

Councilmember Musgrove introduced the following resolution and moved for its adoption:

RESOLUTION #20-065

RESOLUTION APPROVING PRELIMINARY COST SHARE FRAMEWORK FOR RIVERDALE DRIVE EXTENSION

WHEREAS, the City has received a conceptual land use plan from Capstone Homes for an area generally south of Highway 10 and east of Bowers Drive; and

WHEREAS, the anticipated development listed above has created the need to increase capacity and improve safety on Riverdale Drive; and

WHEREAS, the City acknowledges the role of Puma Street as a Collector Road serving multiple residential neighborhoods and business districts, which has also been noted in Anoka County and MnDOT's 2014 Highway 10 Access Planning Study; and

WHEREAS, the City desires to establish a fair and equitable cost share model for the reconstruction of Riverdale Drive that balances the City's contribution to the Collector Road while also acknowledging the impact created by new development.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Ramsey City Council hereby approves the Preliminary Cost Share Framework for Riverdale Drive as outlined Exhibit A attached hereto.

The motion of the adoption of the foregoing resolution was duly seconded by Councilmember Menth, and upon vote being taken thereon, the following voted in favor thereof:

Mayor LeTourneau
Councilmember Musgrove
Councilmember Menth
Councilmember Heinrich
Councilmember Kuzma
Councilmember Riley
Councilmember Specht

and the following voted against the same:

None

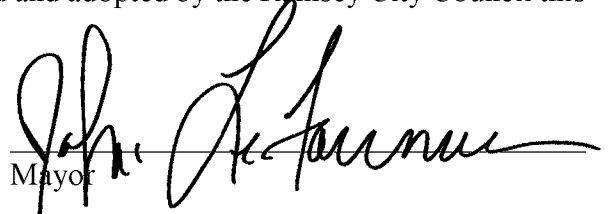
and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of March, 2020.



Mayor

ATTEST:



City Clerk

Exhibit A Preliminary Cost Share Framework

Riverdale Drive Development Initiated Expansion and Safety Improvement Project
Scenario 4d: Time Sensitive (2020 Approval) Scenario w/Public Works Committee Recommendation

Total Project Costs	
Anoka County Parcel	\$ 639,750
Pearson Properties Parcel	\$ 1,066,250
Total Project Costs	\$ 1,706,000

Pearson Properties Parcel	
Pro-Rata Frontage Costs	\$1,066,250.00
<i>Potential Funding Sources</i>	
MnDOT LPP Grant Allocation	\$188,000.00
Municipal Contribution to Collector Road	\$200,000.00
Assessment Amount	\$678,250.00

Preliminary Assessment Roll			
Property/Party		Percentage	Assessment Amount
Capstone/Riverstone South		50.00%	\$339,125.00
Pearson/Commercial/Industrial		50.00%	\$339,125.00
Total		100.00%	\$678,250.00

Anoka County Parcel	
Roadway Costs	\$639,750.00
MnDOT LPP Allocation	\$522,000.00
Unallocated Public Contribution	\$117,750.00

To be split evenly between City, Pearson, Capstone per PWC

Total Contribution by Party: Cost Share with Pearson and Capstone						
Property/Party	Pearson Frontage		Anoka County Frontage		Total	
	Amount	Percentage	Amount	Percentage	Amount	Percentage
City/Public Dollars	\$388,000	36.39%	\$39,250	33.3%	\$427,250	36.1%
Capstone/Riverstone South	\$339,125	31.81%	\$39,250	33.3%	\$378,375	32.0%
Dobbs/Commercial/Industrial	\$339,125	31.81%	\$39,250	33.3%	\$378,375	32.0%
Total	\$1,066,250	100.00%	\$117,750	100.0%	\$1,184,000	100.0%

Total Project: Public versus Private Dollars			
	Amount	Percentage	
MnDOT Grant	\$710,000	42%	
City Dollars (including unallocated from County Parcel)	\$239,250	14%	~56% Public Dollars
Private Dollars	\$756,750	44%	
Total	\$1,706,000	100%	

Note: Developer recommends that they should not be responsible for solving for frontage on Anoka County Property. Feels City's contribution should be higher.