

**FOR SETTLEMENT PURPOSES ONLY**  
**SUBJECT TO MINN. R. CIV. P. 408**

**SENT VIA EMAIL**

February 7, 2017

Tim Gladhill  
Community Development Director  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**RE: Proposed Turn-Around Area – Potassium**

Dear Mr. Gladhill,

Outlined herein are two options for resolving the issue at hand along with an estimate for services from a local engineering firm, their estimate of the costs associated with the proposal, and the party's respective estimated contributions.

While multiple estimates were sought, only two firms responded (most complete response attached hereto.) It has been voiced as a concern by multiple engineering firms and contractors that they (the vendors providing services for either of these two options) would require assurances from the City of Ramsey that their participation in this project will not negatively affect their future opportunities with the City of Ramsey.

***General Points Of Agreement***

Schmitz's

- General release of all claims against the City arising out of the property dispute
- Offer \$3,000 toward the fulfillment of Option 1 or 2
  - Plus approximately an additional \$2K for underground cable for Option 1
- Allow turn-around in driveway area located at the end of the paved driveway west of the family's garage for 120 days or until new area is ready, whichever is less

City

- General release of all claims against the Schmitz's and the land in dispute
- Provide for Class V material out of City reserves for Option 1 or Option 2
- Provide supervision for implementation of Option 1 or Option 2
- Work with Contracting firm(s) to reduce costs to a reasonable level

***Option 1 – Arced Area SW Corner of Schmitz’s Potassium Property Extending into Shade Tree Communities, LLC Property Located Adjacent to the West***

- Per drawings provided by City
  - Area to be a radius from the SW lot corner of the Schmitz’s
  - Extending due East to eastern edge of current improved surface drive area
  - Arcing from this point to the northwest until intersecting with the western boundary of the Schmitz’s property due north of the SW corner of the property
- Move electrical pole to accommodate the new area
  - Approximately \$2,500 for pole relocation
    - Schmitz’s responsible for additional charges for underground connection to new pole location
- Lower raised area property to current improved surface drive area elevation
- Install appropriate drainage angle to maintain current runoff directions
- Install appropriate Class V to accommodate customary vehicle traffic for this local
- Develop permanent solution on adjoining property to west within 36 months and vacate arced area at that time
- Approximate total cost of \$18-23K
- Approximately \$10K of this estimate is for Class V and excessive excavation fees
  - This should be able to be pulled from City reserves and excavation costs reduced from \$3,600 to approximately \$1,600
- City’s contribution to be \$5-8K

## Potassium St CDS Concept 75'



Print Date: October 4, 2016

### ***Option 2 – Rectangular Area Located to the South of Schmitz’s Property and Combining the Current Roadway, Roadway Easement Area(s) and Area to the West of Current Roadway***

- Per attached drawings
  - Area to begin along southern boundary of Schmitz’s property
  - Beginning at the eastern edge of current improved surface drive area
    - Approximately 37 feet from Schmitz’s SW lot corner marker
  - Extending to the west approximately 80 from this point
  - Extending due south from this NW point to approximately the driveway area of adjacent property.
  - Returning from this SW point to the east to the eastern edge of current improved surface drive area

- No electrical pole to relocate
  - Savings of time and approximately \$2,500
- Comparative elevation along western edge of improved surface driving area
  - Reduced cost of leveling
- May be integrated into future development plans for adjacent property
- Approximate cost of \$15-18K
- Approximately \$10K of this estimate is for Class V and excessive excavation fees
  - This should be able to be pulled from City reserves and excavation costs reduced from \$3,600 to approximately \$1,600
- City's contribution to be \$3-5K



**ENGINEER'S ESTIMATE  
CITY OF RAMSEY  
POTASSIUM STREET CUL-DE-SAC CONSTRUCTION**

ITEM NO.	DESCRIPTION	UNIT	UNIT COST	ESTIMATED QUANTITY	ESTIMATED COST
1	Mobilization	LS	\$1,500.00	1	\$1,500.00
3	Salvage and Re-spread Topsoil	LS	\$1,500.00	1	\$1,500.00
4	Common Excavation	CY	\$12.00	300	\$3,600.00
5	Aggregate Surfacing, Class 5	TN	\$20.00	400	\$8,000.00
6	Turf Establishment	LS	\$1,000.00	1	\$1,000.00
					\$15,600.00

Approximate \$3,500 fee for engineering services not listed above.

The Schmitz's wish to resolve the this matter as soon as possible. I look forward to hearing from you and working with you on resolving these issues.

Keith A. Pieper

Gilbert Alden PLLC  
2801 Cliff Road East  
Suite 200  
Burnsville, MN 55337

Direct: 612-940-5633  
Email: Keith@GilbertAlden.com