

**FEASIBILITY REPORT FOR ANDRIE STREET & 164TH LANE
STREET IMPROVEMENTS**

IMPROVEMENT PROJECT #08-32

Prepared By

Ramsey Engineering Department

DECEMBER 2008

INTRODUCTION

At the May 20, 2008 Public Works Committee meeting the Committee was presented with a petition signed by 54 persons representing 36 of the 67 properties benefitted by this proposed project. A copy of this petition is included in Appendix A. Andrie Street and 164th Lane had been proposed for a bituminous overlay in 2008 as a part of the annual street maintenance program. The petition requested that Andrie and 164th Lane receive additional improvements primarily concrete curb and gutter and other elements which would bring the street in compliance with Municipal State Aid (MSA) standards. City Council directed the preparation of this feasibility study on June 10, 2008 in response to this petition.

The project area and benefitted properties is illustrated in Figure 1. This report will identify the existing street condition along with the proposed improvements and the associated costs and financing, including the cost to each benefitted property. The reader is referred to the proposed improvement and financing sections of this report for the details concerning these project elements. Finally this report will provide a project timeline.

EXISTING CONDITIONS

Both Andrie Street and 164th Lane were constructed in 1985 as a 31 feet wide roadway with a four inch class 5 base and a two inch bituminous wear course which was standard construction requirements at that time. The roadway has a bituminous berm curb and is serviced with storm sewer and a number of catchbasins which discharge to adjacent low areas. These areas are encumbered with drainage and utility easements to allow for this purpose. The road has received periodic maintenance including cracksealing and sealcoating operations which were performed most recently in 1999. The road surface is exhibiting deficiencies consistent with its age which include alligator cracking in low lying and flat areas, and particularly severe raveling along the bituminous curb line. This raveling has probably been aggravated by the intensive use of irrigation systems along the roadway. At several locations the drainage must travel overland for a distance in excess of 700 feet to reach a storm sewer. Many of the catch basin structures are constructed of concrete block which have failed or are deteriorating.

PROPOSED IMPROVEMENTS

The existing two inch mat of bituminous along with the bituminous curb and gutter shall be removed and shall be reclaimed as base material at a minimum thickness of four inches. A 32 foot wide bituminous pavement is to be constructed in the center of the 66 foot right of way. The pavement section will consist of a four to six inch class 5/reclaimed bituminous base, two inches of bituminous base course, and 1.5 inches bituminous wear course which constitutes a 10 ton street design in Ramsey's sandy

subsoil. Six inch concrete curb and gutter will be installed along each side of the pavement edge with pedestrian ramps at each street corner. The roadway centerline and both edge lines will be appropriately stripped to allow for parking and bicycle travel on the north and east sides of the street. The south and west sides shall be posted to restrict parking.

A five foot wide concrete sidewalk may be installed along the north and east sides of both Andrie Street and 164th Ave. Contract documents will request an alternate bid for the sidewalk. The City Council will evaluate the alternate bids and decide at the time the contract is to be awarded whether or not the sidewalk will be installed. If included in the project, the sidewalk will vary in its distance from the back of curb to minimize impact to desirable trees. Property owners with landscape features will be contacted to discuss modifications. Retaining wall may be necessary in several locations in order to accommodate the sidewalk.

This project will include connecting existing driveways to the newly paved streets. In instances where there is no existing paved driveway an apron will be constructed from the edge of the roadway to the property line to prevent tracking of dirt onto the street. Property owners with unpaved drives will be contacted individually to determine the desired material and width of the driveway approach. Property owners with paved drives will have their driveways restored with the same width and material. City standards allow up to a 30 feet wide driveway at the street in this zoning district. The pavement shall be neatly sawed where a new portion of the driveway will meet the existing drive. A copy of a typical cross section of the proposed roadway is included in Figure 2.

The project shall include the replacement of all the existing storm basins and the addition of approximately 1000 feet of storm sewer to improve drainage in those areas where an excessive length of flow along the curb is required for storm water to enter into a catch basin. Figure 3 contains a sketch of the proposed drainage improvements.

Restoration shall include the protection or repair of any irrigation systems or invisible fence. Mail boxes may be relocated to accommodate construction but shall be returned to their original locations upon termination of the project. Disturbed turf areas shall be restored with top soil, fertilizer, seed and mulch.

ESTIMATED COSTS

The estimated total project cost of the basic project, which excludes the installation of a five foot concrete sidewalk on the north and east sides of the street, is estimated to be \$1,233,539. The cost of an alternate project which would include sidewalk would increase the project cost by \$357,694 to a total of \$1,591,233. Details of the project construction cost are presented in Appendix B. The project overhead, which adds an additional 30 % of the construction cost include the following:

- Engineering design 8%

- Project administration 5%
- Bonding and legal 2%
- Inspection and testing 5%
- Contingencies. 10%

The above project costs do not include the cost of paving existing unpaved driveways. Such driveways are private property and not a portion of the public street. Each unpaved driveway shall have its bituminous apron measured by area and will be billed additionally to the property. The estimated cost for driveway paving is estimated to be \$3.00 per square foot.

FINANCING

The total project costs consist of the construction costs and project overhead costs which are detailed in Appendix B. Funding sources for this project include City Municipal State Aid funds (MSA), storm water utility funds, and special assessment to benefitted properties.

The costs associated with the replacement of the road shall be funded with MSA monies. The cost associated with concrete curb and gutter will be funded 25% from the storm water utility with the remaining 75% from MSA funds. These costs also include associated work elements including irrigation repair, and landscaping restoration costs. The storm sewer repairs and extensions will be funded entirely from the storm water utility. The sidewalk will be funded through MSA funds should the Council decide to award the alternate project. Property owners will contribute the equivalent cost of a bituminous overlay on the road which is estimated to cost \$1,700 per unit at unit prices anticipated during the 2009 construction season.

Based upon the above distribution the total project cost will be funded as follows;

	Total	MSA / City	Storm Water Utility	Property Owners
Basic Project Cost	\$ 1,233,539	\$ 925,953	\$ 193,686	\$ 113,900
Alternate Project Cost	\$ 1,591,233	\$ 1,283,647	\$ 193,686	\$ 113,900

The project will have a final tabulation made on actual project costs. A public hearing will be held identifying the actual costs to be recovered by special assessment which may change depending on the actual bituminous overlay cost experienced during the 2009 construction season. Property owners would have the option of paying the full cost of the assessment without interest at the conclusion of the project or could elect to have this assessment collected annually with their tax payment. Property owners electing to have the project cost specially assessed shall have their cost reported to Anoka County and collected over a period of up to ten years with interest at a rate of two percent (2%) above the U.S. Treasury rate at the time of the special assessment hearing. At an estimated

interest rate of 6.8 %, annual payments would range from \$285 to \$181 over this ten year period.

PROJECT SCHEDULE

This project is anticipated to proceed under the regulations of Chapter 4 of City Code and State Statutes 429 which regulate special assessment public improvement projects. A schedule for the progress of this project is anticipated as follows:

- November 25, 2008 Present feasibility study to City Council and Order public hearing
- January 13, 2009 Hold public hearing
- March 24, 2009 Authorize project by City Council (60 days after public hearing)
- May 26, 2009 Receive plans and specifications and authorize bids
- June 23, 2009 Receive bids and award construction contract
- July 2009 Construct project
- September 28, 2009 Hold assessment hearing and levy assessments
- May 2010 First assessment payment due



SUMMARY AND CONCLUSIONS

The proposed improvements are technically feasible and will benefit the area served. It is recommended that the City take the steps discussed in the Project Schedule section of this report to decide whether to proceed with the improvements.

28
39



Legend

-  Benefitted Properties
-  Parcels

N

500 Feet

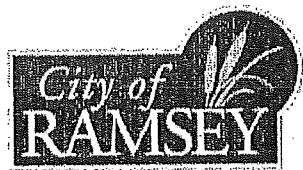


FIGURE 1
Benefitted Properties

EXISTING AND PROPOSED STREET SECTIONS

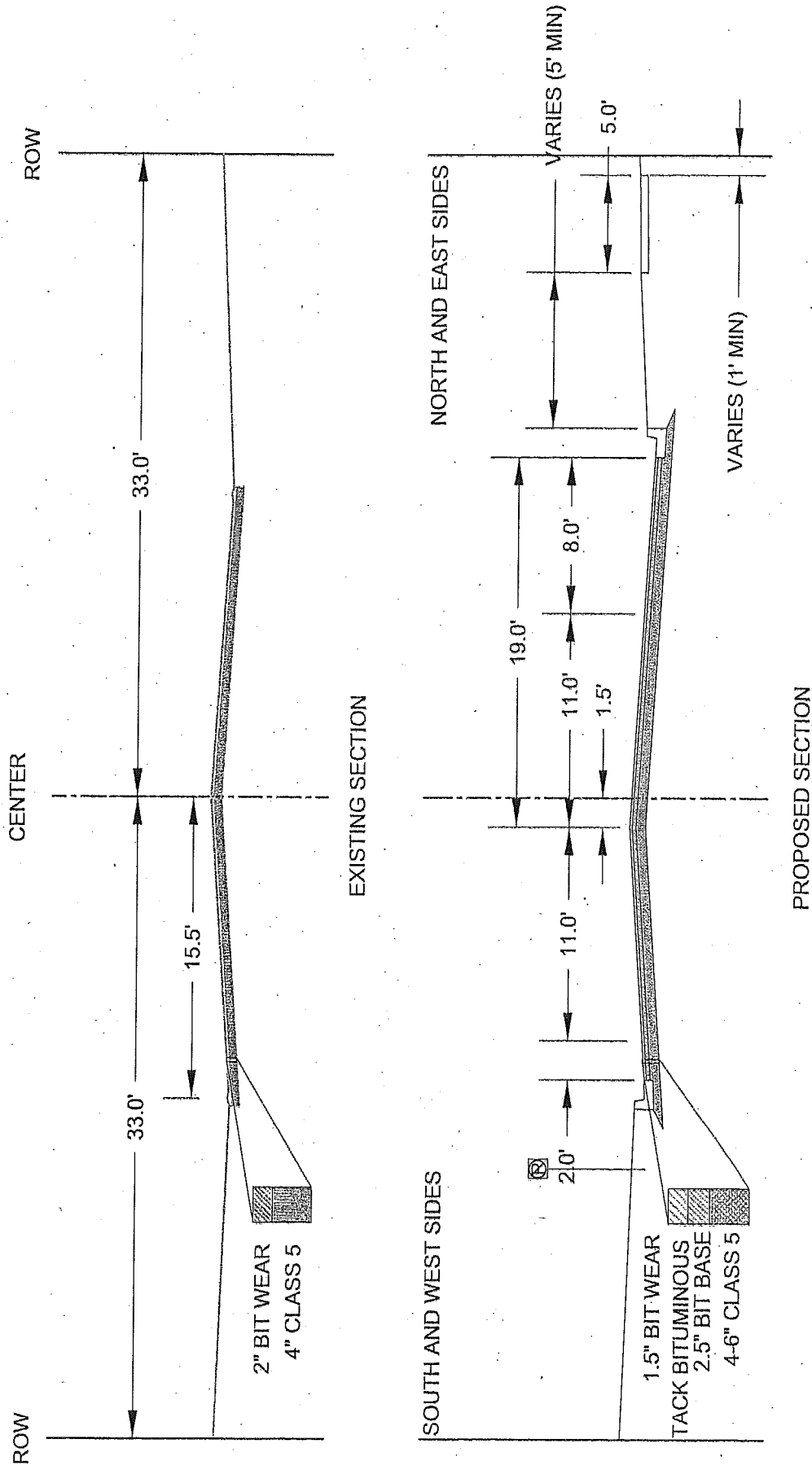


FIGURE 2

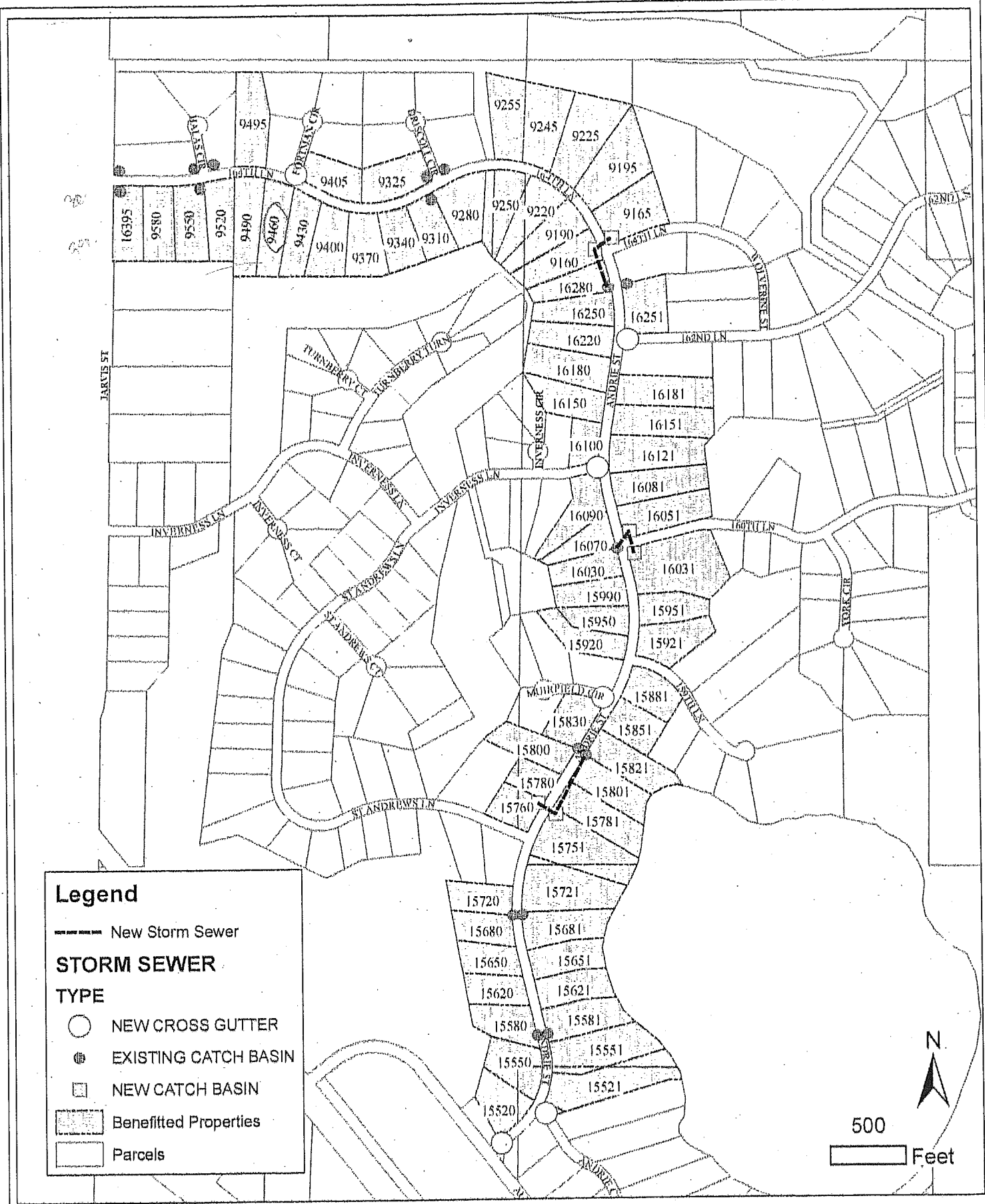


FIGURE 3
Storm Sewer Improvements

APPENDIX A

PROJECT PETITION

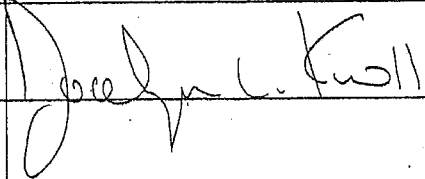
**PETITION FOR LOCAL STREET IMPROVEMENTS
WITHIN THE CITY OF RAMSEY, MINNESOTA**

Ramsey, Minnesota May 12, 2008
To the City Council of Ramsey, Minnesota

We the undersigned, owners representing not less than fifty percent (50%) of the affected property parcels abutting on the real property proposed for assessment as part of the City of Ramsey Improvement Project 08-06, a bituminous overlay in the NorthFork subdivision within the City of Ramsey, Anoka County, hereby petition that the above Improvement Project be modified as follows;

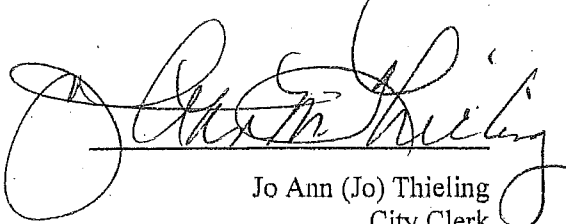
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- Andrie Street and 164TH Lane would be striped for two driving lanes and one parking lane on one side. Parking would be restricted on the other side.
- Existing storm water catch basins would be replaced and the storm sewer would be extended to Andrie Street in several areas.
- **Do not install** the City of Ramsey proposed five (5) foot concrete sidewalk on the East and North sides of Andrie Street and 164TH Lane.
- The three cul de sacs, Halas, Fortmann, and Driscoll Circles, would receive only a 1 ½ inch bituminous overlay of the existing pavement.

We understand that the assessment for the above improvement will be equivalent to the assessment of the improvements associated with the bituminous overlay project currently anticipated in City of Ramsey IP 08-06 which states that properties abutting the above streets would be assessed one half of the cost of the bituminous overlay. We further understand that the above described modified project would not take place until 2009 at the earliest and the remaining costs of this project will be funded primarily through Municipal State Aid (MSA) funds since Andrie Street and 164TH Lane have been added to the City's MSA system.

	Signature of Property Owner	Name (printed)	Address (printed)
1		Jocelyn L Kull	16181 Andrie St NW
2			
3			
4			
5			

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)



Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

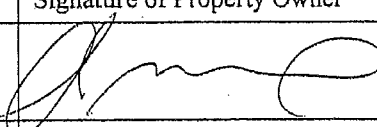
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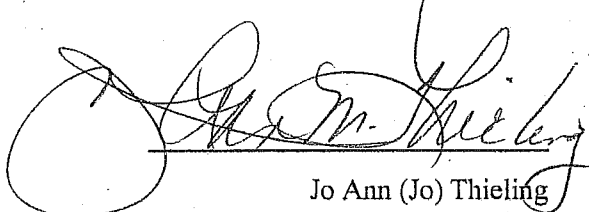
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1		Gerald John Berglund	15830 Andrie St NW Ramsey MN 55303
2			
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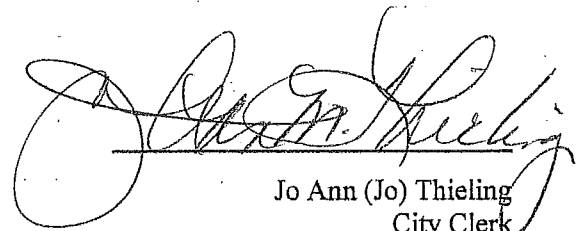
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for marks sheet

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1	<i>Sharen Resech</i>	DAVE SHAREN RESECH	16450 Driscoll Circ
2	<i>David Shappell Sr.</i>	David & Sandy Shappell	9325 164 Lane
3	<i>David Shappell Sr.</i>	David Shappell Sr.	16455 Driscoll circle
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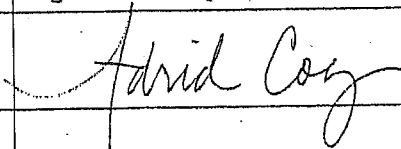
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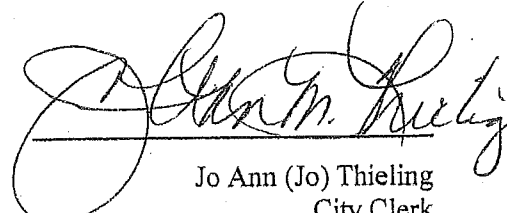
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1		Adrid Coz	16470 Fortmann Cir. NW Ramsey, MN
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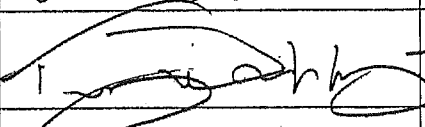
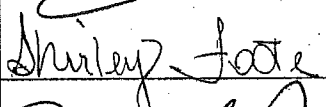
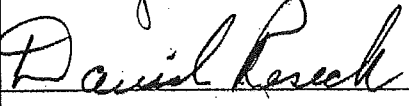
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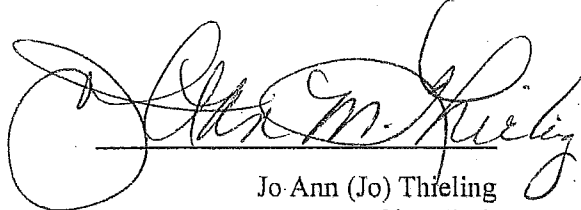
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1		TONY WACHLAROWICZ	16405 Driscoll Circle Ramsey, MN
2		shirley foote	16470 Driscoll Circle Ramsey, MN
3		DAVID REESE	16450 Driscoll Circle Ramsey, MN
4			
5			

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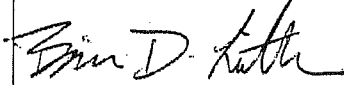
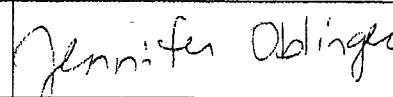
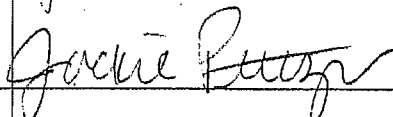
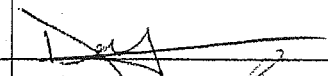

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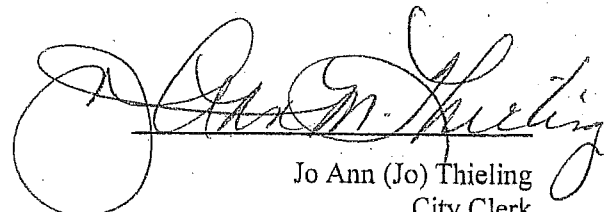
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1		Brian D. Leither	16250 Andrie St. NW Ramsey, MN 55303
2		Jennifs D Oblinger	16220 Andrie St NW RAMSEY, MN 55303
3		Jackie Peterzen	16150 Andrie St NW Ramsey, MN 55303
4		Debra Kridner	16151 Andrie St NW Ramsey MN 55303
5		Mary Jo Tischer	16081 Andrie St. NW Ramsey MN 55303

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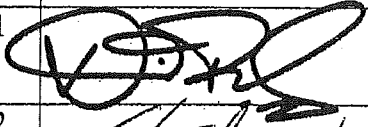
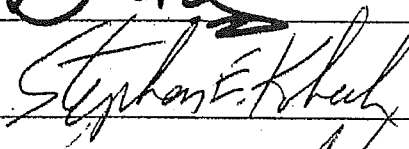
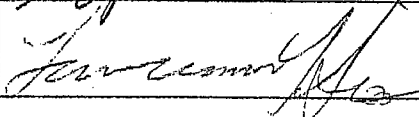
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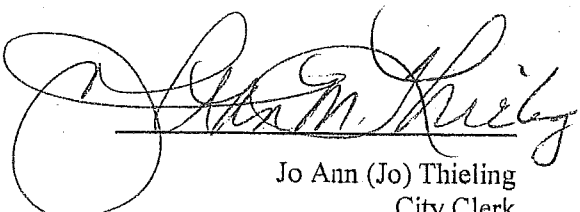
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We understand that the assessment for the above improvement will be equivalent to the assessment of the improvements associated with the bituminous overlay project currently anticipated in City of Ramsey IP 08-06 which states that properties abutting the above streets would be assessed one half of the cost of the bituminous overlay. We further understand that the above described modified project would not take place until 2009 at the earliest and the remaining costs of this project will be funded primarily through Municipal State Aid (MSA) funds since Andrie Street and 164TH Lane have been added to the City's MSA system.

	Signature of Property Owner	Name (printed)	Address (printed)
1		David R. May	9190. 164 TH Ln., NW Ramsey, MN
2		Stephen Kokes	9225 164 TH Ln NW Ramsey, MN
3		Lawrence L. Scott	16121 Andrie St NW Ramsey MN 55303
4			
5			

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)



Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

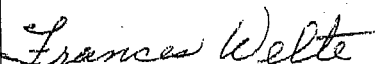
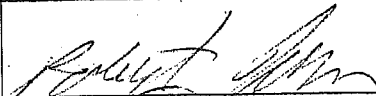
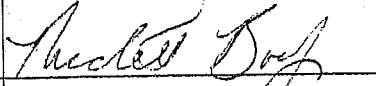
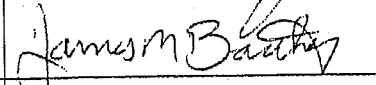
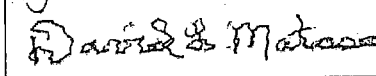
**PETITION FOR LOCAL STREET IMPROVEMENTS
WITHIN THE CITY OF RAMSEY, MINNESOTA**

Ramsey, Minnesota May 12, 2008
To the City Council of Ramsey, Minnesota

We the undersigned, owners representing not less than fifty percent (50%) of the affected property parcels abutting on the real property proposed for assessment as part of the City of Ramsey Improvement Project 08-06, a bituminous overlay in the NorthFork subdivision within the City of Ramsey, Anoka County, hereby petition that the above Improvement Project be modified as follows;

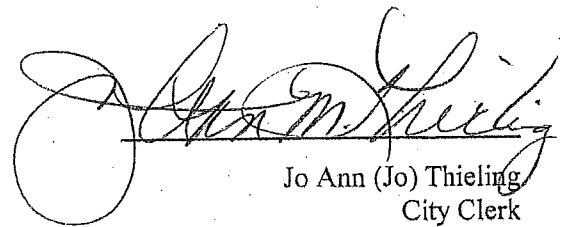
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	Signature of Property Owner	Name (printed)	Address (printed)
1		Frances Welte	16051 Andrie St NW Ramsey, MN 55303
2		ROBERT TAMM	16070 Andrie ST NW Ramsey, MN 55303
3		Nicolette Boedigheim	16030 Andrie St. NW Ramsey, MN 55303
4		James Barthel	15990 Andrie St NW Ramsey MN 55303
5		D. W. Matesovsky	15751 Andrie Ramsey MN 55303

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)



Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

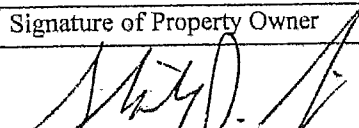
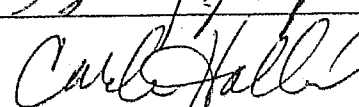
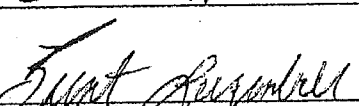
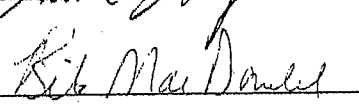
**PETITION FOR LOCAL STREET IMPROVEMENTS
WITHIN THE CITY OF RAMSEY, MINNESOTA**

Ramsey, Minnesota May 12, 2008
To the City Council of Ramsey, Minnesota

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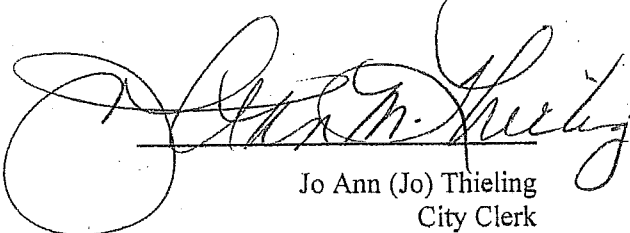
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	Signature of Property Owner	Name (printed)	Address (printed)
1		Stanley J. Sizer	16251 Andrie St. NW
2		Carla A. Holland	9195-164 th Ln NW
3		Brent Lupinski	9280 164 th Lane NW
4		Rita MacDonnell	9220 164 th LN NW
5			

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)


Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

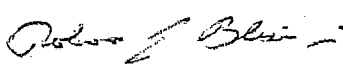
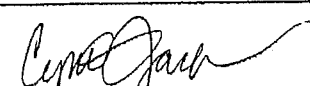
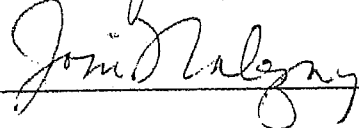
**PETITION FOR LOCAL STREET IMPROVEMENTS
WITHIN THE CITY OF RAMSEY, MINNESOTA**

Ramsey, Minnesota May 12, 2008
To the City Council of Ramsey, Minnesota

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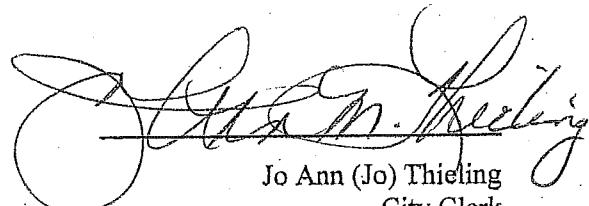
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	Signature of Property Owner	Name (printed)	Address (printed)
1		Robert Bliss	9550 164th Lane NW Ramsey, MN 55303
2		Cynthia Jackson	16100 Andrie St NW Ramsey, MN 55303
3		Tomi Nalezny	16180 Andrie St NW Ramsey, MN 55303
4			
5			

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)



Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

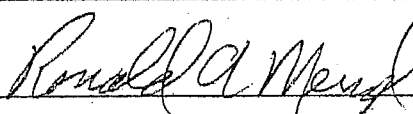
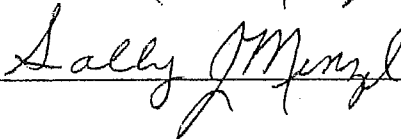
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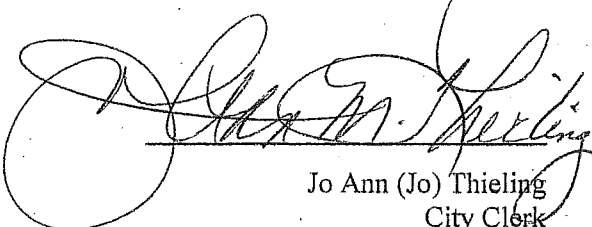
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	Signature of Property Owner	Name (printed)	Address (printed)
1		Ronald A. Menzel	9245 164 TH Ln NW Ramsey, MN 55303
2		Sally J. Menzel	9245 164 TH Ln NW Ramsey, MN 55303
3			
4			
5			

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 City Clerk
 Ramsey, MN 55303

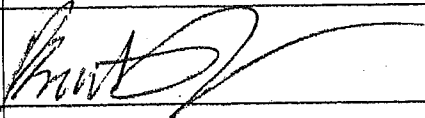
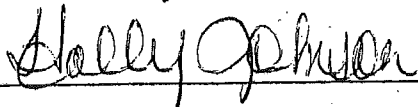
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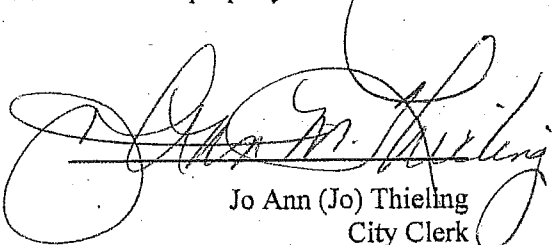
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	Signature of Property Owner	Name (printed)	Address (printed)
1		Brent Johnson	9430 164th Ln NW
2		Holly Johnson	Ramsey 55303
3			
4			
5			

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

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 Jo Ann (Jo) Thieling
 City Clerk
 Ramsey, MN 55303

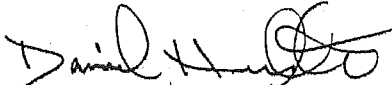
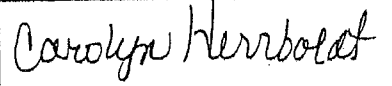
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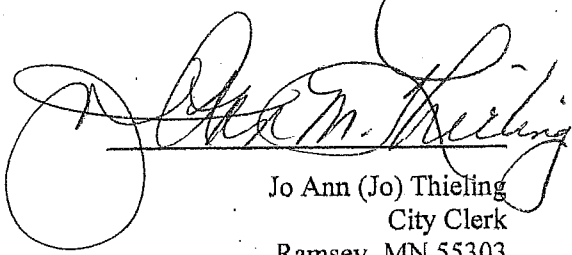
	Signature of Property Owner	Name (printed)	Address (printed)
1		DANIEL HERRBOLOT	9580 - 164 TH LANE RAMSEY, MN.
2		DA# Carolyn Herrboldt	9580 164 th Lane Ramsey, mn.
4			
5			

I want the sidewalks

same address

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

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Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303


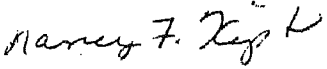
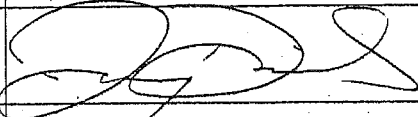
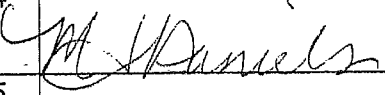
**PETITION FOR LOCAL STREET IMPROVEMENTS
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Ramsey, Minnesota May 12, 2008
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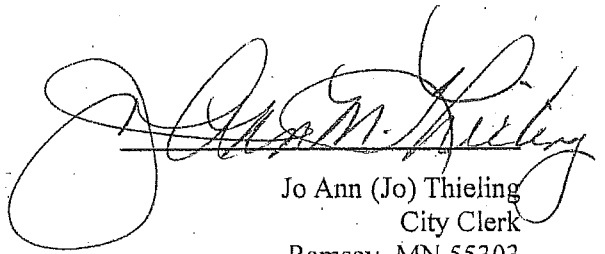
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	Signature of Property Owner	Name (printed)	Address (printed)
1		W.S. KINGSTON	15760 ANDRIE ST. NW
2		N. F. KINGSTON	15760 ANDRIE ST NW
3		Jeremy Daniels	15751 Andrie ST NW
4		Melissa J Daniels	15751 Andrie ST. NW
5			

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)


Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

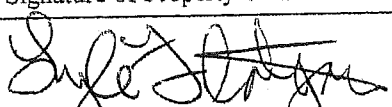
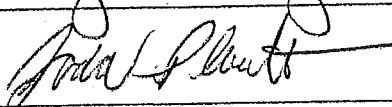
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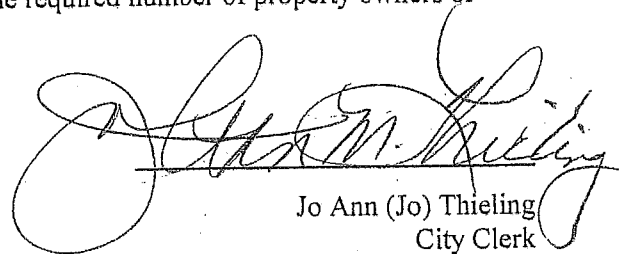
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	Signature of Property Owner	Name (printed)	Address (printed)
1		Lyle Flatgard	15821 Andrie St. N.W.
2		TODD PLASTER	15781 Andrie St
3			
4			
5			

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(Seal)



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City Clerk
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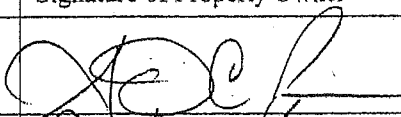
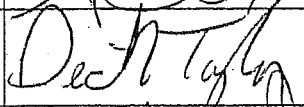


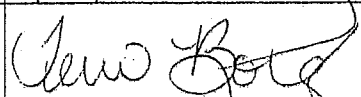
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Ramsey, Minnesota May 12, 2008
To the City Council of Ramsey, Minnesota

We the undersigned, owners representing not less than fifty percent (50%) of the affected property parcels abutting on the real property proposed for assessment as part of the City of Ramsey Improvement Project 08-06, a bituminous overlay in the NorthFork subdivision within the City of Ramsey, Anoka County, hereby petition that the above Improvement Project be modified as follows;

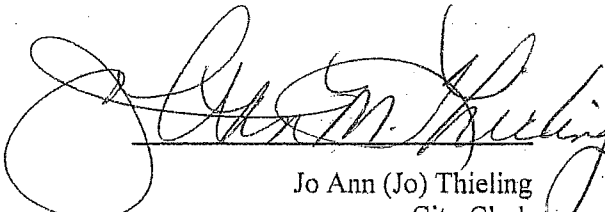
- Andrie Street and 164TH Lane would be reconstructed to the width of thirty two (32) feet, a nine (9) ton load limit and with concrete curb and gutter.
- Andrie Street and 164TH Lane would be striped for two driving lanes and one parking lane on one side. Parking would be restricted on the other side.
- Existing storm water catch basins would be replaced and the storm sewer would be extended to Andrie Street in several areas.
- **Do not install** the City of Ramsey proposed five (5) foot concrete sidewalk on the East and North sides of Andrie Street and 164TH Lane.
- The three cul de sacs, Halas, Fortmann, and Driscoll Circles, would receive only a 1 ½ inch bituminous overlay of the existing pavement.

We understand that the assessment for the above improvement will be equivalent to the assessment of the improvements associated with the bituminous overlay project currently anticipated in City of Ramsey IP 08-06 which states that properties abutting the above streets would be assessed one half of the cost of the bituminous overlay. We further understand that the above described modified project would not take place until 2009 at the earliest and the remaining costs of this project will be funded primarily through Municipal State Aid (MSA) funds since Andrie Street and 164TH Lane have been added to the City's MSA system.

	Signature of Property Owner	Name (printed)	Address (printed)
1		Steven C. Pace	15550 Andrie St NW Ramsey, MN 55303
2		Dick Taylor	15521 Andrie St Ramsey MN 55303
3		William Hage	1944 Andrie St NW Ramsey MN 55303
4		RICK BORG	15651 ANDRIE ST NW RAMSEY, MN 55303
5		Terri Borg	15651 Andrie St Ramsey MN 55303

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)


Jo Ann (Jo) Thieling
City Clerk

Ramsey, MN 55303

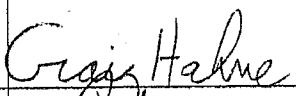
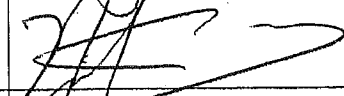

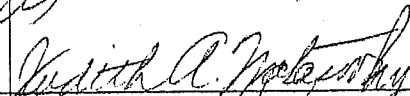
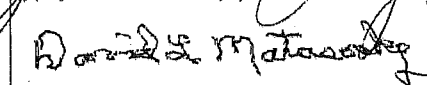
**PETITION FOR LOCAL STREET IMPROVEMENTS
WITHIN THE CITY OF RAMSEY, MINNESOTA**

Ramsey, Minnesota May 12, 2008
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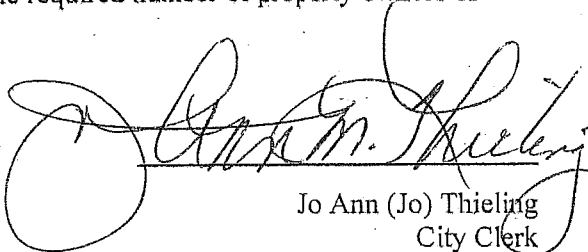
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	Signature of Property Owner	Name (printed)	Address (printed)
1		Craig Halne	15650 Andrie St NW Ramsey Mn 55303
2		Michael E. Thompson	15721 Andrie St. N.W. Ramsey Mn 55303
3		Judi Thompson	15721 ANDRIE ST. N.W. RAMSEY, MN 55303
4		Judith A. Matasovsky	15751 Andrie St NW Ramsey MN 55303
5		David L. Matasovsky	15751 Andrie St NW Ramsey, MN 55303

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)



Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

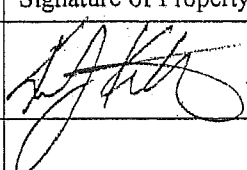
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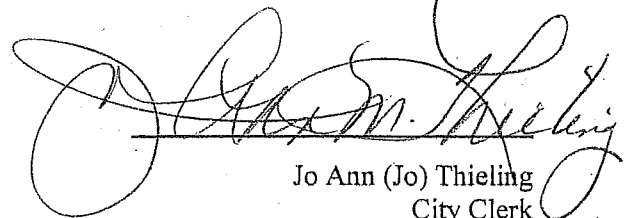
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	Signature of Property Owner	Name (printed)	Address (printed)
1		KURT S. KETTNER PRESIDENT NHCA	NORTH FORK HOMEOWNERS ASSOCIATION
2			
3			
4			
5			

Examined, checked, and found to be in proper form and signed by the required number of property owners of property affected by the making of the improvement petitioned for.

(Seal)



Jo Ann (Jo) Thieling
City Clerk
Ramsey, MN 55303

**APPENDIX B
IP 08-32**

		Project Costs				Project Financing			
Item	Qty	Unit	Unit Cost	Extension	City / MSA	Storm Water Utility	City / MSA	Storm Water Utility	
Basic Project									
1	20674	ft	\$ 12.00	\$ 248,088	75%	\$ 186,066	25%	\$ 62,022	
2	18	ea	\$ 300.00	\$ 5,400	100%	\$ 5,400	0%	\$ -	
3	35605	sq yd	\$ 0.80	\$ 28,484	100%	\$ 28,484	0%	\$ -	
4	103.4	sta	\$ 150.00	\$ 15,510	100%	\$ 15,510	0%	\$ -	
5	360	ft	\$ 2.50	\$ 900	100%	\$ 900	0%	\$ -	
6	4135	ln	\$ 65.00	\$ 268,775	100%	\$ 268,775	0%	\$ -	
7	3101	tn	\$ 60.00	\$ 186,060	100%	\$ 186,060	0%	\$ -	
8	1723	gal	\$ 2.00	\$ 3,446	100%	\$ 3,446	0%	\$ -	
9	41348	ft	\$ 0.44	\$ 18,193	100%	\$ 18,193	0%	\$ -	
10	65	ea	\$ 500.00	\$ 32,500	75%	\$ 24,375	25%	\$ 8,125	
11	1531	cu yd	\$ 35.00	\$ 53,585	75%	\$ 40,189	25%	\$ 13,396	
12	2.85	ac	\$ 1,500.00	\$ 4,275	75%	\$ 3,206	25%	\$ 1,069	
13	346	head	\$ 35.00	\$ 12,110	75%	\$ 9,083	25%	\$ 3,028	
14	300	ft	\$ 22.00	\$ 6,600	0%	\$ -	100%	\$ 6,600	
15	650	ft	\$ 25.00	\$ 16,250	0%	\$ -	100%	\$ 16,250	
16	15	ea	\$ 1,500.00	\$ 22,500	0%	\$ -	100%	\$ 22,500	
17	6	ea	\$ 2,000.00	\$ 12,000	0%	\$ -	100%	\$ 12,000	
18	2	ea	\$ 2,000.00	\$ 4,000	0%	\$ -	100%	\$ 4,000	
19	6	ea	\$ 1,700.00	\$ 10,200	0%	\$ -	100%	\$ 4,000	
				\$ 948,876		\$ 603,621		\$ 148,990	
				\$ 284,663		\$ 181,086		\$ 44,697	
				\$ 1,233,539		\$ 784,707		\$ 193,686	
Alternate Project									
1	50635	sq ft	\$ 3.55	\$ 179,754	100%	\$ 179,754			
2	1400	sq ft	\$ 25.00	\$ 35,000	100%	\$ 35,000			
3	1.54	ac	\$ 1,500.00	\$ 2,310	100%	\$ 2,310			
4	831	cu yd	\$ 35.00	\$ 29,085	100%	\$ 29,085			
5	29	ea	\$ 1,000.00	\$ 29,000	100%	\$ 29,000			
				\$ 275,149		\$ 275,149			
				\$ 1,224,025		\$ 878,770			
				\$ 367,208		\$ 263,631			
				\$ 1,591,233		\$ 1,142,401			

Basic project does not include a five foot wide concrete sidewalk. The Alternate project includes a sidewalk on the north and east sides of the street. Special assessments in the amount of \$113,900 would be used to offset a portion of the City/MSA costs for both the Basic or Alternate projects.

Appendix C

IP 08-32 Benefitted Properties

PIN Number	Owner	Owner Address	City	Assessment
PID: 183225420007	ASHLEY GARY C & JODY L	15921 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225210013	BALLARD DAVID J & LESLIE M	9370 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225420019	BARTHEL JAMES	15990 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225430013	BERGLUND GERALD J & EDIE M	15830 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225220011	BLISS ROBERT J JR	9550 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225420018	BOEDIGHEIMER JASON & NICOLETTE	16030 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 193225120004	BORG RICHARD P & TERRI P	15651 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225210004	BRAVINDER ROBERT F JR & J K	9405 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225210014	BROCKMUELLER LANCE D & BARBARA	9340 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225430007	DANIELS JEREMY	15751 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225430004	FLATGARD LYLE G & CORINNE F	15821 ANDRIE ST NW	ANOKA MN 55303	\$ 1,700
PID: 183225130003	FRITZ GREGORY C & CHERYL D	16280 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 193225240009	GIBSON CRYSTAL	15520 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 193225120007	GODLEWSKI PAUL E & KATHY L	15551 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225220014	GRANT STEVEN	11182 HOYER AVE	ANNANDALE MN 55302	\$ 1,700
PID: 183225210015	HABEN CHARLES PAUL & SHELLY A	9310 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 193225210005	HAHNE CRAIG	15650 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225430003	HALSETH JEFFREY B & DIANE C	15851 ANDRIE RD NW	RAMSEY MN 55303	\$ 1,700
PID: 193225120002	HAMERNICK LEE B & DEBRA A	15721 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 193225120003	HARDIN GLEN D & EILEEN	15681 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225430022	HENDRICKS DWAYNE G & KATHRYN M	15800 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225220010	HERRBOLDT DANIEL & CAROLYN	9580 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225430002	HERRICK GREG V & JENNIFER KIM	15881 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225210017	HICKEY THOMAS J & LAURA A	9250 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225120004	HOLLAND CARLA A & JEREMY C	9195 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225210012	HOMELVIG AMANDA	9400 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225130020	JACKSON MICHAEL W & CYNTHIA R	16100 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225420017	JAHN ROBERT L & NANCY K	16070 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225120010	JEFFERS HERMAN W & CAROLYN L	9160 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225220015	JOHNSON BRENT D & HOLLY A	9430 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225430005	JOHNSON DANIEL W & MELISSA	15801 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225220013	JUREK DAVID	9490 164TH LN NW	RAMSEY MN 55303	\$ 1,700
PID: 183225340003	KINGSTON WILLIAM S & NANCY F	15760 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700
PID: 183225130009	KNOLL PETER J & JOCELYN L	16181 ANDRIE ST NW	RAMSEY MN 55303	\$ 1,700

SUMMARY OF ANDRIE STREET / 164TH LANE SIDEWALK SURVEY

	N / E Street		S / W Street		All Respondants	
	#	%	#	%	#	%
In Support of Sidewalk	7	32%	3	20%	10	27%
In Opposition of Sidewalk	14	64%	11	73%	25	68%
Neutral or Undecided	1	5%	1	7%	2	5%
Total	22		15		37	

Note: 37 of 67 (55%) properties surveyed responded

**COMMENTS RECEIVED BY SIDEWALK
SURVEY RESPONDANTS**

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

REC'D JAN 26 2009

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

My property is on the: east or north west or south side of the street.

Other Comments:

The sidewalk decision should however be made by the people on the east & north sides of the road, whose property the sidewalk will affect.

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

REC'D JAN 26 2009

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

My property is on the: east or north west or south side of the street.

Other Comments:

We need the sidewalk because of speeding. Along with the sidewalk, we need stronger enforcement of speeding, more stop signs at high use intersections, and other controls over speed.

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

REC'D JAN 29 2009

My property is on the: east or north west or south side of the street.

Other Comments:

We would like to see a smaller amount of land used for the sidewalk (something less than 9 feet).

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

My property is on the: east or north west or south side of the street.

Other Comments:

We know of many neighbors that were pressured and/or mislead so much by the homeowners' assn, that they signed the opinion surveys in direct opposition to their true opinions. Anyone knowing the facts is left with one logical choice – do the sidewalks now. **The goals of Ramsey** (and their plans for Northfork) include installation of walkways at some time; installing them now would **cost less** (overall costs will increase in the future, and certain things would have to be paid for two times - lawns, sprinkler, etc.); installing them now will mean **zero additional cost the homeowners**; there will be **less inconvenience** to the community having roadwork and sidewalks done at the same time; it is **safer** to walk on a sidewalk than on a roadway; Public safety should be our government's main objective – from that standpoint, **there can be no argument**. People who argue that it is fiscally irresponsible to spend money on this improvement, are forgetting that money will be spent on these walkways at some point, and that at that time the money could come from their checking accounts instead of MSA funds!

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

REC'D FEB 03 2009

My property is on the: east or north west or south side of the street.

Other Comments:

I would prefer NOT to have a sidewalk, but NOT
in opposition.

Law

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

REC'D JAN 29 2009

My property is on the: east or north west or south side of the street.

Other Comments:

WOULD LIKE TO SEE THE SIDEWALK PLANS AND
HOW IT EFFECTS MY PROPERTY. (IE GRADE, TREE
REMOVAL, RETAINING WALL, ETC.) I HAVE A
FAIRLY STEEP SLOPE TO THE ROAD.

THANKS,

TOOD PLASTERO
15791 ANDRIE ST
RAMSEY, MN

612-868-7699

REC'D JAN 27 2009

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

Brian Leither
16250 Andrie St. N
Ramsey, MN

My property is on the: east or north west or south side of the street.

Other Comments:

I am in full support of the reconstruction project, which is badly needed, however, I feel that the \$300k+ required for the sidewalk could be more prudently spent on other needed street/road projects in Ramsey.

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

REC'D JAN 27 2009

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

ANDRIE ST NORTH FORK

My property is on the: east or north west or south side of the street.

Other Comments:

Hopefully the speed limit remains 30 MPH and is enforced!

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

REC'D JAN 26 2009

My property is on the: east or north west or south side of the street.

Other Comments:

I oppose the sidewalk because:-

- ① It will adversely affect many of our neighbors who are in opposition - we don't need the divisiveness
- ② A sidewalk does not fit the country feel of why we moved here in the first place - creates an unappealing urban look.

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

REC'D JAN 26 2009

My property is on the: east or north west or south side of the street

Other Comments:

Can not Afford any more
costs

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

My property is on the: _____ east or north _____ west or south _____ side of the street.

Other Comments:

IN THIS ECONOMIC ENVIRONMENT THIS IS A WASTE OF
TAX PAYER MONEY. THE MONEY COULD BE PUT TO
BETTER USE.

east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

REC'D JAN 28 2009

My property is on the: _____ east or north west or south _____ side of the street.

Original total estimated cost of proj: #08-06 was \$246,089 and
Other Comments: Benefitted properties has been reduced by 15?

THIS NEIGHBOR WAS NOT DESIGNED FOR
A SIDEWALK. THE "WALKABILITY" IS THE DESIRE
OF THE CITY ONLY. The petition was sold and signed based
on the neighborhood getting curb & gutter with no cost increase
to home owners from the original overlay project. Considering
the economy it would be very irresponsible to spend more
money on this project. The neighborhood has
been very clear they do not want a sidewalk, except for Colin McGlone

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

REC'D FEB 05 2009

My property is on the: east or north west or south side of the street.

Other Comments:

*Leffers: 9160 164th R.W. N.W.
(We signed a petition, but it was
not included in the copies included
in the report we received ^{from you} in
January.) (?)*

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

REC'D FEB 11 2009

My property is on the: east or north west or south side of the street.

Other Comments: *We understand there would be no additional
assessment to us for the sidewalk, however we feel*

*these funds and the cost of ongoing maintenance could be spent
much more wisely elsewhere in the city. We also want to retain the
"feel" of the Northfork neighborhood and save many mature trees along
the boulevard. We walk and bike regularly and feel it remains a
safe and inviting road for children and/or adults - especially if the
30 mph speed limit stays. Thank you.*

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

REC'D JAN 27 2009

My property is on the: east or north west or south side of the street.

Other Comments:

There is already a walking trail around Lake Itasca -
there is absolutely NO need to put sidewalks in our
neighborhood !!! We recognize the community plan of Ramsey but the
sidewalk is an expense we will pay for on top of the Private Urban Developm
Annual homeowners fee with no financial contribution to increased costs by the
city. A PUD (Private Urban Development) should be exempt from overall sidewalk
access plan of Ramsey. Sidewalks would invite the public to use our facilities,
depreciate our equipment (park), increase maintenance expenses and increase our
homeowners fees - in addition to increasing our taxes.

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

- In support of a sidewalk in this location
 In opposition of a sidewalk in this location
 Undecided or neutral on this issue

REC'D JAN 26 2009

My property is on the: east or north west or south side of the street.

Other Comments:

We discussed this issue of proposed
sidewalk before, and still vote NO
SIDEWALK!

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

REC'D JAN 26 2009

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

My property is on the: east or north west or south side of the street.

Other Comments:

STEPHEN KOKIESH
9225 164th Lane NW
Ramsey, MN 55303
Stephen E. Kokes No Sidewalk!

I have considered the issues associated with the installation of a sidewalk along the north and east sides of Andrie Street and 164th Lane in association with a street reconstruction work on these streets. I want the City Council to know that I am:

REC'D FEB 02 2009

- In support of a sidewalk in this location
- In opposition of a sidewalk in this location
- Undecided or neutral on this issue

My property is on the: east or north west or south side of the street.

Other Comments:

I Feel A Sidewalk Is Not In The
Best Interest of Our Community.
Please Repeat Our Wishes.

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REC'D JAN 28 2009

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Question Sidewalks - Petitions have asked for no sidewalk
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- Other Comments:
- Drainage culvert needs to be cleaned & maintained
 - Using 12+ft. of property on one side seems unfair - other side remains the same?
 - How will that first 7' of grass survive?
 - Will City always clear 100' of sidewalk 5ft wide!!
 - Will the addition of 1ft. ^{road} provide for 2 lanes + parking lane?
 - Why parking lane on same side as sidewalk? People would have to watch for walkers & go thru parked car lane to get out of driveway
 - Are the new sidewalks by Town Center even this wide? Do they have the same setback?

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Other Comments:

I AM NOT IN FAVOR OF THE PROPOSED SIDEWALK.

NORTHSEEK IS ALREADY CONSIDERED A "WALKING COMMUNITY"

SO THIS REDUNDANT FEATURE IS UNNECESSARY

STEVE JANOWSKI
S JANOWSKI @ CI. RAMSEY, MN, US

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REC'D FEB 03 2009

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Other Comments:

NO SIDEWALKS! Nowhere
within the Northfork development is
there any sidewalks. This is a PWS
community. Sidewalks, while useful
for some purposes, are maintenance
nightmares and do not fit into the
development's rural look.