquisition, engineering, and administration. While constructing the roadway extension is fairly straight forward, direct impacts to a couple of properties along the south side of TH 10 are required.

Staff has met informally with representatives from Hope Fellowship Church to discuss the potential impacts to their vacant parcel. Overall they were supportive of the project, but were extremely interested in getting municipal utilities extended to their property. They felt that an opportunity may exist for a mutually beneficial relationship whereby they would dedicate the needed right-of-way in exchange for the City constructing the roadway and extending utilities to serve their property. Attached is a draft letter that staff has prepared to outline a proposal for such work. Should the City agree to accept the MnDOT funds we are obligated to acquire the necessary right-of-way, and staff is looking for Council direction as to whether this is the route they would like to continue investigating as a means to acquire the needed right-of-way. Currently sanitary sewer and watermain are located just south of TH10 on Armstrong Boulevard, and the potential extension from this location to the Hope Fellowship property is estimated at \$1 M.

Staff is currently attempting to set up meetings with the owner of the former Diamonds site and Anoka County

Parks to discuss this potential project, impacts to their respective properties, and their long term plans and utility needs. Based upon Council direction and the outcome of these property owner meetings, staff can then develop a project that meets the needs of all.

Outlined in this case and attachments are several alternatives for consideration; including:

1. Accepting the MnDOT grant and completing the roadway extension only. Under this scenario we would have to directly acquire the needed right-of-way, which has been estimated at \$150,000 using Anoka County assessed values.
2. Accepting the MnDOT grant and acquiring the necessary right-of-way in exchange for utility extensions. The watermain component is fairly straight forward and includes an extension from the intersection of Armstrong Boulevard and Riverdale Street to Traprock Street, which would then be further extended and looped back into the system with a subsequent project extending the frontage road to Ramsey Boulevard. The sanitary sewer component could be accomplished in a couple of different ways; either a gravity extension to the western boundary of the Hope Fellowship property, or a force main system extended to a location on the Hope Fellowship or County Park property that would give us the greatest flexibility for use in the future.
3. Turning down the MnDOT grant and completing the frontage road extension with the interchange project.

Recommendation:

Staff is seeking Council direction on whether or not to accept the MnDOT cooperative agreement, and how we should go about acquiring the right-of-way necessary to complete the project. Staff believes the gravity sewer extension would be the best course of action at this time because it accomplishes several key items:

1. Utility extension to secure the needed right-of-way for the frontage road extension
2. Completely rebuilt Riverdale Drive from Armstrong to Traprock
3. Ability for the existing properties along Riverdale Drive to immediately connect to the sanitary sewer
4. Flexibility in the use of the sanitary sewer, which can be realized as development occurs in the area to the east

Funding Source:

In order to accept this MnDOT cooperative agreement the City would need to commit all remaining funds to complete the project, estimated at \$866,000. Right-of-way acquisition is estimated at \$150,000, which could potentially be eliminated if the City can reach agreements with the impacted property owners for dedication in exchange for improvements.

The segment of Riverdale Drive, from Armstrong Boulevard to Alpaca Street, is currently shown in the street inventory as needing an overlay in 2012. If Council should decide to extend utilities in exchange for right-of-way dedication, we could forego this improvement until 2013 and include assessments and the utility enterprise funds as possible funding options as well. Depending on the outcome of City reconstruction initiative, funding under that program could also be used for a portion of this project.

Riverdale Drive is contained within the City's municipal state aid (MSA) system, so funding from that source is also an option. Staff has also identified another MnDOT program that could fund a portion of this project, the Local Road Improvement Program (LRIP). A resolution of support for this program was approved by the City Council on January 10, 2012, and staff will be submitted an application seeking \$500,000 from this program by the February 3, 2012 deadline.

A couple of funding scenarios are attached for you review and consideration. An additional consideration could be to utilize the Economic Development Authority due to the potential benefit to both existing businesses as well as future growth within the COR.

Council Action:

Based upon discussion.

Interchange Layout

Riverdale Extension Layout

MnDOT Award Letter

Remaining City Costs

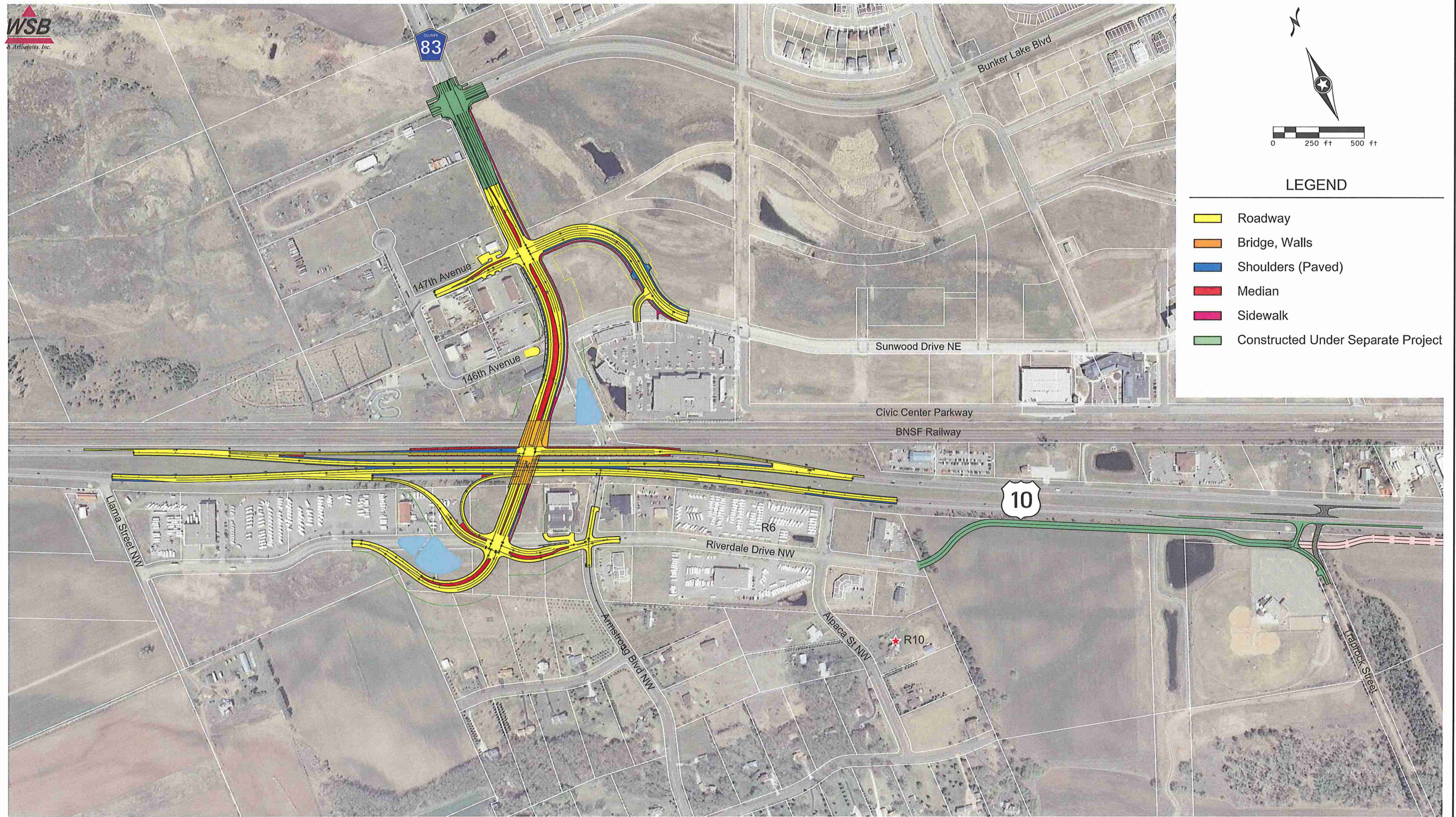
Project Funding Alternatives

Draft Letter to Hope Fellowship

Form Review

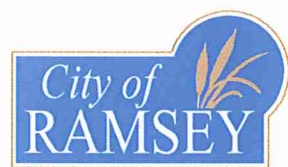
Inbox	Reviewed By	Date
Brian Olson	Brian Olson	01/12/2012 11:29 AM
Kurt Ulrich	Kurt Ulrich	01/12/2012 03:17 PM
Form Started By: Tim Himmer		Started On: 01/09/2012 09:32 AM

Final Approval Date: 01/12/2012



LEGEND

- Roadway
- Bridge, Walls
- Shoulders (Paved)
- Median
- Sidewalk
- Constructed Under Separate Project

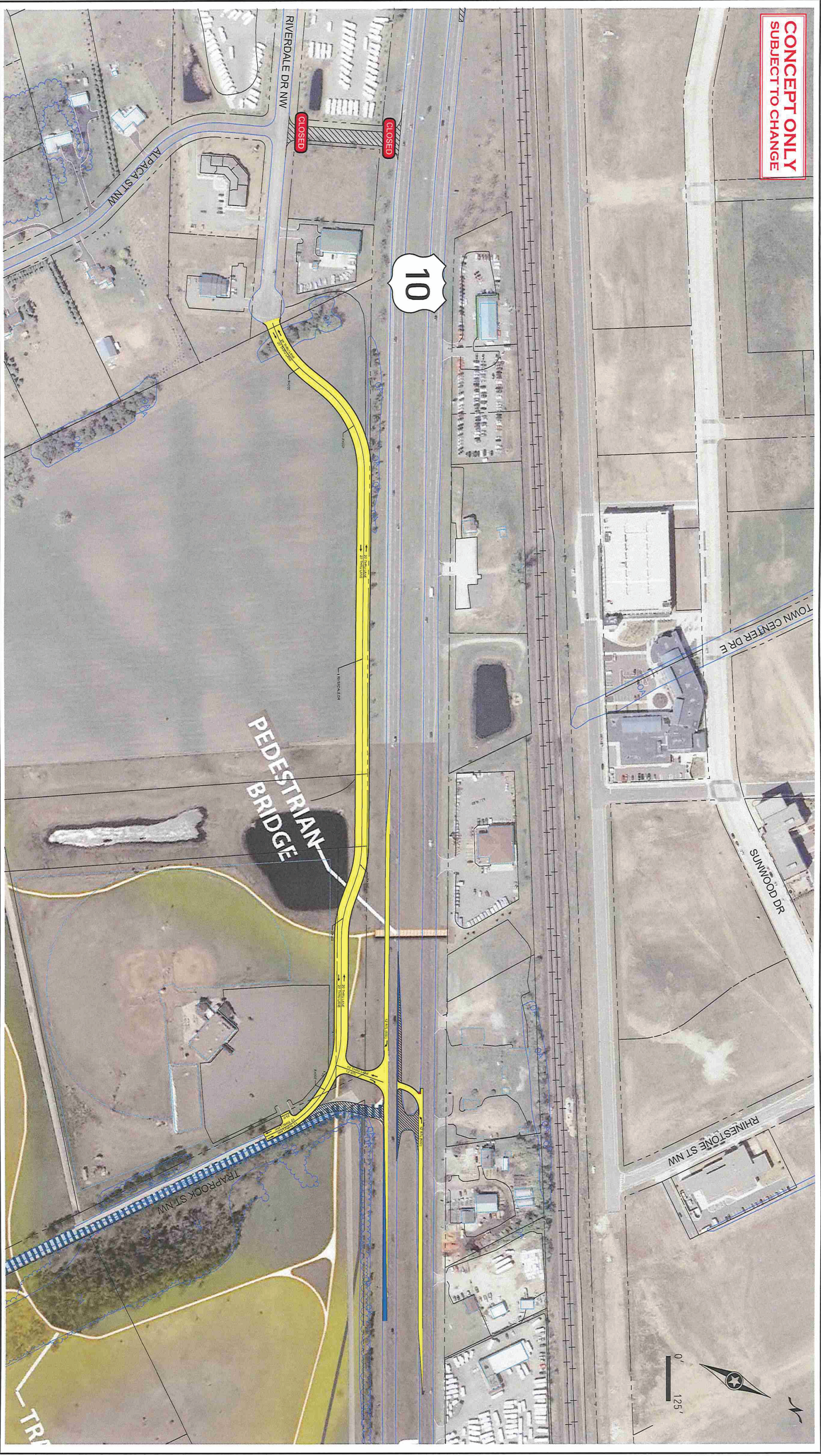


Armstrong Blvd at Sunwood Drive

City of Ramsey, Minnesota

Interchange Layout
Figure 3

**CONCEPT ONLY
SUBJECT TO CHANGE**



Riverdale Drive Extension

Anoka County, Minnesota

Project Layout



Minnesota Department of Transportation

Metro District
Office of State Aid
1500 West County Road B2
Roseville, MN 55113-3174

Office Tel: 651-234-7768
Office Fax: 651-234-7765
gregory.kern@state.mn.us

January 3, 2012

Mr. Tim Himmer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Request for FY 2013 Municipal Agreement Program Funding
TH 10 Access Closure and Frontage Road project
City of Ramsey

Dear Mr. Himmer:

I am writing to inform you of the decision reached by the Fiscal Year (FY) 2013 Municipal Agreement Program Selection Committee regarding the above referenced project.

After considering the 16 candidate projects submitted for inclusion in the FY 2013 Program it was decided to offer a maximum contribution by Mn/DOT of \$702,000 (this includes \$52,000 for Construction Engineering and Inspection). The proposal was rated 3rd out of 7 projects selected for funding.

The award is for improvements to TH 10 in the City of Ramsey. The proposed improvements include extending Riverdale Drive from just east of Alpaca Street to Traprock Street, closing right-in/out access to TH 10 from Alpaca Street, and revising the full access intersection of TH 10 and Traprock Street to a ¾ access intersection allowing only one left turning movement (TH 10 westbound to Traprock Street).

The referenced funding amount is the maximum amount of Mn/DOT Metro Municipal Agreement funding available for this project. Municipal Agreement funds can only be used for construction items that can be justified in accordance with the Mn/DOT Cost Participation Policy. If the cost of eligible items falls below this maximum amount, the funds awarded will be reduced to match the cost of the eligible items. A copy of the Mn/DOT Cost Participation Policy can be viewed at <http://www.dot.state.mn.us/stateaid/ProjDeliv/agreements/information/ds11.pdf>

If this funding is accepted by your agency you will be expected to provide project plans and specifications to my office that conform to a Mn/DOT format. They will be reviewed and commented on by Mn/DOT functional groups. Please contact the Metro functional groups directly for specific questions relating to their area and copy the State Aid Project Manager on correspondence. We will provide the Municipal Agreement Program process information upon request. All Right-of-Way costs and acquisition, Utility Relocation as applicable and Preliminary Engineering are the responsibility of the local agency.

Page 2
January 3, 2012

An agreement will be written by Mn/DOT's Office of Technical Support and must be fully executed prior to award of the project. To receive the funds, this project must be let by June 30, 2013. After that date the money becomes unavailable to our office.

Please reply in writing by January 24, 2012 if the City of Ramsey would like to accept this funding. The written confirmation should include acceptance of the conditions of Right-of-Way, Utility Relocation and Design along with the funding level proposed. If funding is accepted by the city a State Aid Project Manager will be assigned and we will contact you to set up a project kickoff meeting.

If you have any questions about the selection process or funding situation please feel free to contact me.

Sincerely,



Gregory Kern, P.E.
Acting Cooperative Agreement Engineer

cc: Greg Coughlin, MnDOT-Metro State Aid *
Wayne Norris, MnDOT-North Area Manager *
Mark Lindeberg, MnDOT-North Area Engineer *
Lars Impola, MnDOT -Metro Traffic *

* Electronic Copy Only

Project: Riverdale Drive Improvements
Project Location: Ramsey, MN

ITEM NUMBER	Description	Unit	UNIT PRICE	Project Total		MnDOT Cost Share		
				ESTIMATED QUANTITY	ESTIMATED COST	PERCENT	ESTIMATED COST	Comment
2021.501	MOBILIZATION	LUMP SUM	\$30,000.00	1	\$30,000.00	100%	\$30,000.00	
2101.501	CLEARING	ACRE	\$1,500.00	0.4	\$600.00	80%	\$480.00	
2101.502	CLEARING	TREE	\$100.00	15	\$1,500.00	80%	\$1,200.00	32 ft road/40 ft road = .80 per pg 20 of 1D3a 2iv
2101.506	GRUBBING	ACRE	\$1,500.00	0.4	\$600.00	80%	\$480.00	
2101.507	GRUBBING	TREE	\$30.00	15	\$450.00	80%	\$360.00	
2104.509	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$2.50	5261	\$13,152.50	100%	\$13,152.50	
2104.509	REMOVE SIGN TYPE C	EACH	\$50.00	15	\$750.00	100%	\$750.00	
2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$3.10	3265	\$10,121.50	100%	\$10,121.50	
2105.501	COMMON EXCAVATION (P)	CU YD	\$7.00	7100	\$49,700.00	80%	\$39,760.00	
2105.507	SUBGRADE EXCAVATION (P)	CU YD	\$7.00	11220	\$78,540.00	80%	\$62,832.00	
2105.522	SELECT GRANULAR BORROW (CV) (P)	CU YD	\$12.00	11220	\$134,640.00	80%	\$107,712.00	
2105.525	TOPSOIL BORROW (LV) (P)	CU YD	\$12.00	2455	\$29,460.00	80%	\$23,568.00	
2211.503	AGGREGATE BASE (CV) CLASS 5	CU YD	\$21.00	3265	\$68,565.00	80%	\$54,852.00	
2360.501	TYPE SP 12.5 WEARING COURSE MIX (3, C)	TON	\$60.00	2613	\$156,780.00	80%	\$125,424.00	
2360.502	TYPE SP 12.5 NON WEAR COURSE MIX (3, B)	TON	\$56.00	2061	\$115,416.00	80%	\$92,332.80	
	STORM SEWER SYSTEM	LUMP SUM	\$120,000.00	1	\$120,000.00	0%	\$0.00	pg. 28
2531.501	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$11.00	5400	\$59,400.00	100%	\$59,400.00	
2533.507	PORTABLE PRECAST CONC BARRIER DES 8337	LIN FT	\$15.00	2770	\$41,550.00	100%	\$41,550.00	
2533.508	RELOCATE PORT PRECAST CONC BAR DES 8337	LIN FT	\$4.00	380	\$1,520.00	100%	\$1,520.00	
2554.509	GUIDE POST TYPE B	EACH	\$50.00	5	\$250.00	100%	\$250.00	
2554.615	IMPACT ATTENUATOR	AMBY	\$2,600.00	2	\$5,200.00	100%	\$5,200.00	
2554.615	RELOCATE IMPACT ATTENUATOR	AMBY	\$600.00	1	\$600.00	100%	\$600.00	
2563.601	TRAFFIC CONTROL	LUMP SUM	\$50,000.00	1	\$50,000.00	100%	\$50,000.00	
2563.602	MEDIAN BARRIER DELINEATOR	EACH	\$7.50	92	\$692.50	100%	\$692.50	
2564.531	SIGN PANELS TYPE C	SQ FT	\$33.00	136.0	4488.0	100%	\$4,488.00	
2573.502	SILT FENCE TYPE MACHINE SLICED	LIN FT	\$2.00	7710	\$15,420.00	100%	\$15,420.00	
2575.501	SEEDING	ACRE	\$200.00	2.5	\$500.00	100%	\$500.00	
2575.502	SEED MIXTURE 240	POUND	\$3.00	188	\$562.50	100%	\$562.50	
2575.523	EROSION CONTROL BLANKETS CATEGORY 1	SQ YD	\$1.20	12100	\$14,520.00	100%	\$14,520.00	
2575.532	FERTILIZER TYPE 2	POUND	\$1.00	500	\$500.00	100%	\$500.00	
2575.571	RAPID STABILIZATION METHOD 3	M GALLONS	\$260.00	15.0	\$3,900.00	100%	\$3,900.00	
2582.501	PVT MSSG (LT ARROW) EPOXY	EACH	\$450.00	2	\$900.00	100%	\$900.00	
2582.501	PVT MSSG (RT ARROW) EPOXY	EACH	\$450.00	2	\$900.00	100%	\$900.00	
2582.502	4" SOLID LINE WHITE - EPOXY	LIN FT	\$0.50	8640	\$4,320.00	100%	\$4,320.00	
2582.502	24" STOP LINE WHITE - EPOXY	LIN FT	\$3.00	20	\$60.00	100%	\$60.00	
2582.502	4" DOUBLE SOLID LINE YELLOW - EPOXY	LIN FT	\$1.00	2520	\$2,520.00	100%	\$2,520.00	
ROADWAY SUBTOTAL					\$1,018,078.00		\$770,827.80	
20% CONTINGENCY					\$203,615.60		\$154,165.56	
ROADWAY TOTAL					\$1,221,693.60	76%	\$924,993.36	greater than max
MnDOT Max is 71.1% per frontage road access ratio calc						71.1%	\$868,624.15	
COOPERATIVE AGREEMENT GRANT AMOUNT - CONST					-\$650,000.00		-\$650,000.00	
REMAINING COST SUB TOTAL - CONST					\$571,693.60		\$218,624.15	
RIGHT-OF-WAY					\$150,000.00			
LEGAL, ADMINISTRATION, ENGINEERING					\$98,000.00			
CONSTRUCTION ENGINEERING/INSPECTION					\$98,000.00		\$ 97,735.49	not greater than 8% of const costs
COOPERATIVE AGREEMENT GRANT AMOUNT - CONST ENG					-\$ 52,000.00		-\$ 52,000.00	
REMAINING COST SUB TOTAL - CONST ENG					\$ 46,000.00		\$ 45,735.49	
REMAINING PROJECT COST TOTALS					\$865,693.60			
TOTAL PROJECT COSTS					\$1,567,693.60			

Summary
\$571,693.60 remaining constuction costs
\$218,624.15 remaining construction costs that are eligible per MnDOT's cost participation policy
I don't see anywhere in the RRSa guidance that they will limit the funding to eligible items per MnDOT's cost participation policy but may want

RIVERDALE DRIVE EXTENSION PROJECT	
Total Project Costs	\$ 1,568,000.00
Cooperative Agreement Grant	\$ 702,000.00
Subtotal	\$ 866,000.00
ROW Deductions	\$ 150,000.00
Subtotal	\$ 716,000.00
Sanitary Utility	
Water Utility	\$ 175,500.00
Storm Utility	\$ 155,000.00
Outstanding Obligations	\$ 385,500.00

Maximum estimated City contribution

GRAVITY UTILITY EXTENSION PROJECT	
Total Project Costs	\$ 1,101,100.00
Sanitary Utility	\$ 110,500.00
Water Utility	\$ 175,500.00
Storm Utility	\$ 169,000.00
Assessments	\$ 22,500.00
Subtotal	\$ 623,600.00
LRIP Grant	\$ 500,000.00
Outstanding Obligations	\$ 123,600.00

TOTAL OUTSTANDING MINIMUM OBLIGATION \$ 509,100.00
TOTAL OUTSTANDING MAXIMUM OBLIGATION \$ 1,009,100.00

Potential funding options for the remaining obligation include MSA and/or street reconstruction initiative
Completing the project in this way would have a completely rebuilt frontage road from Armstrong to Traprock

RIVERDALE DRIVE EXTENSION PROJECT	
Total Project Costs	\$ 1,568,000.00
Cooperative Agreement Grant	\$ 702,000.00
Subtotal	\$ 866,000.00
ROW Deductions	\$ 150,000.00
Subtotal	\$ 716,000.00
Sanitary Utility	
Water Utility	\$ 175,500.00
Storm Utility	\$ 155,000.00
Outstanding Obligations	\$ 385,500.00

Maximum estimated City contribution

FORCE MAIN UTILITY EXTENSION PROJECT	
Total Project Costs	\$ 890,500.00
Sanitary Utility	\$ 429,000.00
Water Utility	\$ 175,500.00
Storm Utility	
Assessments	\$ 22,500.00
Subtotal	\$ 263,500.00
LRIP Grant	\$ 263,500.00
Outstanding Obligations	\$ -

\$ 236,500.00 Potential remaining

TOTAL OUTSTANDING MINIMUM OBLIGATION \$ 149,000.00
TOTAL OUTSTANDING MAXIMUM OBLIGATION \$ 649,000.00

Potential funding options for the remaining obligation include MSA and/or street reconstruction initiative
 Completing the project in this way would still require maintenance of Riverdale from Armstrong to Alpaca

December 30, 2011

Hope Fellowship Leadership Committee
c/o Mr. Eric Henry

Re: Hope Fellowship Property on Highway 10 in Ramsey, MN (PID 283225340002)

Dear Eric and the Leadership Committee:

The purpose of this correspondence is to follow-up as promised, detailing the various opportunities and timelines that relate to the above referenced property. As there are several different aspects to what we discussed on December 28, 2011, this document is separated by topical area to aid the differing interests of reviewers within your organization.

Overview and Summary

The City of Ramsey is seeking a partnership with Hope Fellowship Church by requesting the conveyance of two parcels of land in exchange for two separate improvements projects which would be funded by the City. These improvements will add significant monetary benefit and increase the saleable value of the affected parcel. *(Both separate parcels have a certain timeline associated with them that is discussed below, but the conveyance of the two are understood to likely occur at the same time – pending both parties approval of course).*

The Riverdale Drive extension and frontage road is discussed below and identified in the attached exhibit. This project would require a commitment by Hope Fellowship Church to convey the required right-of-way (ROW) for the proposed roadway construction to the City on or before August 1, 2012. This roadway improvement is estimated to be a \$2.5 million project, and could include the extension of municipal sanitary sewer and water. As discussed in our earlier meeting, it may be more likely that the City Council would move forward with the utility improvements if the road ROW would not need to be purchased.

The tiny, ___ square foot triangular parcel at the extreme southwest of your 29 acre parcel is desired for a trail connection from the ROW of 142nd Ave to the Regional Park for a pending trail grant. Construction of the trail would benefit your property in several ways, and may also be considered an additional emergency access to the site depending on the end land use.

Background on Highway Transportation along U.S. Hwy's #10 & #169

Since 2009 the City, in conjunction with Anoka County, the Minnesota Department of Transportation (MnDOT), and the Federal Highway Administration (FHWA), has been working through the process to secure a grade separated interchange at Armstrong Boulevard and Highway 10. This project would provide for a safer, more convenient access to/from the highway at Armstrong Boulevard, and allow traffic to pass over the railroad tracks without delay.

I have [attached the design layout](#) for this project, which is currently going through the environmental review process. The intent is to have this project approved for preliminary design and officially mapped by the end of 2012 (see [attached project schedule](#)). Completing this work in 2012 is essential to understanding the impacts to adjacent properties in the area for better land use decisions, and to position the City for future funding opportunities to construct this needed improvement.

[Design here image](#)
[Schedule here](#)

Frontage Road Extension and Access to Properties South of #10 & #169

During one of the open houses, early on in the public process for the interchange project, the City received a couple of comments from property owners along the south side of Highway 10 (east of Armstrong Boulevard) requesting a secondary access. Their concern was that the future interchange would obstruct visibility of eastbound travelers, thereby making it extremely difficult to access their sites. In response to those comments, and consistent with MnDOT policies and corridor studies, access management to those properties via a frontage road system became part of the project design. This frontage road system would have direct impacts to your property, as can be seen on the design layout attachment. The City would like to partner with you in an effort to secure ROW along your northerly property line. This ROW would be used to construct the first segment of the frontage road that would extend from the existing eastern terminus of Riverdale Drive to Traprock Street, with the intent to have this roadway continue through to Ramsey Boulevard in the future when the Anoka County regional park is developed in the area. This frontage road is currently shown in the City's comprehensive transportation plan and on our municipal state aid (MSA) roadway system.

Interchange Costs and Process

In an effort to keep the costs of the interchange project to a minimum, the City may decide to investigate the option of advancing stand alone City projects for portions of the work. Advance constructing portions of this project would be done to improve traffic flow through the area in the short term, and be used as a City contribution to the overall interchange project in the future. In that regard we have submitted an application to MnDOT for funding a portion of the Riverdale Drive frontage road construction. The alignment and design for this roadway is slightly different from what is shown on the interchange design and does include improvements that would benefit the overall highway system; specifically median revisions at Traprock Street for safer ingress/egress, construction of acceleration/turn lanes on Highway 10 at Traprock Street, and closure of Alpaca Street at Highway 10 (see [attached conceptual layout](#)). If successful in securing MnDOT funding for this improvement the project must be let no later than June 30, 2013, and construction would ensue thereafter to be substantially complete by the end of the year.

[Concept layout pic](#)

Utilities and Process for Consideration

In exchange for the conveyance of the required ROW for this frontage road construction the City would be willing to include in the project plans the extension of sanitary sewer and watermain to your property. Currently these facilities are located just south of Highway 10 on Armstrong Boulevard, and the potential extension from this location to your property is estimated at \$1 million. Making these municipal utilities available to your property would greatly increase its

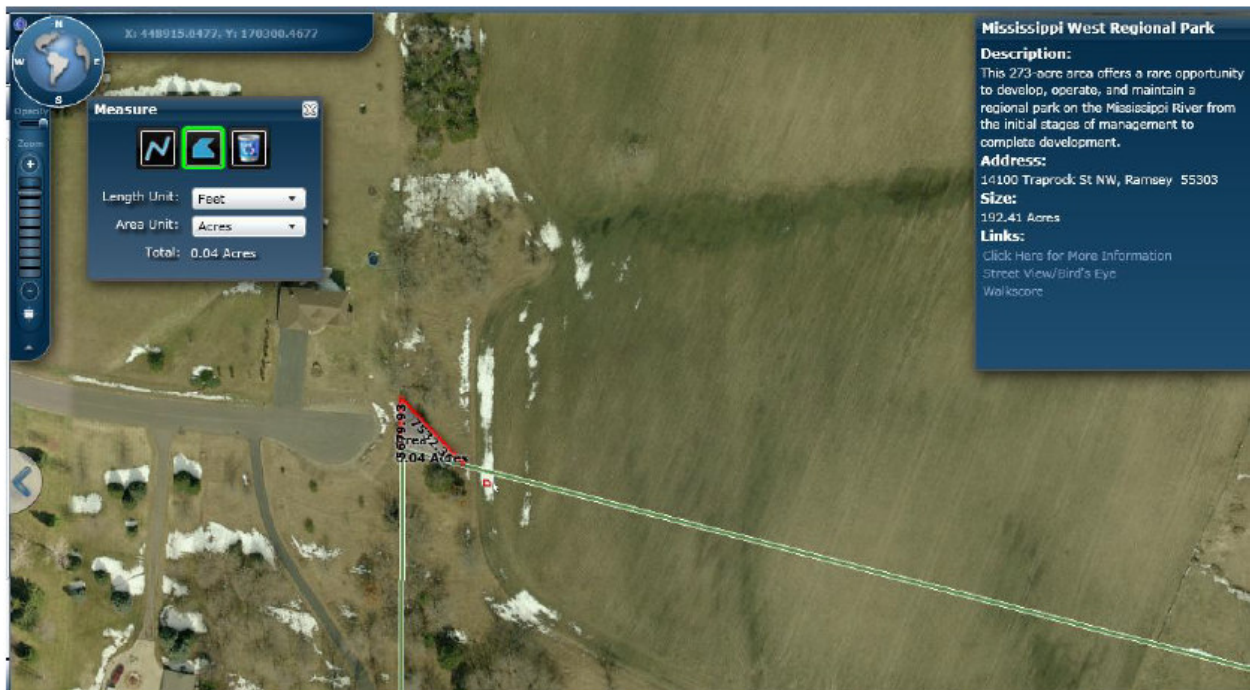
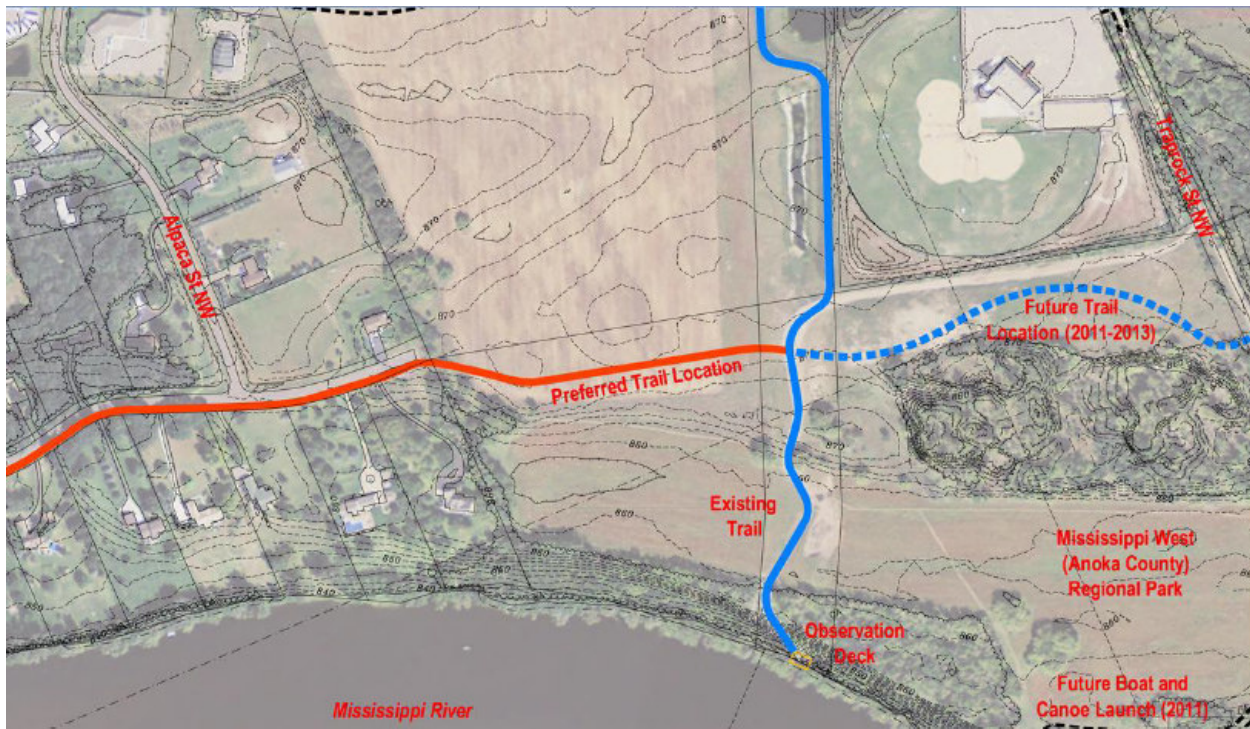
marketability by allowing for greater flexibility in land use and development scenarios, at no cost to you.

If a development proposal for your parcel were to come forward for City consideration today you would be required to dedicate the ROW we are currently requesting of you, and to construct the roadway extension of Riverdale Drive through the property. Depending on the potential proposal submitted you may also be required to extend the required utilities, not only to service your property but also an extension through the site for subsequent users in the area.

Trail Connection to the Park and Proposed Pedestrian Overpass

Earlier the Leadership Committee had discussed with Parks Supervisor Mark Riverblood a small easement in the southwest corner of your property to allow for a trail connection to be made from the Anoka County's Mississippi West Regional Park to 142nd Avenue. This sketch showing the Regional Park plan with a 'star' shown where the trail connection would be, another showing greater detail and then next the dimensions of the .05 acre easement are below. The city is awaiting word on a 1.4 million dollar grant request that would connect the 142nd ROW to the park utilizing this approximate .05 acre 'triangle'. (The grant also proposes to construct 3 miles of trail to the west, terminating at Ramsey's western border, again, adding value to the Hope Fellowship land.) At your request, we have not contacted the property owner to the southwest of this same property 'intersection' to request a similar sized easement dedication in lieu of the one proposed on your parcel.



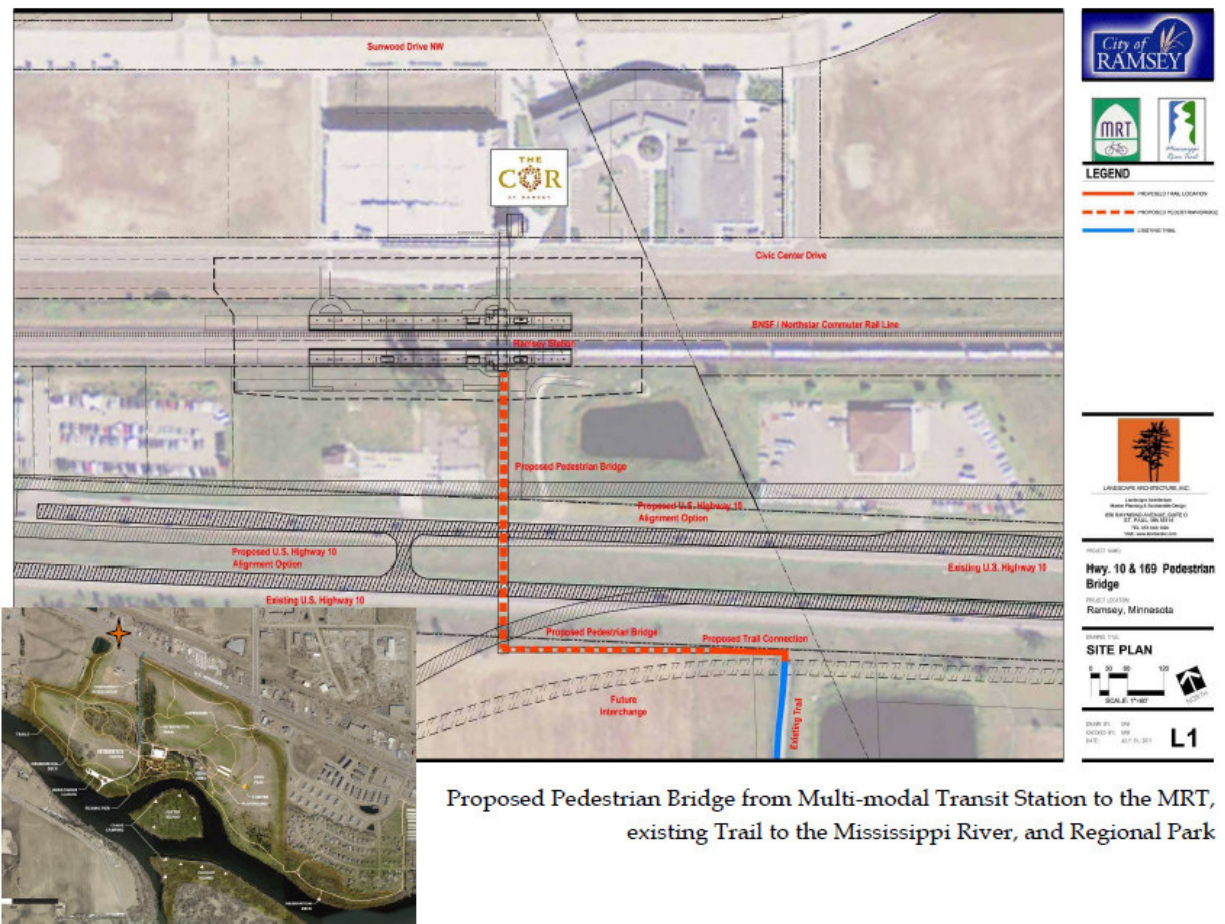


At the time of the aforementioned grant application, the city received e-mail correspondence from you, indicating that Hope Fellowship does intend on conveying this trail easement such that we may move forward with trail planning and construction once funds are allocated. This trail connection is very important, and so even if there would be some delay in the Riverdale Drive ROW conveyance (due to issues from either the city's perspective or Hope Fellowship's), we would respectfully request continued movement or consideration on the trail easement.

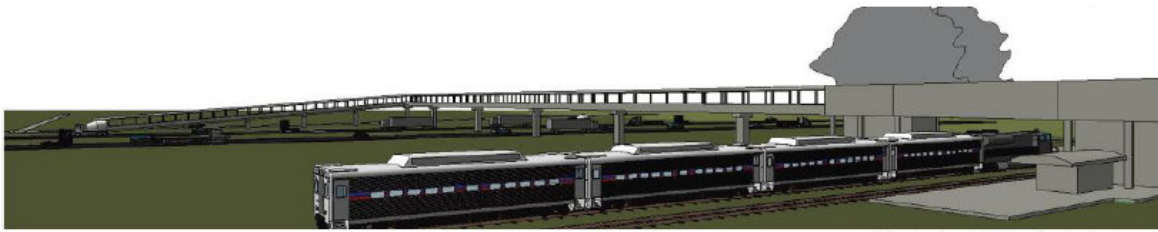
In either or any of the land conveyances discussed in this letter, the city will be responsible for the legal cost of preparing property descriptions and documents, recording of deeds or easements etc.

Pedestrian Bridge and Physical Connection to Transit, Retail and the COR

While there may not be any modification needed to the ROW proposed for the Riverdale Drive’s construction, the city is using this correspondence to inform you of another proposed transportation connection that will add another layer of value to your property – and that is the proposed pedestrian bridge over the highway, connecting the Northstar Commuter Rail Station to south side of the proposed Riverdale Drive extension. Below is a plan view of the ‘foot print’ of the project and a 3-D view of this ped bridge.



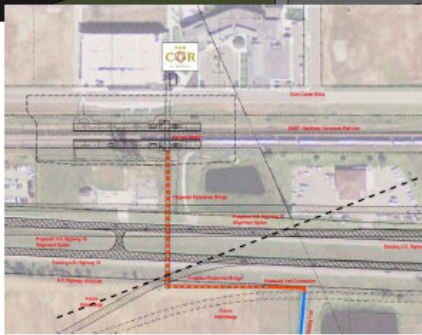
Proposed Pedestrian Bridge from Multi-modal Transit Station to the MRT, existing Trail to the Mississippi River, and Regional Park



View looking Southwest



View looking Northeast



The proposed 'Mississippi River Skyway' is estimated at approximately \$2.6 million in cost to construct, and provides connectivity to and for all the different land uses on both sides of the highway, as well as a physical connection between the Regional Park, the Mississippi River Trail and retail opportunities – as well as conceivably, free covered parking for the end user of the Hope Fellowship property within Ramsey's parking ramp.

Conclusion and Next Steps

The City of Ramsey appreciates the opportunity to provide further clarification to our conversation related to these important transportation projects, and this unique chance to benefit all stakeholders in the area. These potential improvements will greatly enhance the safety and mobility of the Highway 10 corridor, and provide direct benefits to the abutting properties. We look forward to continuing the dialogue and relationship with Hope Fellowship with regard to these endeavors. Please feel free to contact me at 763-433-9893 or e-mail me at thimmer@ci.ramsey.mn.us if you have any questions regarding this request, or if additional information would be helpful during your review and internal discussions. As indicated, it is somewhat important that we receive an indication of your position on these opportunities as presented by _____, 2012, in order to ____ Council direction to _____.

Sincerely,

Tim Himmer, P.E.
City Engineer

Attachments (2)

cc: Brian Olson, Public Works Director/Principal City Engineer
Mark Riverblood, Parks Supervisor

CC Work Session

2.3.

Meeting Date: 01/17/2012

By: MaryJo Warner, Engineering/Public Works

Title:

Consider Strategic Development Proposal for North Commons

Background:

On several occasions in 2011, City Council or the HRA discussed different development scenarios for 'North Commons'. The most recent was for the creation of lots on the west side of the City owned parcel which would generate revenue for the capital costs for a modest neighborhood park. In summary, the lot creation was determined to not be economically feasible at this time.

Observations:

The purpose of this case is to look strategically at the convergence of several Council priorities that may make the case for the development of North Commons, and provide some or all of the revenue for the capital costs and not significantly change the City's existing maintenance obligations. Additionally, this multilayered approach would 'shutter' or sell an existing park and address a key element and question relating to the on-going development cost study.

Staff will present a 10-point plan that would seem to reveal the economic value of moving forward with the first functional phase of North Commons.

Funding Source:

n/a

Council Action:

Consensus to direct Staff to move forward with some, none, or all of the various aspects that seem to make the case for a strategic approach to the development of North Commons.

Form Review

Inbox	Reviewed By	Date
Brian Olson	Brian Olson	01/11/2012 02:40 PM
Kurt Ulrich	Kurt Ulrich	01/12/2012 03:44 PM
Form Started By: MaryJo Warner		Started On: 01/11/2012 01:39 PM
Final Approval Date: 01/12/2012		

CC Work Session

3. 1.

Meeting Date: 01/17/2012

By: Jo Thieling, Administrative Services

Title:

Review Future Topics/Calendar

Background:

Attached is a list of future topics for work session discussion.

Funding Source:

NA

Council Action:

No formal action necessary - for Council review.

Attachments

Future Topics/Calendar

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/12/2012 03:48 PM
Jo Thieling (Originator)	Jo Thieling	01/12/2012 04:03 PM
Kurt Ulrich	Jo Thieling	01/12/2012 04:07 PM
Form Started By: Jo Thieling		Started On: 01/12/2012 01:56 PM
	Final Approval Date: 01/12/2012	

**Work Session Calendars
2011**

Month	Date	Topics for Discussion
January	24	<ul style="list-style-type: none"> ● Federal Government Relations Services – Kurt
February	28	<ul style="list-style-type: none"> ● Update on Redistricting (TG/JT)
Others on List – including 2011 Strategic Planning Items		<ul style="list-style-type: none"> ● Discuss Leash Law (JW) ● 167th & 47 Water Services Extension/Master Planning ● Review pilot programs (e.g. volunteer programs – low maintenance options) ● Build on outdoors/sportsmen’s market (e.g. stock pond/lake) ● Develop community center/indoor sports complex ● Old Town Hall relocation ● Strategic Action Plan Update ● Seek grant funding for transportation projects and service delivery ● Complete US 10/ County Road 83 interchange design – pursue funding ● Establish position on TH #47 South of Bunker to Highway #10 <p><u>Public Works</u></p> <ul style="list-style-type: none"> ● Review plan for US Highway #10 pedestrian overpass and connection with Municipal Center ramp ● Consider opportunities for four-wheeler & golf cart use ● Review Project Management Issues (e.g. 151st & 167th Projects)
March 5, 2012		<ul style="list-style-type: none"> ● Interviews for Boards and Commissions