

Meeting Date: 02/11/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Title:

Consider Participation in Riverdale Drive Reconstruction Project: Dolomite Street Removal/Lot Configuration

Purpose/Background:

The purpose of this case is to consider EDA participation in the Riverdale Drive Improvement Project by funding the removal of Dolomite Street.

The City has not been able to sell Parcel 40 due to, storm water retention issues, uncertainty of access and the small, irregular lot configuration. The site is currently 1.23 acres. The removal of Dolomite Street, including its access to Highway 10, will be beneficial to future development. The vacation of the Right of Way will result in cleaner property lines each lot gaining an additional 0.232 acres (10,123.50 SF).

The City of Ramsey will complete the Street Improvement Project for Riverdale Drive in 2021. The removal of Dolomite Street is not budgeted for the 2021 project. However, there are some cost savings if this is done along with the Riverdale Drive project. In addition, the Riverdale Drive project will include the installation of a storm water systems which will help with the development of Parcel 40 (6710 Highway 10 NW) and other properties in the area.

Staff is asking the EDA to consider financial participation in this project to make the City property more marketable. It should be noted that Dolomite Street access to Highway 10 will likely be closed as part of the upcoming Highway 10 Expansion Project. Staff will work to ensure that this cost will count towards our contribution to the broader Highway 10 Expansion Project.

Notification:

N/A

Observations/Alternatives:

The removal of Dolomite Street, vacation of right of way and the reallocation of the vacated right of way is a two step process. The vacation is a simple City process, guided by State Statute, where the right of way is split down the centerline of the road and deeded to each property owner on each side. On the face of the overall process, this might seem like an unnecessary additional step, but it is required to start this way by Minnesota Law. The second step would then exchange property to square off property lines. Staff has contacted Able Property Management (owner of property to east) and they have expressed support for this action.

The estimated cost for the removal of Dolomite Street is \$47,997.24. Of that cost, only \$38,562.54 is proposed to come from City Funds. The rest from the State of Minnesota through our allocation of Municipal State Aid (MSA) Dollars. It should be noted that by including this project with Riverdale drive there is a cost savings of \$12,520.66. There will be some additional costs relating to the transfer of property after the vacation of the right of way. Staff estimates those closing costs to be less than \$10,000. Based on these estimates, Staff is asking the EDA to consider a contribution not to exceed \$50,000 to complete the Dolomite Street portion of the Riverdale Drive Reconstruction Project.

Alternatives:

1. EDA recommend to City Council to authorize the Dolomite Street Removal Project and to allocate \$50,000 from the EDA cash balance to fund the City portion of the project

2. EDA recommend that the City Council authorize the project but utilize other sources of funds
3. Something else.

Funding Source:

The proposed funding source is the EDA cash balance which is estimated to be \$1,137,000.

Recommendation:

EDA recommend to City Council to authorize the Dolomite Removal and to allocate \$50,000 from the EDA cash balance to fund the City portion of the project.

Action:

Motion to recommend to City Council to authorize the Dolomite Street Removal and to allocate \$50,000 from the EDA cash balance to fund the City portion of the project.

Attachments

Site Location Map

Project Cost Estimate

Dolomite Easement Vacation Exhibit

Additional Vacation Exhibit

Form Review

Inbox

Sean Sullivan (Originator)
Tim Gladhill
Form Started By: Sean Sullivan
Final Approval Date: 02/04/2021

Reviewed By

Sean Sullivan
Tim Gladhill

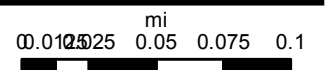
Date

02/03/2021 04:23 PM
02/04/2021 04:32 PM
Started On: 02/01/2021 03:49 PM

Site Location Map - Parcel 40



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, LOGIS

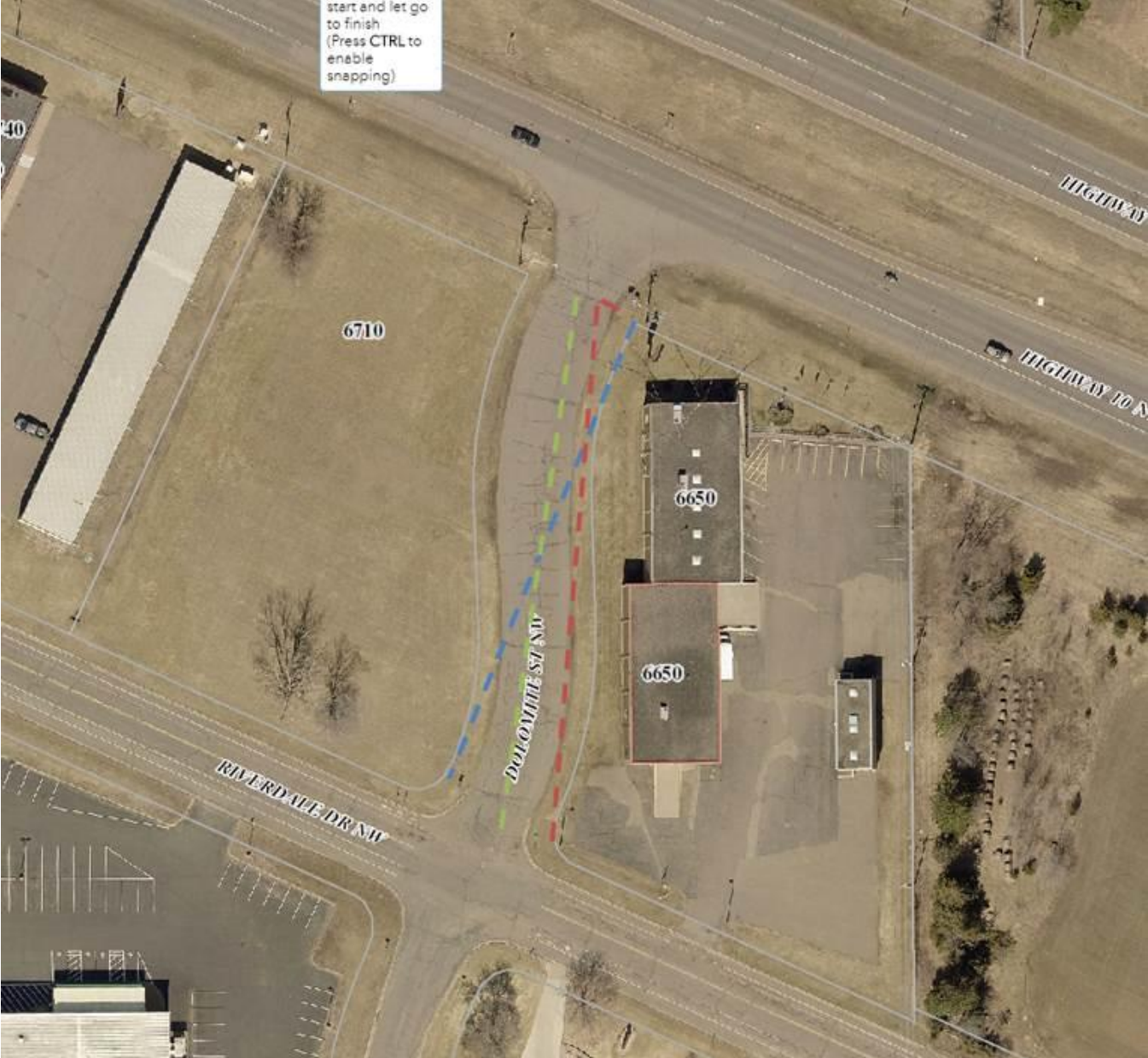


Remove Dolomite Street				Dolomite ROW (City Fund only)		MnDOT ROW (MSA Funds)		Riverdale ROW (MSA Funds)		Total	
Item No.	Item Description	Unit	Unit Price	Quantity	Extension	Quantity	Extension	Quantity	Extension	Quantity	Extension
1	Mobilization (5%)	LS	\$ 2,000.00	0.7	\$ 1,400.00	0.2	\$ 400.00	0.1	\$ 200.00	1	\$ 2,000.00
2	Sawing Pavement	LF	\$ 4.00	0	\$ -	140	\$ 560.00	40	\$ 160.00	180	\$ 720.00
3	Remove Bituminous Pavement	SY	\$ 10.00	1450	\$ 14,500.00	350	\$ 3,500.00	0	\$ -	1800	\$ 18,000.00
4	Remove Culvert	LF	\$ 12.00	0	\$ -	100	\$ 1,200.00	0	\$ -	100	\$ 1,200.00
5	Ditch Excavation	CY	\$ 15.00	0	\$ -	230	\$ 3,450.00	0	\$ -	230	\$ 3,450.00
6	Traffic Control	LS	\$ 2,000.00	0	\$ -	0.9	\$ 1,800.00	0.1	\$ 200.00	1	\$ 2,000.00
7	Topsoil (LV)	CY	\$ 30.00	182	\$ 5,460.00	52	\$ 1,560.00	26	\$ 780.00	260	\$ 7,800.00
8	Restoration	ACRE	\$ 4,000.00	0.259	\$ 1,036.00	0.074	\$ 296.00	0.037	\$ 148.00	0.37	\$ 1,480.00
9	Bolton & Menk Design	LS	\$ 17,784.00	0.7	\$ 12,448.80	0.2	\$ 3,556.80	0.1	\$ 1,778.40	1	\$ 17,784.00
<i>Remove Dolomite Street Construction Cost</i>					\$ 22,396.00		\$ 12,766.00		\$ 1,488.00	\$ 36,650.00	
<i>10% Contingency Cost</i>					\$ 2,239.60		\$ 1,276.60		\$ 148.80	\$ 3,665.00	
<i>Indirect Cost (B&M Plus (6% Admin, Legal, Finance))</i>					\$ 13,926.94		\$ 4,399.36		\$ 1,876.61	\$ 20,202.90	
Remove Dolomite Street Total Project Cost					\$ 38,562.54		\$ 18,441.96		\$ 3,513.41	\$ 60,517.90	

Reductions to Riverdale Drive Projects

Item No.	Item Description	Unit	Unit Price	Quantity	Extension	Quantity	Extension	Quantity	Extension	Quantity	Extension
1	Mobilization (5%)	LS	\$ 2,000.00	0	\$ -	0	\$ -	0.1	\$ 200.00	0.1	\$ 200.00
2	Aggregate Base CL 5 Mod. (Trail) (4.0")	TON	\$ 18.00	0	\$ -	0	\$ -	20	\$ 360.00	20	\$ 360.00
3	Wear Course (Trail) (2.5")	TON	\$ 102.00	0	\$ -	0	\$ -	10	\$ 1,020.00	10	\$ 1,020.00
4	Aggregate Base (Roadway) (6.0")	CY	\$ 8.00	0	\$ -	0	\$ -	-42	\$ (336.00)	-42	\$ (336.00)
5	Wear Course (Roadway) (2.0")	TON	\$ 75.00	0	\$ -	0	\$ -	-22	\$ (1,650.00)	-22	\$ (1,650.00)
6	Non Wear Course (Roadway) (2.0")	TON	\$ 72.00	0	\$ -	0	\$ -	-22	\$ (1,584.00)	-22	\$ (1,584.00)
7	6" Concrete Walk	SF	\$ 12.00	0	\$ -	0	\$ -	-362	\$ (4,344.00)	-362	\$ (4,344.00)
8	Truncated Domes	SF	\$ 50.00	0	\$ -	0	\$ -	-64	\$ (3,200.00)	-64	\$ (3,200.00)
9	Topsoil (LV)	CY	\$ 30.00	0	\$ -	0	\$ -	8	\$ 240.00	8	\$ 240.00
10	Restoration	ACRE	\$ 4,000.00	0	\$ -	0	\$ -	0.01	\$ 40.00	0.01	\$ 40.00
<i>Riverdale Drive Construction Cost</i>					\$ -		\$ -		\$ (9,254.00)	\$ (9,254.00)	
<i>10% Contingency Cost</i>					\$ -		\$ -		\$ (925.40)	\$ (925.40)	
<i>23% Indirect Cost</i>					\$ -		\$ -		\$ (2,341.26)	\$ (2,341.26)	
Riverdale Drive Project Cost					\$ -		\$ -		\$ (12,520.66)	\$ (12,520.66)	

Dolomite Street Removal Cost Summary											
Dolomite Street Removal				\$ 38,562.54		\$ 18,441.96		\$ 3,513.41		\$ 60,517.90	
Riverdale Drive Savings				\$ -		\$ -		\$ (12,520.66)		\$ (12,520.66)	
Adjusted Cost Summary				\$ 38,562.54		\$ 18,441.96		\$ (9,007.25)		\$ 47,997.24	



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(Press CTRL to
enable
snapping)

40

6710

6650

6650

RIVERDALE DR NW

DOLomite ST NW

HIGHWAY 10 N

HIGHWAY 10 N

Find Parks and Subdivision:

Map navigation controls: zoom in (+), zoom out (-), home, refresh, print, pan, and navigation arrows.

Green Line =
Required Boundary
For Vacation

Blue Line = Proposed Lot Line