

Rum River Hills, Inc.
16659 St Francis Blvd
Ramsey Minnesota 55303
(763) 753-3339

September 29, 2011

Tim Himmer and Leonard Linton
City Engineers
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

Re: Storm sewer blockage and resulting flood damage to Rum River Hills Golf Course.

Mr. Himmer and Mr. Linton:

Please accept this letter upon your suggestion after having met with you relative to the above referenced matter.

In a 1985 development agreement between the City of Ramsey and the proposed Rum River Hills Golf Course, a planned unit development (PUD) was established that allowed for a storm water drainage easement to be routed through the Rum River Hills Golf Course. At the time of construction (summer of 1986), the City of Ramsey constructed a combination tile, culvert and ditch system to remove the storm water from a large area west of the golf course which includes the shopping center and several square miles of residential property, as well as the Rum River Hills Golf Course area. This drainage system was subsequently upgraded by the City on two separate occasions. To the best of our knowledge, the upgrades were as follows:

1. 1999-2001 - the City extended the culvert on hole #6;
2. 2006-2008 – the City installed a cement intake on the end of the culvert referred to in item number (1) above. Unfortunately, there was no grate installed over the culvert opening to prevent debris, foreign objects and turtles from entering the culvert.

The system appeared to be functioning properly and the golf course drained very quickly. We never had to reroute our customer traffic or close any portion of the course due to flooding. Then, on July 6, 2011, the system completely failed. The un-grated portion of the culvert became blocked. Turtles became trapped on debris and roots that had penetrated the walls of the culvert, which further contributed to the culvert's blockage. As a result, there was extensive flooding of the golf course, culminating in significant damage and losses to the Rum River Hills Golf Course. The golf course had to be completely closed for three days, and had limited use for several other days. We had to hire a company to unplug the culvert using a device called a "jetter", which expelled two very large turtles out the end of the culvert, along with other debris. As you can imagine, the financial stability of the golf course was severely impacted.

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Listed below is a brief synopsis of the impact resulting from the flooding:

- * Lost revenue as a result of business closure and limited play;
- * Future lost business resulting from the negative image of the facility;
- * Equipment rental necessary to remove water from the flooded areas;
- * The many hours of personal time spent handling the issues with the flooding;
- * The many hours of personal time spent repairing the damage;
- * The thousands of dollars necessary to purchase the materials for restoration;
- * The necessary dollars needed for advertising to recreate a positive image to the golfing community as turf is reestablished and the course returns to acceptable playing conditions.

As a business in Ramsey, we have enjoyed the relationship we have had with the City over the years, and assume the City, likewise, has enjoyed the opportunity to offer its citizens the use of a fine golfing and dining establishment. While we would very much like to continue this relationship with the City, we do need the City's cooperation in resolving the extensive losses sustained, and potential future losses, as a result of the flooding. Enclosed with this letter is documentation relative to the costs suffered to date, along with photographs illustrating the extent of the flooding.

We would very much appreciate the opportunity to discuss this matter further with you and look forward to your response as to an appropriate time to meet.

Sincerely,

Rum River Hills Board of Directors



RUM RIVER HILLS GOLF CLUB

16659 St. Francis Blvd. • Anoka, MN 55303 • (763) 753-3339

For the City of Ramsey,

The following is actual costs to repair the course along with estimates for future repairs and marketing to regain customers and our reputation.

Repairs

Gary Carlson Rental for pumps	\$1120
General Rental Center for pumps	\$ 200
Wyco repair to our pump	\$ 125
Purchase of a 2" thrash pump	\$ 175
Drain King Culvert clean out	\$ 1600
Reindeers for seed and chemical and fertilizer	\$ 5000
Plaistads for black dirt and rock	\$ 4141
Labor for repairs	\$10000
Total	\$22361
Lost revenue during repairs and flood (average if the last five years July 6-31)	\$23000
Future advertising and promotion (to recapture our customer base)	\$15000
Grand total	\$60361
Future lost revenue unknown at this time	?





