

**PUBLIC WORKS COMMITTEE  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Public Works Committee conducted a regular meeting on Tuesday, July 16, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Mark Kuzma  
                            Councilmember Nadine Heinrich  
                            Councilmember Chris Riley

Also Present:         Public Works Superintendent Grant Riemer  
                            City Engineer Bruce Westby  
                            Community Development Director Tim Gladhill

**1.     CALL TO ORDER**

Chairperson Kuzma called the regular meeting of the Public Works Committee to order at 5:30 p.m.

**2.     CITIZEN INPUT**

There was none.

**3.     APPROVE AGENDA**

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to approve the agenda, as presented.

Motion carried. Voting Yes: Chairperson Kuzma, Councilmembers Riley and Heinrich. Voting No: None.

**4.     APPROVE MINUTES**

**4.01: Approve June 18, 2019, Meeting Minutes**

Motion by Councilmember Riley, seconded by Councilmember Heinrich, to approve the following minutes:

Regular Meeting Minutes dated June 18, 2019

Motion carried. Voting Yes: Chairperson Kuzma, Councilmembers Riley and Heinrich. Voting No: None.

**5.     COMMITTEE BUSINESS**

None.

## **6. COMMITTEE / STAFF INPUT**

### **6.01: Update on Pavement Maintenance Plan for Ferret Street and 147<sup>th</sup> Avenue Intersection**

City Engineer Westby stated that on July 11, 2017, the City Council adopted Resolution #17-07-170 authorizing the preparation of a Feasibility Report for reconstructing the street in the HY-10 Ramsey subdivision under City Improvement Project No. 18-02. On May 22, 2018, the Development Review Committee (DRC) reviewed the proposed project and provided comments on design alternatives based on the potential for future development of the HY-10 Ramsey subdivision. Given the uncertainties associated with redevelopment, staff felt it would be most cost effective to bring the bituminous pavement up to usable standards, extend utilities and concrete curb and gutter along 147<sup>th</sup> Avenue only, and not to connect the street to adjacent developments at this time.

City Engineer Westby stated that staff prepared a draft Feasibility Report based on input from the DRC, which included an engineer's opinion of probable project costs of \$288,000. The project was proposed to be funded using a combination of special assessments to benefiting properties, street reconstruction bond proceeds, and stormwater utility funds. Nine parcels were identified as receiving special benefit from the improvements. Four of the parcels had permanent structures, and the other five were undeveloped. Several of the parcels were listed for sale, including two City owned parcels.

City Engineer Westby stated that staff originally intended to conduct a public information meeting with benefiting property owners of HY-10 Ramsey while preparing the Feasibility Report to explain the purpose and need for the proposed improvements, the scope of the improvements, estimated costs, the proposed funding program, and propose schedule. However, due to growing uncertainties surrounding the future use of adjacent parcels, staff determined it would be best to prepare a Feasibility Report before scheduling and conducting the public input meeting to help keep discussions focused.

City Engineer Westby noted that on September 13, 2019 staff conducted the public information meeting. None of the benefiting property owners attended the meeting or called in advance to discuss the project. However, after the meeting staff was contacted by two benefiting property owners and both were opposed to reconstructing the streets at that time stating redevelopment was imminent. Since such time, staff has met with the property owners and the general consensus of all is the redevelopment is imminent so streets should not be reconstructed at this time. On October 23, 2018 the City Council adopted Resolution #18-218 accepting the Feasibility Report along with staff's recommendation to shelve the project until such time that it is no longer needed to the adjacent property owners request the streets be repaired.

City Engineer Westby stated that in subsequent discussion between staff and the Public Works Committee, staff received consensus approval from the Committee to reconstruct the pavement

at the intersection of Ferret Street and 147<sup>th</sup> Avenue in 2019 using in-house resources to ensure that the intersection could continue to safely be used by the public and effectively maintained by the City. He stated that based on recent developments, staff proposed to suspend improving the intersection of Ferret Street and 147<sup>th</sup> Avenue in 2019, and instead monitor pavement conditions at the intersection and recommend future improvements as needed.

Chairperson Kuzma asked if there would be available funding to fix the intersection if that was needed.

Public Works Superintendent Riemer stated that if the reconstruction of the intersection was needed there would be an estimated cost of \$8,000 to \$10,000. He stated that most of the users that were in that area have moved out, so there should not be much wear on the road for the time being.

Councilmember Riley stated that he agrees that the City should not reconstruct the intersection just to reconstruct it again in the future. He also noted that road improvements continue to be a high priority and therefore it seems odd to postpone needed improvements.

City Engineer Westby stated that public works is behind on its patching and did not believe it would make sense to take time away from patching other more highly used roads to repair this intersection.

Councilmember Riley agreed that this should be postponed.

Councilmember Heinrich asked when this improvement would then occur.

City Engineer Westby replied that reconstruction of the roadway will most likely follow the redevelopment of this area.

Community Development Director Gladhill stated that this road is within TIF 14 and therefore when redevelopment occurs, TIF could be an option for funding the road reconstruction.

The Committee provided consensus direction to suspend improvements to the intersection of Ferret Street and 147<sup>th</sup> Avenue in 2019.

## **6.02: Update on Variolite Street Reconstruction Options**

City Engineer Westby stated that typically staff starts developing street reconstruction and overlay projects for the following year in July or August, based on the workload and the scope of the projects. During the last five years, staff has followed the same project development process for all street reconstruction and overlay projects using the City's adopted Special Assessment Policy and 2015-2019 Street Reconstruction and Overlay Program.

City Engineer Westby provided additional details on the process which includes the creation of a Feasibility Study/Report. He noted that currently the City does not have an adopted five-year Street Reconstruction and Overlay Program identifying projects that are eligible for the use of

special assessment to pay a portion of the project costs. In addition, discussions are still underway as to how the City should fund street reconstruction and overlay projects. Engineer staff are therefore not able to start developing street reconstruction and/or overlay projects for 2020.

City Engineer Westby stated that staff recently developed a five-year CIP based on the Franchise Fee funding model that included the reconstruction of Variolite Street between Alpine Drive and 173<sup>rd</sup> Avenue in 2020. This is due to the poor condition of the pavement, as well as the fact that only 13 assessable properties exist along this 2.24 mils segment of road which minimizes the dependence on assessments to pay for the improvements. Staff will be evaluating the 2020-2029 CIP in August, at which time projects in the 2019-2028 CIP will be adjusted based on numerous factors. Variolite Street is limited in the 2019-2028 CIP as a 2022 reconstruction project.

City Engineer Westby stated that the estimated project cost for reconstructing Variolite Street is \$2,643,600 of which \$315,330 is estimated to be funded through stormwater funds which would leave an estimated \$2,328,270 unfunded. If Franchise Fees were to end up being the City's funding source for street reconstruction and overlay projects, it would take a year or more to build the fund balance up so projects could be fully paid through the fund. Municipal State Aid System funds are available to pay for the reconstruction of Variolite Street in 2020 since Variolite Street is an MSA route. In addition, approximately \$203,000 is available from the unexpended street reconstruction funds as recently discussed.

City Engineer Westby stated that if the Public Works Committee provides consensus direction that staff should proceed to develop the Variolite Street reconstruction project for 2020, staff would prepare a case for the July 23<sup>rd</sup> City Council meeting requesting authorization to proceed with hiring consultants to collect topographic survey data, complete soil borings and prepare a geotechnical report this summer/fall.

Chairperson Kuzma stated that without having the funding source in place it would make sense to have something to move forward with as a project for 2020 and therefore would support this option.

Councilmember Heinrich agreed that this project should move forward.

Councilmember Riley agreed that the City cannot go one year without completing a road improvement project. He noted that he drove this roadway the previous day and agrees that this should be improved in 2020. He stated that he appreciated the options for funding provided. He stated that he can see the arguments to support assessing the project or not assessing the project as the discussions regarding franchise fees continue.

City Engineer Westby stated that the discussion regarding assessment could be deferred until later this fall.

Councilmember Riley noted that although there are homes on the road, this is not a residential road as 90 percent of the traffic using this road is just passing by. He stated that perhaps this would be a case for assessing a flat amount rather than a percentage of the project cost.

City Engineer Westby stated that staff can move forward and collect proposals from consultants and bring back the topic for further discussion of options for assessments.

The Committee provided consensus direction for staff to proceed on development of the Variolite Street reconstruction project for 2020.

### **6.03: Staff Update on Improvement Projects and Items of Interest**

City Engineer Westby provided a brief updated on improvement projects and other items of interest.

### **6.04: Review Future Topics Calendar**

Public Works Superintendent Riemer stated that the second round of manganese testing was completed and provided a map showing the results, noting that all the test locations measured under the threshold. He confirmed that the information will be shown on the City website.

Councilmember Heinrich asked staff to follow up with Ramsey Elementary to determine if the school has a water softener.

## **7. ADJOURNMENT**

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:00 p.m.

Respectfully submitted,

---

Grant Riemer  
Public Works Superintendent

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*