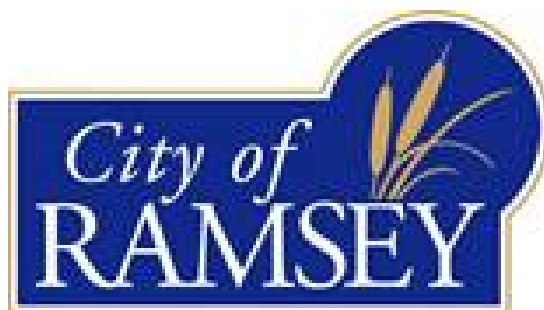


FEASIBILITY REPORT

2015 STREET MAINTENANCE PROGRAM DIVISION B: OVERLAY IMPROVEMENTS

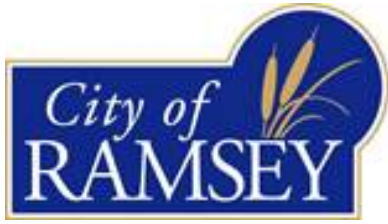
CITY OF RAMSEY
PROJECT NO. 15-00



February 19, 2015

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive
Ramsey, MN 55303
763-433-9820
763-433-9848 (Fax)



February 19, 2015

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

Re: Feasibility Report for City of Ramsey Improvement Project No. 15-00
2015 Street Maintenance Program - Division B: Overlay Improvements

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed 2015 Street Maintenance Program - Division B: Overlay Improvements.

The report examines the feasibility of overlaying approximately 460,000 square feet of public streets in four separate areas within the City of Ramsey, and other necessary appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, examines whether the improvements should be completed as proposed or in connection with another improvement, and provides a determination for the necessity, feasibility and cost-effectiveness of the proposed improvements.

I would welcome the opportunity to discuss this report with you at your convenience. Please feel free to call me at 763-433-9825 with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator*
Diana Lund, Finance Director*
Grant Reimer, Public Works Superintendent*
Leonard Linton, Civil Engineer II*

*Electronic copy only

CERTIFICATION

I hereby certify that this plan, specification or report 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.

Bruce Westby, PE

Date: February 19, 2015

License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: February 19, 2015

License No. 21112

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TITLE SHEET

LETTER OF TRANSMITTAL

CERTIFICATION SHEET

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Appendix A

Project Location Figures

- Overall Project Locations Map
- Exhibit A – Northfork Oaks/Point
- Exhibit B – Highway 10
- Exhibit C – Rolling Green
- Exhibit D – Pondvale Estates

Appendix B

Street Segments Summary

Appendix C

Preliminary Assessment Maps

- Exhibit A – Northfork Oaks/Point
- Exhibit B – Highway 10
- Exhibit C – Rolling Green
- Exhibit D – Pondvale Estates

Preliminary Assessment Rolls

- Exhibit A1 – Northfork Oaks
- Exhibit A2 – Northfork Point
- Exhibit B – Highway 10
- Exhibit C – Rolling Green
- Exhibit D – Pondvale Estates

1. EXECUTIVE SUMMARY

Division B of City Improvement Project 15-00 proposes to complete bituminous pavement overlay improvements to numerous public street segments within the City of Ramsey, including other associated appurtenant improvements as outlined in this report. Approximately 460,000 square feet of public streets in four separate areas of the City are proposed to receive overlay improvements.

Appendix A includes an overall project location map, as well as four exhibits showing the individual project areas.

City staff typically rates the pavement sections of all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. The latest PASER rating for each street segment proposed to receive an overlay with this project is included in the street segments summary found in *Appendix B*.

On February 10th, 2015 the Ramsey City Council ordered this feasibility report which explores the need, scope, costs, funding sources, and proposed schedule for the project.

The engineer's opinion of probable costs for this project is \$644,000. Estimated costs include 10% contingency costs plus 10% indirect costs for administrative, engineering, and legal costs.

The improvements proposed with this project are identified in the City's current 5-year Capital Improvement Plan, and can be funded using a combination of Street Reconstruction Plan Bond funds, special assessments to benefiting properties, and utility enterprise funds. *Appendix C* includes a preliminary assessment roll and map.

The proposed improvements are necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

Preparation of this feasibility report was authorized by the Ramsey City Council on February 10th, 2015.

2.2 Program Overview

This project is designated as Division B of the 2015 Street Maintenance Program; Improvement Project No. 15-00.

Division A of the 2015 Street Maintenance Program is proposed to include all crack seal and seal coat projects, and will be bid separately in the spring of 2015. In the future, all proposed street reconstruction projects will be included as Division C of each annual Street Maintenance Program. But due to the recent adoption of the Special Assessments Policy, the proposed street reconstruction project for 2015 will be completed as a separate improvement project since it was already in progress at the time the assessment policy was adopted.

This feasibility report explores proposed overlay improvements to approximately 460,000 square feet of public streets in four separate areas of the City. The street segments are proposed to receive 1½” bituminous overlays. Other associated appurtenant improvements are proposed to be completed as necessary and as outlined in this report.

Maps showing the location of the proposed improvements are included in *Appendix A*.

2.3 Scope

The scope of this report addresses proposed overlay improvements to approximately 460,000 square feet of public streets in four separate areas of the City as shown in *Appendix A*.

3. EXISTING CONDITIONS

3.1 Existing Streets

The existing right-of-ways along the street segments proposed to receive overlays as part of this project generally vary in width from 60 to 80 feet. The paved street segments vary in width from 24 to 40 feet. All streets in this project were constructed with bituminous pavement and curbing, and many of the street segments contain storm sewer. The thickness of the bituminous pavement sections vary.

The existing pavement sections all have PASER ratings of 3 or 4, warranting overlays.

Based on the manner in which the existing pavement is deteriorating, staff does not believe there are any issues with subgrade soils that will negatively impact the design life of the proposed improvements. Staff also does not believe that groundwater is a concern for any of the proposed improvements.

3.2 Watermain

Watermain does not exist under any of the streets in the proposed project areas.

3.3 Sanitary Sewer

Sanitary sewer does not exist under any of the streets in the proposed project areas.

3.4 Storm Sewer/Drainage

Storm sewer exists under several of the streets in the proposed project areas, but it is not proposed to complete any significant repairs or storm sewer construction as part of this project.

4. PROPOSED IMPROVEMENTS

4.1 Bituminous Pavement Overlays

4.1.1 *Pavement Condition Evaluation/Ratings*

City staff typically evaluates and rates the pavement condition of all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. This requires someone to visually evaluate each pavement surface throughout the City based on the type, extent and severity of each pavement distresses observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches.

The types and severities of each pavement distress are then used to determine the PASER rating for each street, which is a numerical index between 1 and 10 that indicates the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER value of 10 represents a brand new pavement section, while a PASER rating of 1 represents a pavement section that has fallen into total disrepair and requires complete reconstruction.

Once staff gathers the updated field data, it is then recorded in a Microsoft Excel pavement management database. This database is then used by staff to determine the most cost-effective pavement rehabilitation method for each street segment, and to schedule annual long-term Street Maintenance Program projects.

4.1.2 *Project Area Selection*

Staff reviewed the existing PASER ratings database to identify all street segments throughout the City having PASER ratings of 3 or 4 since these are the best candidates for pavement overlay projects. These segments were then evaluated as to proximity and overall scope to determine which segments could be grouped together as this typically reduces bid prices related to equipment mobilization, which can account for 10% or more of the bid price.

Four project areas were selected for Division B of City Improvement Project No. 15-00. In total, approximately 460,000 square feet of pavement area are proposed to receive overlay improvements. *Exhibits A, B, C and D in Appendix A* show the location and scope of the proposed 2015 overlay improvements.

4.1.3 *Other Considerations*

Driveways:

Overlaying of existing residential driveway aprons will be needed to varying degrees with this project. The limits of each overlay will vary with each driveway based on the elevation of the street abutting the driveway apron, the driveway pavement condition and type, and the locations of existing driveway pavement joints.

During construction, staff will evaluate the construction limits for each driveway and will work with each of property owner to determine the proper overlay limits in the field. Right-of-entry forms may be needed from residential property owners to complete work outside City right-of-ways and easements.

Pedestrian Facilities:

Pedestrian facilities exist along several of the street segments proposed to receive an overlay. Staff will evaluate potential impacts to each facility in the field to determine whether any adjustments are needed.

4.2 Stormwater Improvements

No widening of streets is proposed with this project so stormwater improvements are proposed to be limited to casting adjustments of storm sewer structures.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Methods

First, all metal castings of sanitary sewer, storm sewer, and watermain infrastructure will be raised and the pavement will be swept to remove loose debris. The existing pavement will then receive a coating of bituminous tack material that serves to join the bituminous overlay to the existing bituminous pavement. Each street will then receive a 1½” bituminous overlay lift.

New pavement striping will then be completed as necessary.

4.6 Private Utilities

Staff has not yet met with telephone, gas, and/or cable utilities regarding this project. If the City Council orders this project, staff will meet with the private utility companies as noted in the project schedule included in this report to discuss the proposed improvements, and to determine if modifications are feasible to minimize impacts to private utilities, including potential power pole impacts.

Should a utility company indicate that they wish to upgrade, replace and/or otherwise modify their services during the project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the private utility companies. City staff will contact Xcel Energy to determine if they would like to bury any of their overhead lines with this project.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- Anoka County Highway Department Permit..... Work in Right-of-Way
- MPCA General Stormwater Permit (NPDES)..... Grading and Storm Water

4.8 Right-of-Ways/Easements

It is anticipated that the vast majority of improvements will occur within existing City right-of-ways and/or easements. However, a small amount of work will likely occur within Anoka County Highway right-of-ways along County State Aid Highway (CSAH) 5/Nowthen Boulevard and CSAH 83/Armstrong Boulevard, on private driveways, and/or when grading back-slopes and/or ditches. However, it is not anticipated that the City will need to acquire any permanent right-of-way or easements for this project.

Rights of entries from individual property owners may need to be obtained prior to construction commencing for grading, driveway removals and paving, and restoration activities.

5. FINANCING

5.1 Opinion of Cost

The lump sum engineer's opinion of probable costs for this project is \$644,000.

Estimated costs include 10% contingency costs, plus 25% indirect costs for administrative, engineering, and legal costs.

5.2 Funding

5.2.1 Assessments

Assessments are proposed to be levied against the 115 properties having direct access to each of the improved street segments. In accordance with the City's Special Assessments Policy, each property is proposed to be assessed using the "per lot" method as each property will receive approximately the same benefit due to the proposed improvements.

Preliminary assessments are proposed in the amount of \$1,400 per lot over each project area, resulting in a total assessment amount of \$161,000. This represents 25% of the total eligible project costs in accordance with the adopted Special Assessments Policy. Each of the assessable properties is preliminarily proposed to be assessed for the improvements in accordance with the recently adopted Special Assessments Policy, chapter 8 of the City Charter, and applicable City codes.

The preliminary assessment map and roll are included in *Appendix C*.

5.2.2 City Contribution

The City contribution to the project includes all funding in excess of the amount collected through special assessments to benefiting properties which totals \$483,000. No funds were budgeted for this project in 2015. However, the City recently adopted a five-year street reconstruction overlay plan that will allow the City to issue street reconstruction bonds to cover all costs required to pay for the improvements proposed within this report, of which a portion will be repaid through special assessments.

This improvement project is included in the City's current 5-year Capital Improvement Plan.

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report	February 10, 2015
Council Accepts Feasibility Report/Orders Public Hearing	February 24, 2015
Staff Conducts Public Information Meeting	March 4, 2015
Council Conducts Public Hearing/Authorizes Plans and Specifications	March 10, 2015
Council Approves Plans and Specifications/Authorizes Ad for Bids.....	May 12, 2015
Staff Receives Bids	June 11, 2015
Council Awards Contract.....	June 23, 2015
Contractor Begins Construction.....	July 2015
Contractor Completes Construction.....	September 2015
Council Conducts Assessment Hearing	October 13, 2015

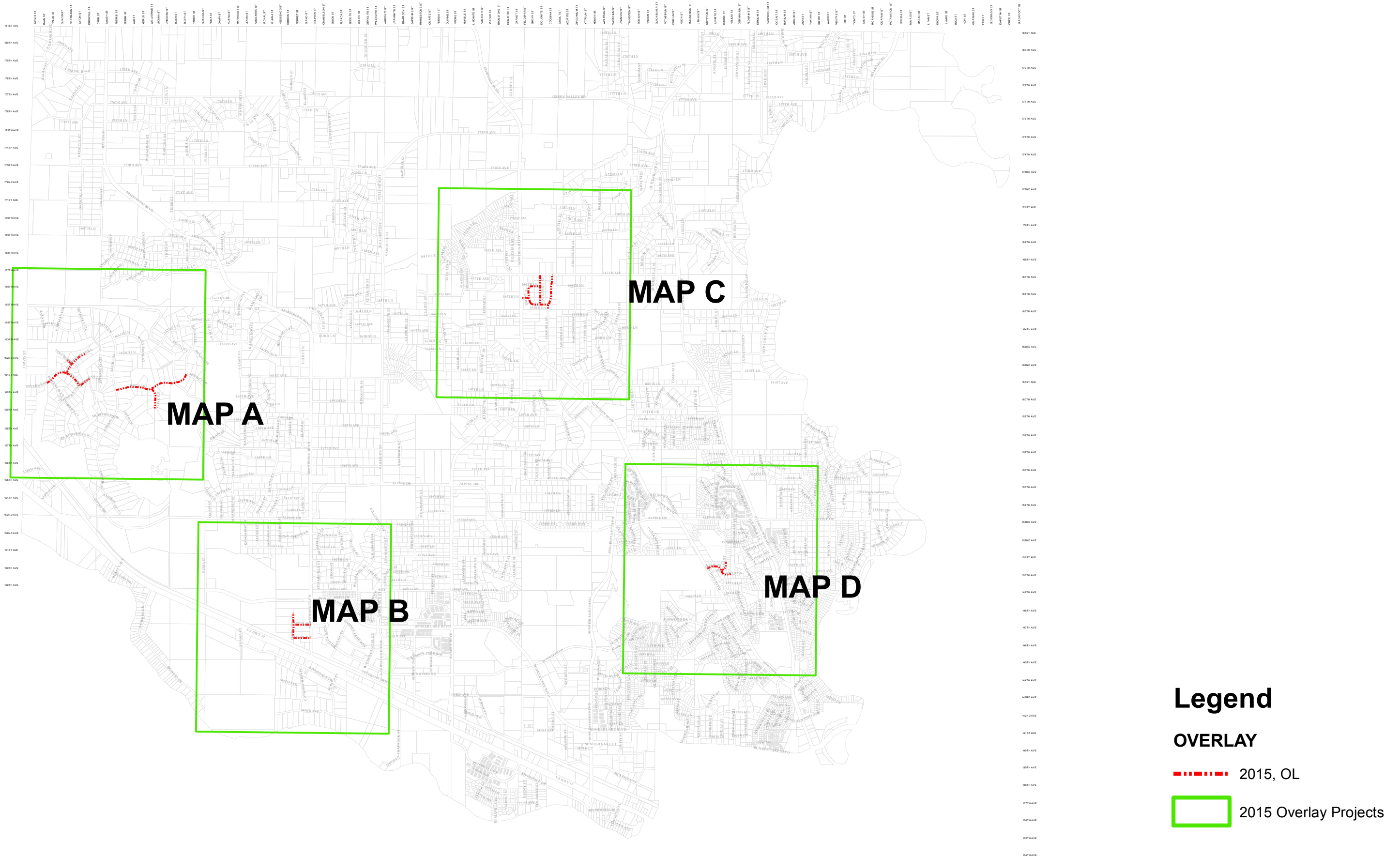
7. CONCLUSIONS AND RECOMMENDATIONS

This feasibility report explores proposed overlay improvements to approximately 460,000 square feet of public streets in four separate areas of the City. The street segments are proposed to receive 1½” bituminous overlays. Other associated appurtenant improvements are proposed to be completed as necessary and as outlined in this report.

It is the recommendation of City staff that the improvements proposed with Division B of City Improvement Project No. 15-00 are feasible, necessary, and cost-effective from an engineering standpoint. Staff also recommends completing the proposed improvements as proposed within this report and not in connection with other proposed improvements.

APPENDIX A
Project Location Figures

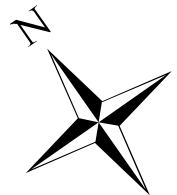
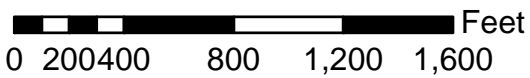
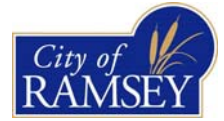
2015 STREET MAINTENANCE OVERLAY PROJECTS OVERALL EXHIBIT



2015 STREET MAINTENANCE OVERLAY PROJECTS

EXHIBIT

A



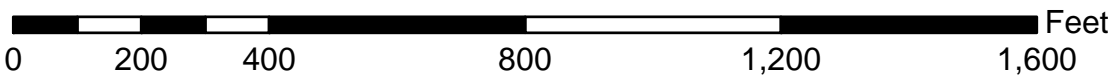
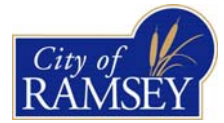
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2015 STREET MAINTENANCE OVERLAY PROJECTS

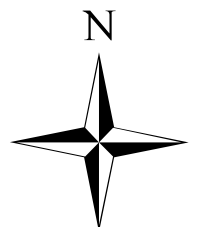
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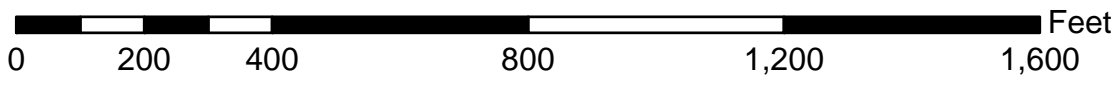
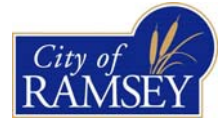
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2015 STREET MAINTENANCE OVERLAY PROJECTS

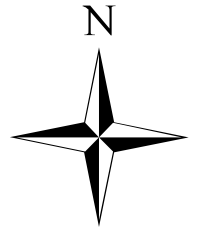
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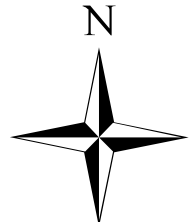
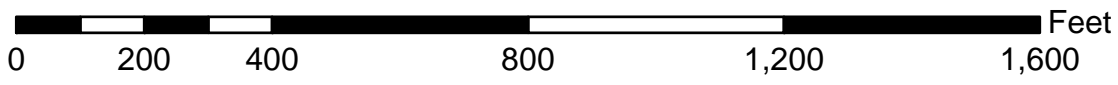
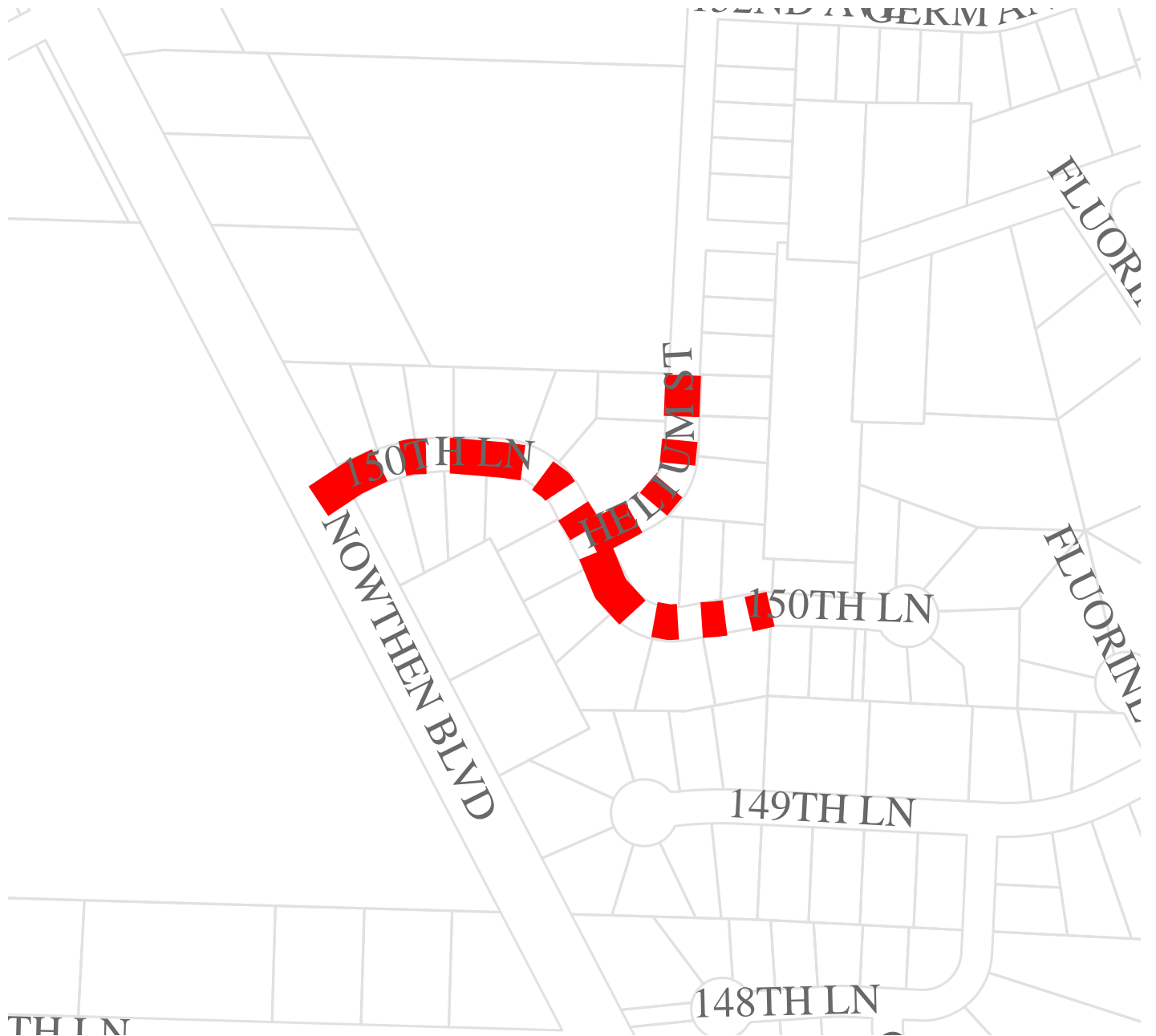
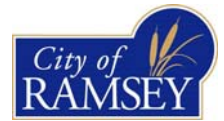


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2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT D



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APPENDIX B

Street Segments Summary

2015-2019 OVERLAY DETAIL

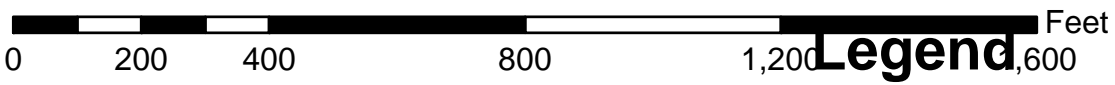
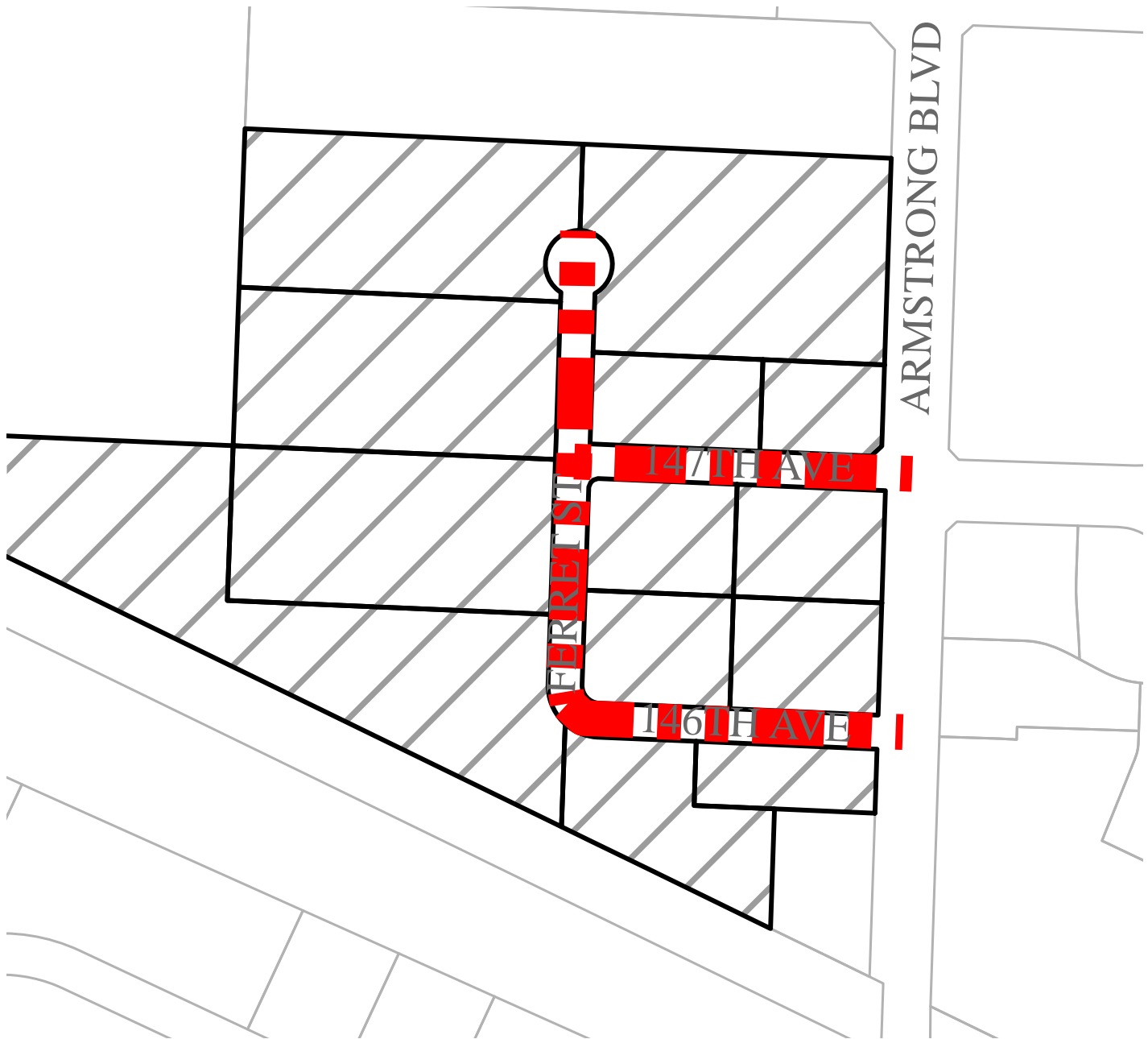
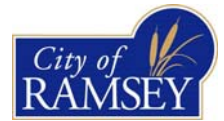
Plat	Name	DESCRIPTION	WIDTH	SQ_FT	PRG_YR	PRG_TYI	CDS_SF	Length Feet	RTG_2014
Hy-10 Ramsey									
	147th Ave	Ferret St / CR 83	40	26,257	2015	OL	0	656	3
	Ferret St	147th Ave / NW PC 146th Ave & Ferret St	40	18,792	2015	OL	0	470	3
Hy-10 Ramsey 4th									
	Ferret St	147th Ave / CDS	40	17,866	2015	OL	8,327	447	3
MSA									
	146th Ave	Ferret St / CR 83	40	26,476	2015	OL	0	662	3
Northfork Highlands									
	Inverness Lane	Turnberry Turn / E EOP	31	35,348	2015	OL	0	1,140	3
	Inverness Lane	Turnberry Turn / W EOP	31	27,644	2015	OL	0	892	3
	Turnberry Court	Turnberry Turn / CDS	31	7,191	2015	OL	7,881	232	3
	Turnberry Turn	Inverness Lane / Turnberry Court	31	12,627	2015	OL	0	407	3
	Turnberry Turn	Turnberry Court / CDS	31	20,388	2015	OL	8,096	658	3
Northfork Oaks									
	160th Lane	160th Court / W EOP	31	17,170	2015	OL	0	554	4
Northfork Point									
	160th Lane	York Cir / E EOP	31	29,404	2015	OL	0	949	3
	160th Lane	Andrie St / York Cir	31	43,049	2015	OL	0	1,389	3
	York Cir	160th Lane / CDS	31	24,234	2015	OL	7,247	782	4
Pondvale Estates									
	150th Lane	CSAH 5 / E EOP	32	9,031	2015	OL	0	282	3
Pondvale Estates 2nd									
	150th Lane	W EOP / Helium St	32	10,993	2015	OL	0	344	3
	150th Lane	Helium St / E EOP	32	14,100	2015	OL	0	441	3



Plat	Name	DESCRIPTION	WIDTH	SQ_FT	PRG_YR	PRG_TYI	CDS_SF	Length Feet	RTG_2014
	Helium St	150th Lane / N EOP	32	13,020	2015	OL	0	407	3
Rolling Green									
	165th Lane	NW PC Ebony & 165th / Coquina St	24	16,661	2015	OL	0	694	4
	165th Lane	Nowthen Blvd / Ebony St	24	6,654	2015	OL	0	277	4
	166th Lane	SW PC Ebony & 166th Lane / Dolomite St	24	10,600	2015	OL	0	442	4
	Coquina St	S EOP / 167th Ave	24	32,141	2015	OL	0	1,339	4
	Dolomite St	165th Lane / 167th Ave	24	26,589	2015	OL	0	1,108	4
	Ebony St	NW PC @ 165th / SW PC @ 166th	24	14,097	2015	OL	0	587	4

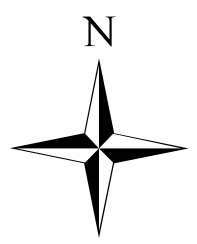
APPENDIX C

Preliminary Assessment Maps Preliminary Assessment Rolls

2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT B

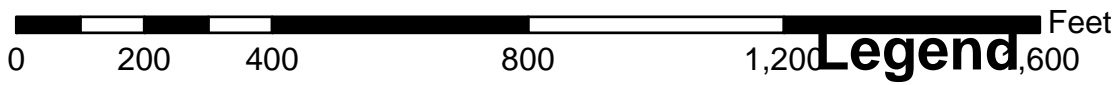
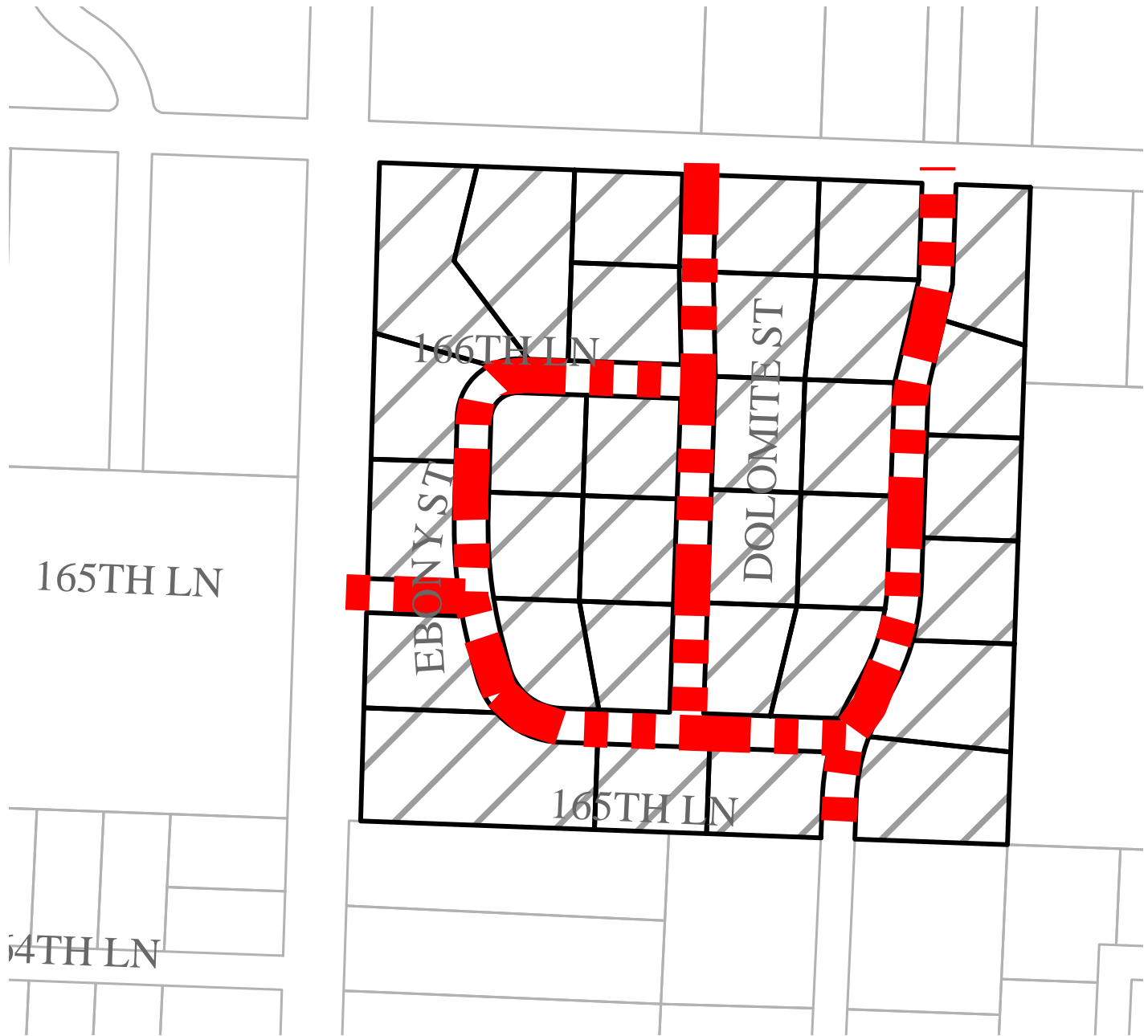
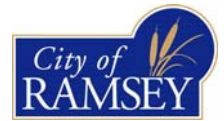


-  OVERLAY
-  Benefitted Properties


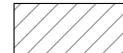


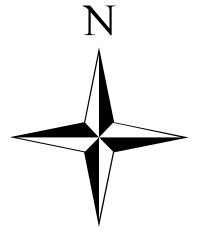
2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT

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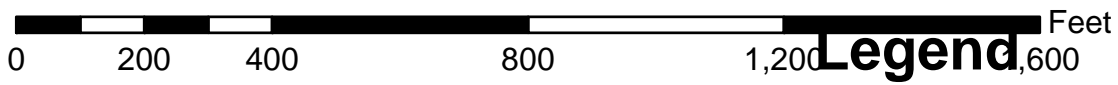
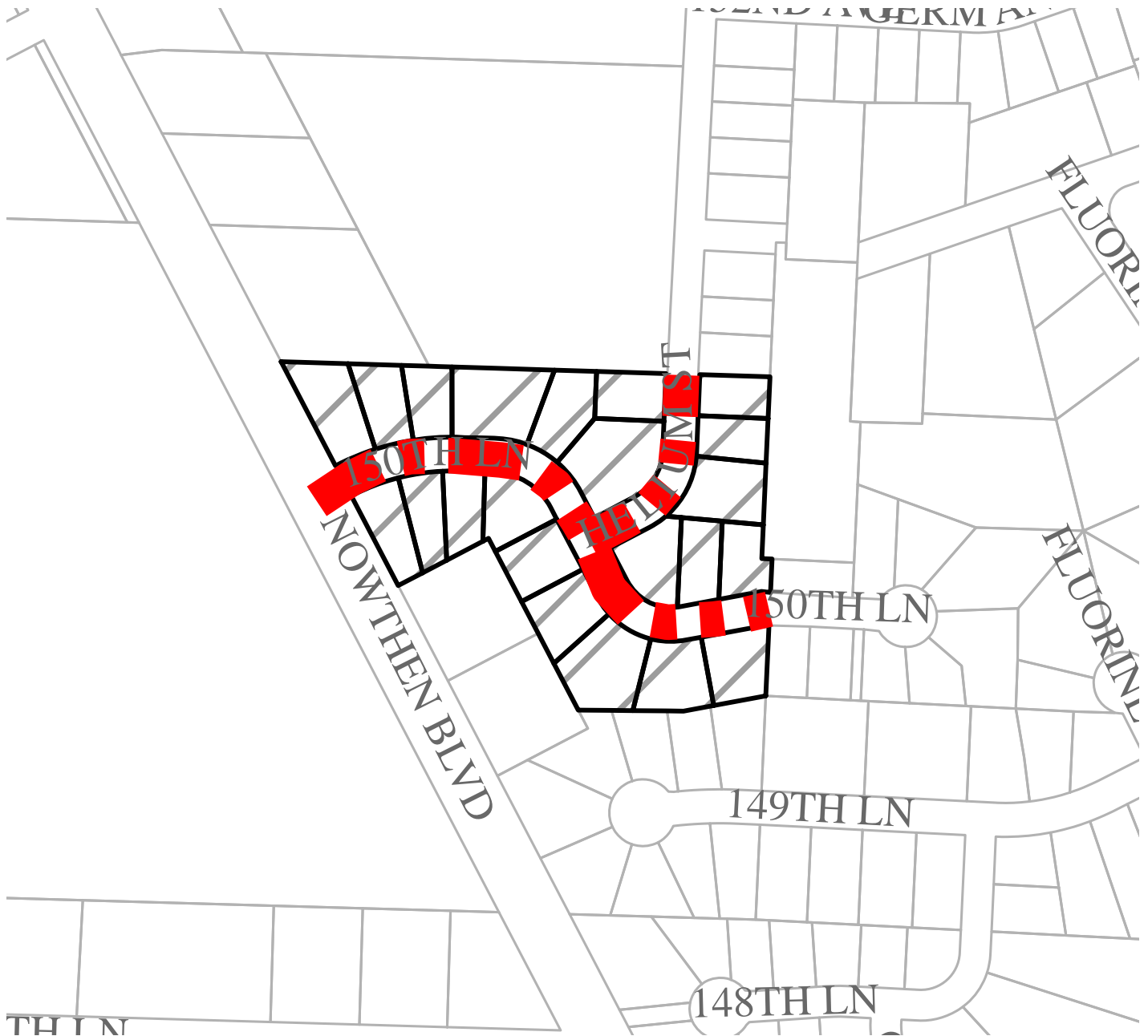
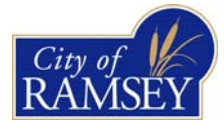


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-  OVERLAY
-  Benefitted Properties

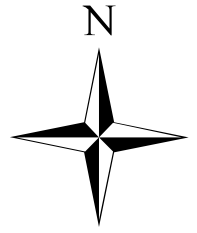


2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT D



Legend

-  OVERLAY
-  Benefitted Properties



OVERLAYS - 2015

EXHIBIT D

PID	Name/Owner	Address1	City	State	Zip	Assessable Units	Proposed Assessment
233225440019	ALEXANDER TONY E & RITA M	5700 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440020	ALEXANDER TONY E & RITA M	5700 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440021	ALEXANDER TONY E & RITA M	5700 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440024	TEDDY BEAR HOUSES LLP	15113 NOWTHEN BLVD NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440030	LACHNER SHARON	5695 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440031	LIEKHUS STEVEN W & DIANNA L	15000 HELIUM ST NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440034	ASMUSSEN TODD M & JENNIFER A	15029 HELIUM ST NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440035	ASMUSSEN TODD M & JENNIFER A	15029 HELIUM ST NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440036	ASMUSSEN TODD M & JENNIFER A	15029 HELIUM ST NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440037	DALBY DIANE	5635 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440038	DALBY DIANE	5635 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440039	DALBY DIANE	5635 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440040	MN STATE OF IN TRUST	2100 3RD AVE	ANOKA	MN	55303-0000	1	\$1,400
233225440041	LUNDSTROM SUSAN	5670 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440042	MN STATE OF IN TRUST	2100 3RD AVE	ANOKA	MN	55303-0000	1	\$1,400
233225440043	VAUGHAN KATIE	5600 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440044	VAUGHAN KATIE	5600 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440045	VAUGHAN KATIE	5600 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440046	LIEKHUS STEVEN W & DIANNA L	15000 HELIUM ST NW	RAMSEY	MN	55303-0000	1	\$1,400
233225440048	LACHNER SHARON	5695 150TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
	TOTAL					20	\$28,000

OVERLAYS - 2015

EXHIBIT C

PROPOSED ASSESSMENT ROLL - AREA C (ROLLING GREEN)							
PID	Name/Owner	Address1	City	State	Zip	Assessable Units	Proposed Assessment
103225430002	HAGEL CHRISTOPHER	16650 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430003	PARRY RONALD E & KADECHKA G J	16620 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430004	JAKACKI ANDREW & JAKACKI LOU ANNE	16620 EBONY ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430005	REITER ANGELICA	6741 165TH LN NW	RAMSEY	MN	55303-000	1	\$1,400
103225430006	STUCK MARTIN E & JODY M	6720 166TH LN NW	RAMSEY	MN	55303-000	1	\$1,400
103225430007	BERGQUIST TIMOTHY R	16551 EBONY ST NW	ANOKA	MN	55303-000	1	\$1,400
103225430008	KNIEBEL FRANCES AMELIA	16531 EBONY ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430009	REINHOLZ RICHARD J & K M	16530 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430010	THIELEN CORY	16550 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430011	HANCOCK GEORGE	6700 166TH LN NW	RAMSEY	MN	55303-000	1	\$1,400
103225430012	JOHNSON TRUSTEE BONNIE	16521 NOWTHEN BLVD NW	RAMSEY	MN	55303-000	1	\$1,400
103225430014	NOON RANDALL J & K	PO BOX 176	ANOKA	MN	55303-000	1	\$1,400
103225430015	GOOR DWIGHT D & V K	6630 165TH LN NW	RAMSEY	MN	55303-000	1	\$1,400
103225430016	THURSTON DOUGLAS W & L K	16661 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430017	LETOURNEAU STEPHEN L & KAY	16631 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430018	ANDERSON ROBERT R & S M	16611 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430019	WELLMAN DONALD	16551 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430020	SOBERG SCOTT D	16531 DOLOMITE ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430021	RYBAK WILLIAM & COLLEEN C	16540 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430022	RICHARDSON REBECCA	16550 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430023	LACONIC ANDREW	16600 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430024	PERSONS MICHAEL	16630 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430025	VOGEL STEPHEN J	16660 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430026	RABENBERG GORDON	1102 RUM RIVER DR N	PRINCETON	MN	55371	1	\$1,400
103225430027	KAY CHAD	16621 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430028	KLECKNER BEVERLY ANNE	16611 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430029	DORST MATTHEW E & JENNA B	16541 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430030	HEATON RANDALL A & D L	16531 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430031	BROWN JESSICA	16511 COQUINA ST NW	RAMSEY	MN	55303-000	1	\$1,400
103225430035	MOHR DANIEL C & JANE L	6721 166TH LN NW	RAMSEY	MN	55303-000	1	\$1,400
103225430036	MOHR DANIEL C & JANE L	6721 166TH LN NW	RAMSEY	MN	55303-000	1	\$1,400
103225430037	JOHNSON TRUSTEE BONNIE	16521 NOWTHEN BLVD NW	RAMSEY	MN	55303-000	1	\$1,400
	TOTAL					32	\$44,800

OVERLAYS - 2015

EXHIBIT B

PROPOSED ASSESSMENT ROLL - AREA B (HIGHWAY 10)							
PID	Name/Owner	Address1	City	State	Zip	Assessable Units	Proposed Assessment
293225110007	NATIONAL GROWTH LLC	16323 E RIDGELINE DR	FOUNTAIN HILLS	AZ	85268	1	\$1,400
293225110008	BILLMARK ARNIE R	14700 ARMSTRONG BLVD NW	ANOKA	MN	55303-0000	1	\$1,400
293225110009	FALLS DON & NYHUSMOEN SIDNEY	1935 CTY RD B2 W STE 401	ROSEVILLE	MN	55113-0000	1	\$1,400
293225110010	STANTON TRUSTEE JAMES	3200 MAIN ST NW STE 300	COON RAPIDS	MN	55448-0000	1	\$1,400
293225110011	NATIONAL GROWTH LLC	16323 E RIDGELINE DR	FOUNTAIN HILLS	AZ	85268	1	\$1,400
293225140005	KRH LAND LLC	PO BOX 115	APPLETON	WI	54912	1	\$1,400
293225140008	STANTON TRUSTEE JAMES	3200 MAIN ST NW STE 300	COON RAPIDS	MN	55448-0000	1	\$1,400
293225140009	RAMSEY CITY OF	7550 SUNWOOD DRIVE	RAMSEY	MN	55303	1	\$1,400
293225140010	RAMSEY CITY OF	7550 SUNWOOD DRIVE	RAMSEY	MN	55303	1	\$1,400
293225140011	CHALICH PETER	8049 146TH AVE NW	RAMSEY	MN	55303-0000	1	\$1,400
293225140012	CHALICH PETER	8049 146TH AVE NW	ANOKA	MN	55303-0000	1	\$1,400
293225140013	RAMSEY CITY OF	7550 SUNWOOD DRIVE	RAMSEY	MN	55303	1	\$1,400
293225140015	KRH LAND LLC	PO BOX 115	APPLETON	WI	54912	1	\$1,400
	TOTAL					13	\$18,200

OVERLAYS - 2015

EXHIBIT A - 2

PROPOSED ASSESSMENT ROLL - AREA A2 (NORTHFORK POINT)							
PID	Name/Owner	Address1	City	State	Zip	Assessable Units	Proposed Assessment
173225230003	RAMSEY CITY OF	7550 SUNWOOD DRIVE	RAMSEY	MN	55303	1	\$1,400
173225230004	LUNDBERG JONATHAN E & C A	8961 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
173225320003	BELL DAVID	16070 ROYAL RD NW	RAMSEY	MN	55303	1	\$1,400
173225320008	ANDERSON SARAH	16071 ROYAL RD NW	RAMSEY	MN	55303-0000	1	\$1,400
173225330003	NORTHFORK HOMEOWNERS ASSC INC	P O BOX 415	ANOKA	MN	55303-0000	1	\$1,400
173225330004	RAMSEY CITY OF	7550 SUNWOOD DRIVE	RAMSEY	MN	55303	1	\$1,400
183225140010	JACOBS GARY ERNEST & LOUISE M	8981 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410005	SWANBY GARY L & SHARON A	9040 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410006	VALENTINE J MICHAEL & C L	9030 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410007	JUREK PATRICIA	15950 YORK CIR NW	RAMSEY	MN	55303	1	\$1,400
183225410008	BIALON KELLY	15940 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410009	MILLER THOMAS D & MICHELLE R	15900 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410017	VAN NORMAN LANCE & J TRUSTEES	8991 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410018	ARCHER FRANCIS J & KATHLEEN L	9041 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410019	SCHROEDER JAMES C & E A	9000 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410020	PERRY TRUSTEE BERNARD	15941 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410021	HAVEL PAUL E & PAMELA J	15931 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410022	GABRIEL MARK A & LYNN C	15901 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410023	ROSIER GEORGE	8980 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410024	SWANBERG JERALD R & PAULA J	8990 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225410026	NORTHFOLK HOME OWNERS ASSN INC	PO BOX 415	ANOKA	MN	55303-0000	1	\$1,400
183225410027	COLEBROOK-ROBJENT LYNDON	2139 W 105TH ST	MINNEAPOLIS	MN	55431	1	\$1,400
183225420012	CROTTY JAMES P	9050 160TH LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225440003	AXELROD JEFFREY S & SARI L	15890 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
183225440004	GRISWOLD ROBERT J & LORI L	15881 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
183225440005	BINGEN JESSICA	15891 YORK CIR NW	RAMSEY	MN	55303-0000	1	\$1,400
	TOTAL					26	\$36,400

OVERLAYS - 2015

EXHIBIT A - 1

PROPOSED ASSESSMENT ROLL - AREA A1 (NORTHFORK OAKS)							
PID	Name/Owner	Address1	City	State	Zip	Assessable Units	Proposed Assessment
183225230009	BLUML ANNE	9411 INVERNESS LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225230011	ANDERSON J D & T A TRUSTEES	16120 TURNBERRY CT NW	RAMSEY	MN	55303-0000	1	\$1,400
183225230012	SCHWIETERS PAUL R & LEAH	16140 TURNBERRY CT	RAMSEY	MN	55303-0000	1	\$1,400
183225240005	THE LINKS AT NORTHFORK GC LLC	10816 CHATHAM CT N	BURNSVILL	MN	55337	1	\$1,400
183225240011	LINDGREN MARK L & JESSICA K	16150 TURNBERRY CT NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240012	HICKMAN JEFFERY A & ANNETTE C	16180 TURNBERRY CT NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240013	MILLER VAN J & TORI J	16200 TURNBERRY TURN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240014	DALBEC CRAIG	16220 TURNBERRY TURN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240015	DAKIS ANTHONY	16230 TURNBERRY TURN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240019	MERRITT TRUSTEE DIANE & MERRITT TRUSTEE WILLIAM	16171 TURNBERRY TURN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240020	EDWARDS DAVID R & ELIZABETH A	16101 TURNBERRY TURN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240021	ST GERMAIN NORMAN O & D I	9321 INVERNESS LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240022	EILERTSON CHRISTINE	16221 TURNBERRY TURN	RAMSEY	MN	55303-0000	1	\$1,400
183225240023	LUKE GARY L & LUANNA M	16211 TURNBERRY TURN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225240024	BURCKHARDT JUSTIN	16191 TURNBERRY TURN	RAMSEY	MN	55303-0000	1	\$1,400
183225310006	THE LINKS AT NORTHFORK GC LLC	10816 CHATHAM CT N	BURNSVILL	MN	55337	1	\$1,400
183225310013	NORTHFORK HOMEOWNERS ASSOC INC	PO BOX 415	ANOKA	MN	55303-0000	1	\$1,400
183225310016	MATHISON JEFFREY D & CORRINE K	9301 INVERNESS LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225310018	SULLIVAN CHRISTOPHER A & HEIDI	9400 INVERNESS LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225310019	PRATT JUDY	9320 INVERNESS LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225310031	GFROERER STEVEN W & KAREN J	16041 ST ANDREWS LN NW	RAMSEY	MN	55303-0000	1	\$1,400
183225320012	NEUFELD JEFFREY	9490 INVERNESS CT NW	RAMSEY	MN	55303-0000	1	\$1,400
183225230010	RIDGLEY MARK A D & VICKIE L	9401 INVERNESS LN	RAMSEY	MN	55303-0000	1	\$1,400
183225240010	GUSTAFSON ERIC J & SHANNON L	16110 TURNBERRY CT NW	RAMSEY	MN	55303-0000	1	\$1,400
	TOTAL					24	\$33,600