

Public Works Committee**Meeting Date:** 04/16/2024**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Consider Recommendation to City Council to Approve Cooperative Construction Agreement No. 1056358, Approve Plans, and Authorize Advertisements for Bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:**Purpose:**

To consider a recommendation to City Council to approve Minnesota Department of Transportation (MnDOT) Cooperative Construction Agreement No. 1056358, approve plans, and authorize advertisements for bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Background:

This project has been discussed with the Public Works Committee during the following regularly scheduled Committee meetings;

- October 19, 2021
- January 18, 2022
- February 15, 2022
- May 17, 2022
- November 15, 2022

Background information is included in the attached cases from each of these meetings, as well as in the attached meeting minutes. Attachments for these cases are not included but will be available at the meeting.

Attached to this case are the plans prepared by staff, which have been reviewed and approved by the Minnesota Department of Transportation (MnDOT).

Also attached to this case is the MnDOT transmittal letter and Cooperative Construction Agreement, which was reviewed and approved by staff and the City Attorney.

Time Frame/Observations/Alternatives:**Timeframe:**

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and Cooperative Construction Agreement No. 1056358, and authorization to advertise bids for Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion of other.

Funding Source:

Staff’s current cost estimate for constructing a new 265-foot long sound wall per the attached plans is \$80,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction. The construction cost estimates above also do not include any costs associated with working with MnDOT to develop the CCA, which is generally limited to staff’s and the City Attorney’s time, which was minimal.

City Improvement Project #22-17 can be funded using PIR Funds.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Outcome/Action:

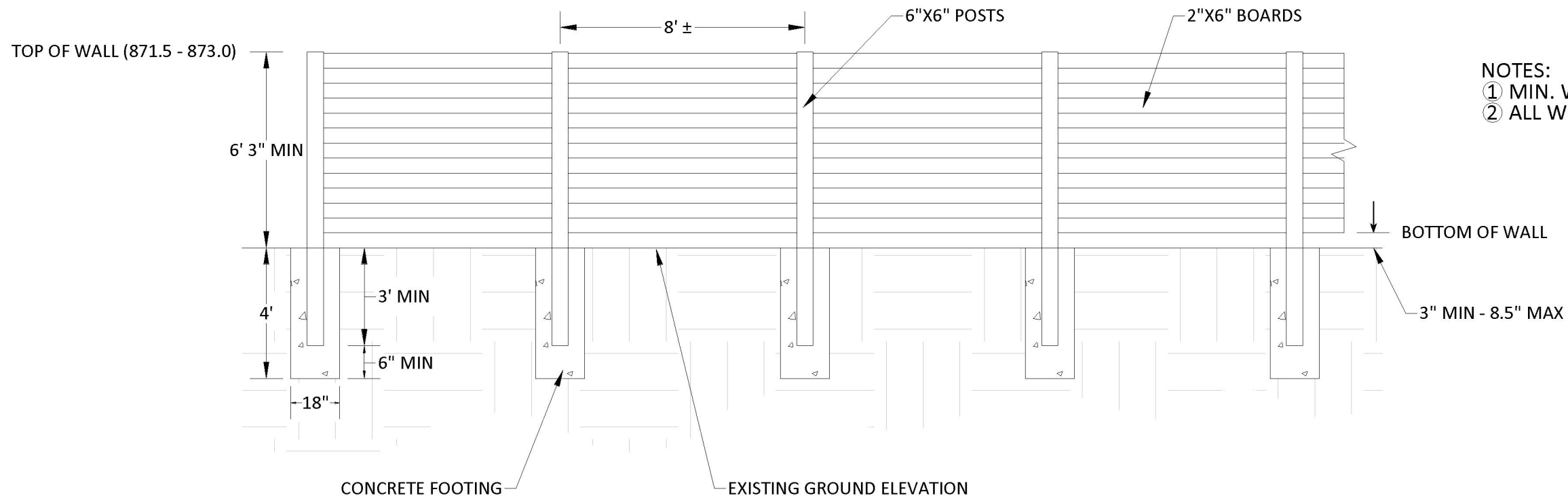
Dependent on discussions.

Attachments

- IP 22-17 Plans
- PWCcase 101921
- PWCcase 011822
- PWCcase 021522
- PWCcase 051722
- PWCcase 111522
- PWC Mtg Mins 101921
- PWC Mtg Mins 011822
- PWC Mtg Mins 021522
- PWC Mtg Mins 051722
- PWC Mtg Mins 111522
- MnDOT CCA 1056358
- MnDOT TrnsLtr CCA 1056358

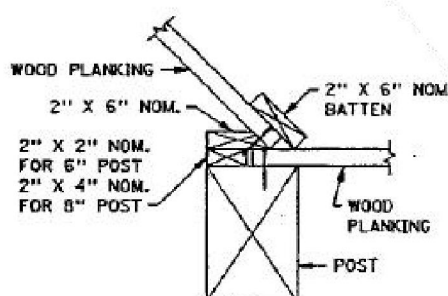
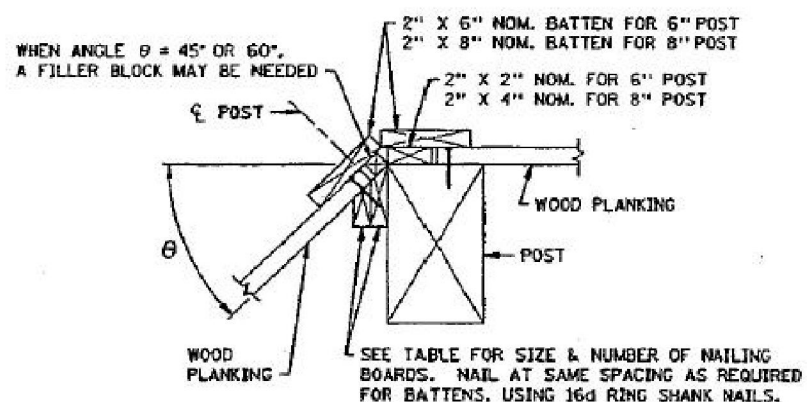
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Marsha Weidner	04/11/2024 02:42 PM
Form Started By: Bruce Westby		Started On: 04/10/2024 04:27 PM
Final Approval Date: 04/11/2024		

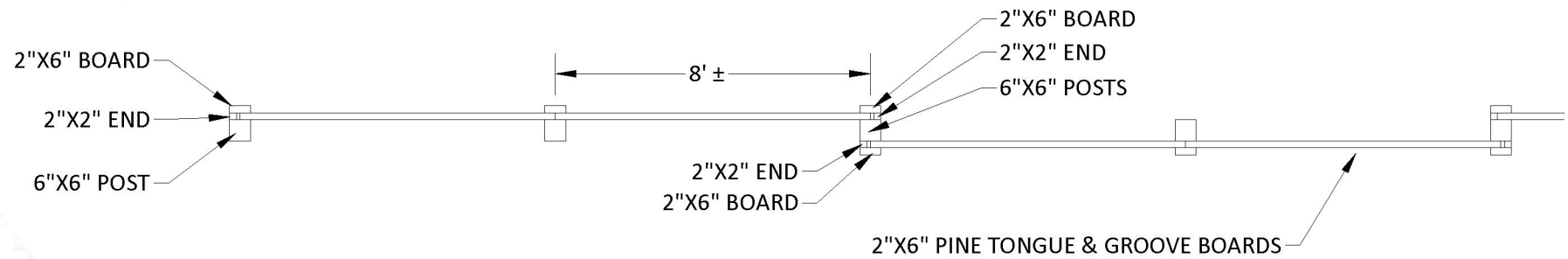


- NOTES:
 ① MIN. WALL HEIGHT 6 FEET ABOVE TH 47 EDGE OF PAVEMENT
 ② ALL WOOD MUST BE PRESSURE TREATED

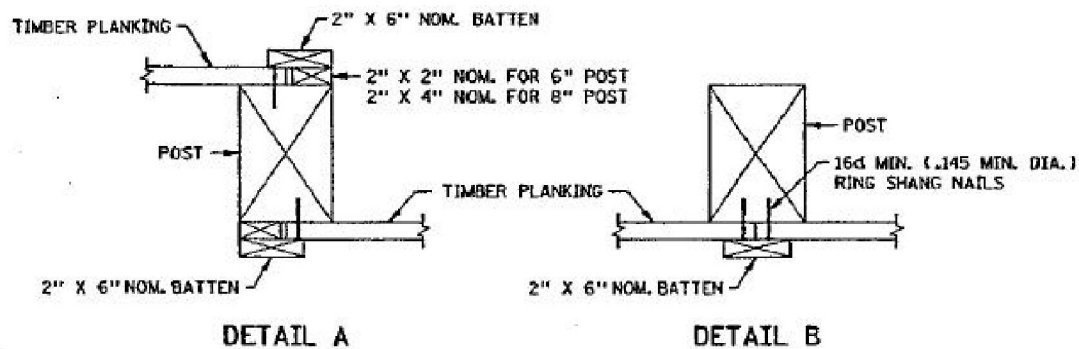
① PROPOSED WALL PROFILE: N.T.S.



POST LOCATIONS FOR ANGLE TURNS



② PROPOSED WALL PLAN: N.T.S.



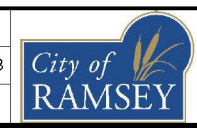
NAILING BOARDS AND CORNER BATTEN SELECTION TABLE FOR ANGLE TURNS TOWARD POST

POST SIZE (IN.)	ANGLE $\theta = 30^\circ$		ANGLE $\theta = 45^\circ$		ANGLE $\theta = 60^\circ$	
	NAILING BOARDS SIZE (IN.)	CORNER BATTEN (IN.)	NAILING BOARDS SIZE (IN.)	CORNER BATTEN (IN.)	NAILING BOARDS SIZE (IN.)	CORNER BATTEN (IN.)
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6 X 8	2 X 6	1	2 X 6	1	2 X 6	1
6 X 12	2 X 6	1	2 X 6	2	2 X 6	2
8 X 12	2 X 6	1	2 X 8	2	2 X 8	2
8 X 14	2 X 6	1	2 X 8	2	2 X 8	2
8 X 16	2 X 6	2	2 X 8	2	2 X 8	2
8 X 18	2 X 6	2	2 X 8	3	2 X 8	3
8 X 20	2 X 6	2	2 X 8	3	2 X 8	3

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 JOE PERIANCEK
 Date 2/10/23 Lic. No. 57095

DESIGNED BY: JJF
 DRAWN BY: JJF
 CHECKED BY: BRW
 DATE: 2/10/23
 FILE: 22-17



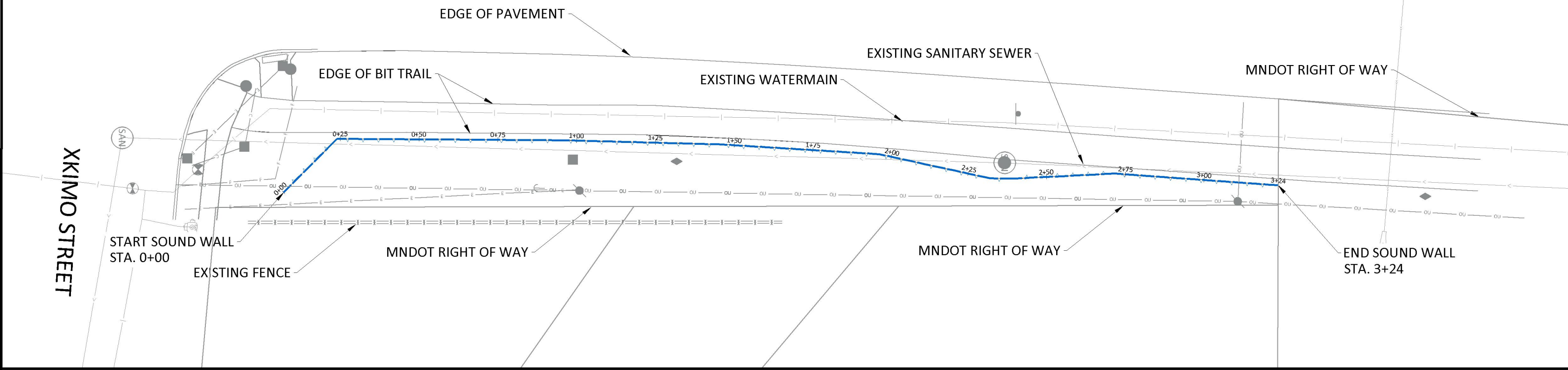
CITY OF RAMSEY
 7550 SUNWOOD DRIVE
 RAMSEY, MN 55303
 (763) 427-1410 FAX (763) 433-9898

SOUND WALL DETAIL

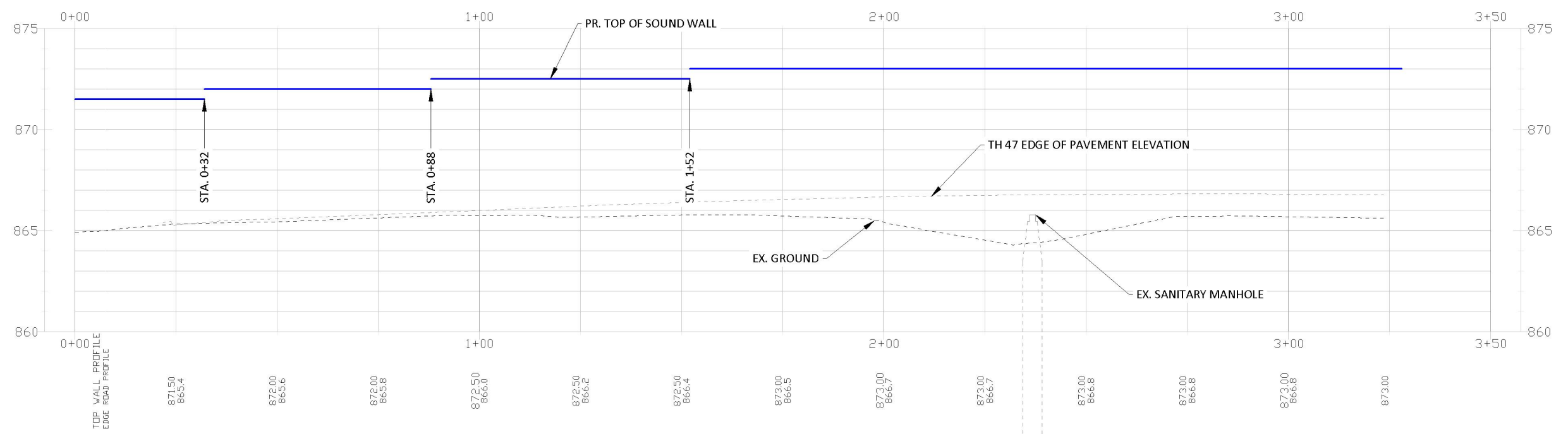
TH 47 & XKIMO STREET SOUND WALL
 CITY PROJECT NO. 22-17
 CITY OF RAMSEY, MINNESOTA



SAINT FRANCIS BOULEVARD (TH 47)



Profile View of Sound Wall

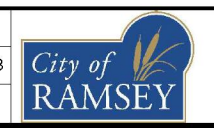


DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Periancek
JOE PERIANCEK
 Date 2/10/23 Lic. No. 57095

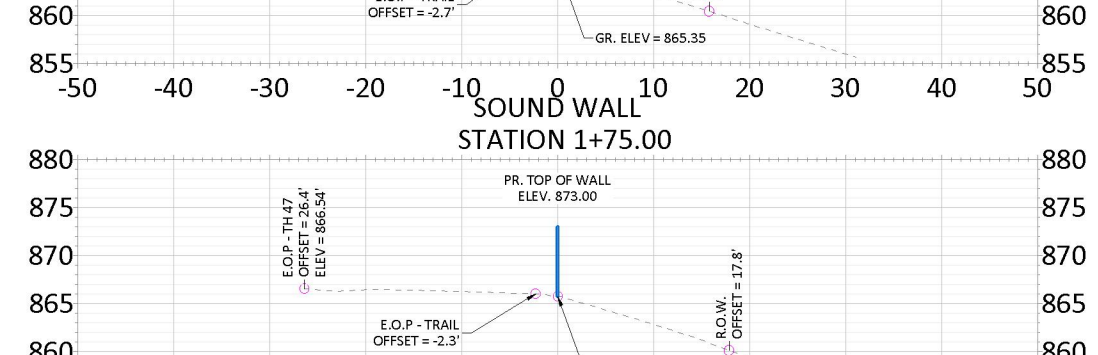
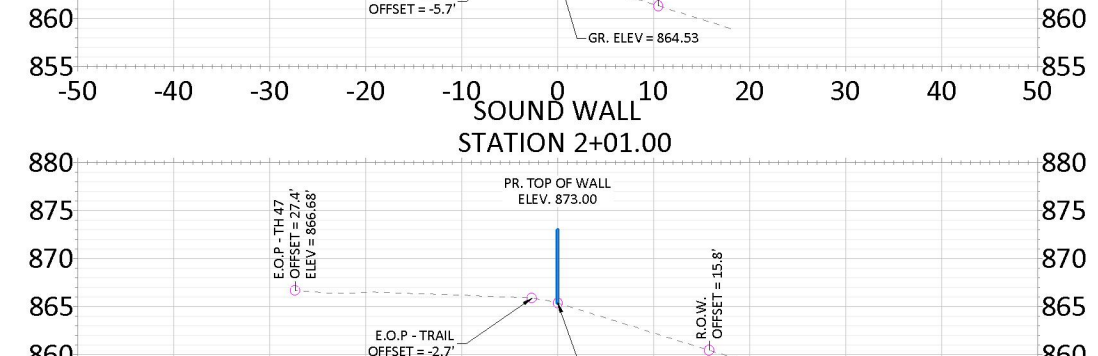
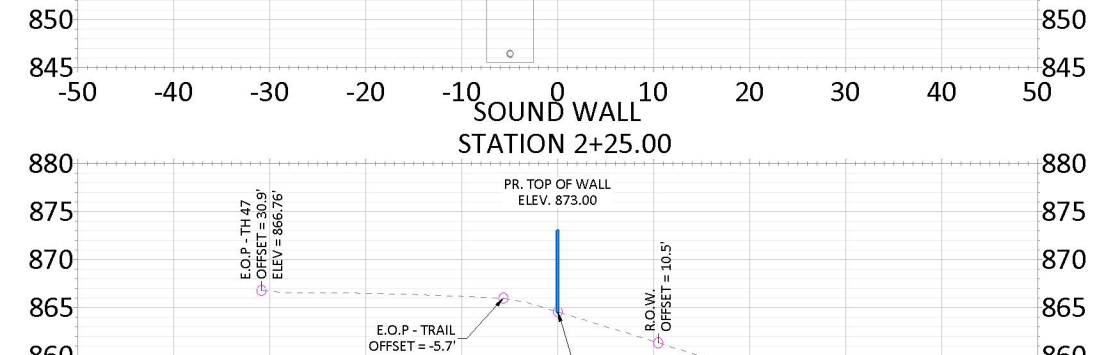
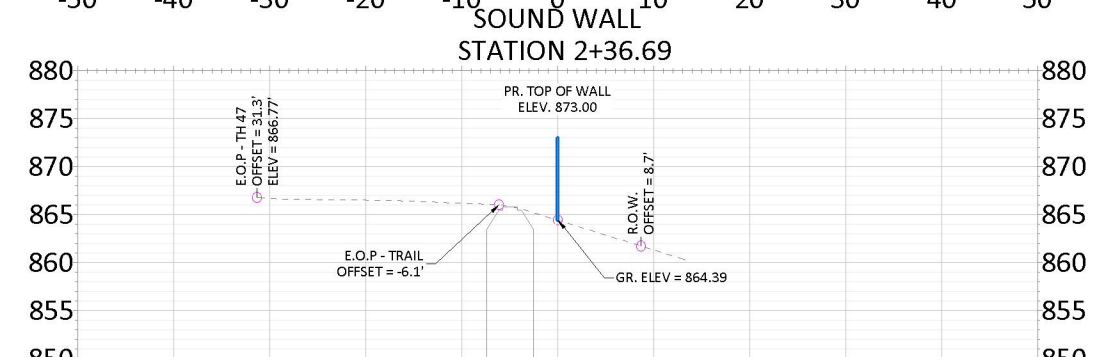
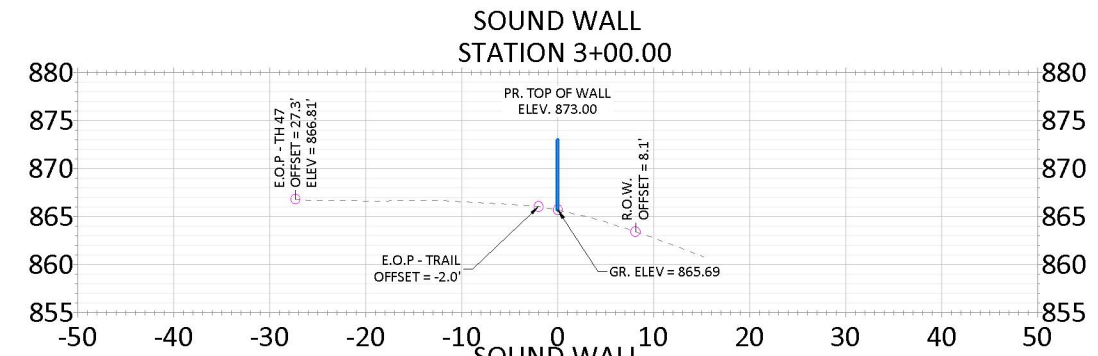
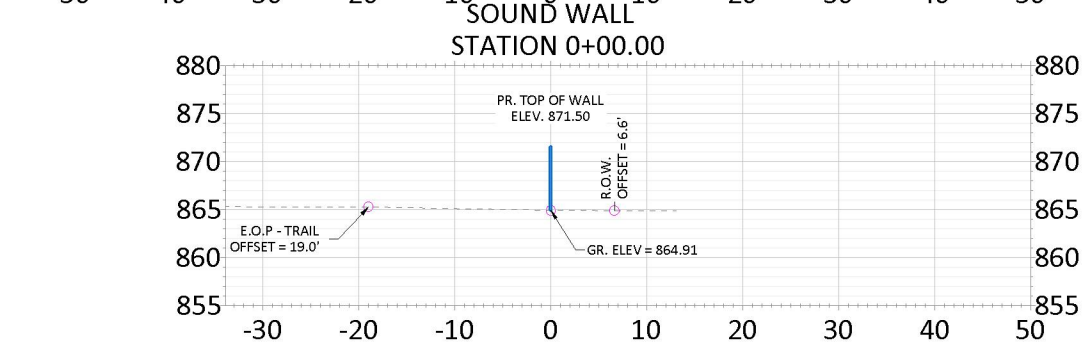
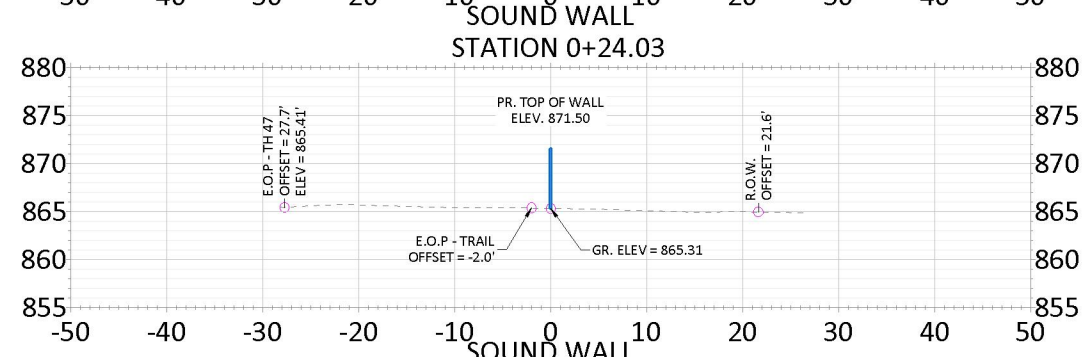
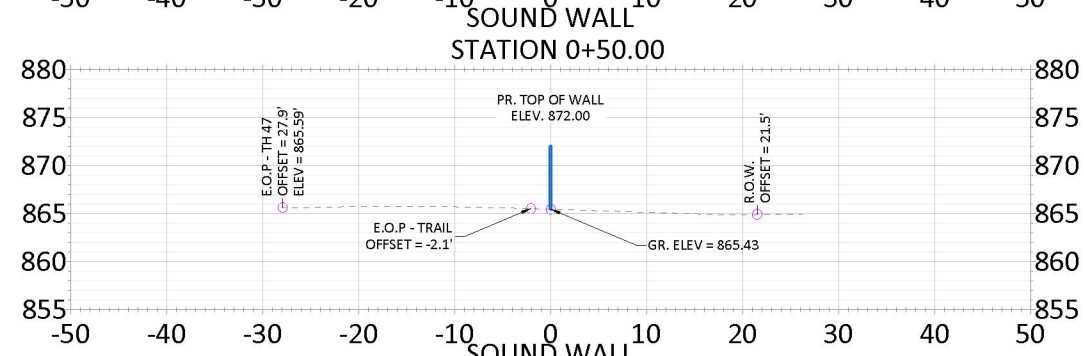
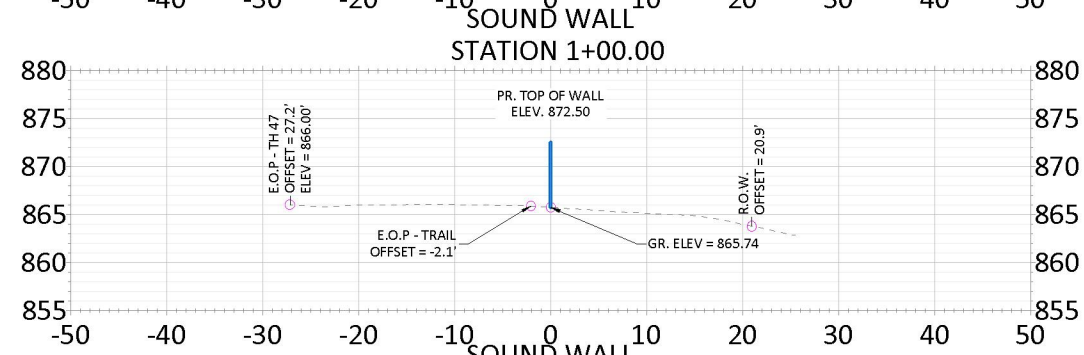
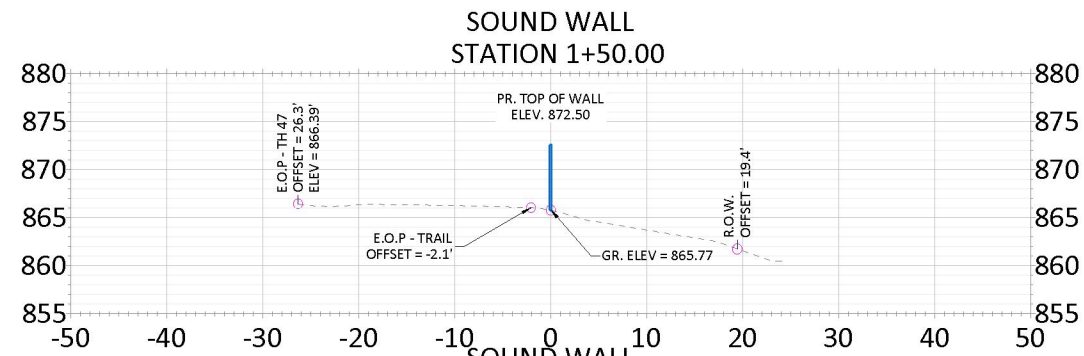
DESIGNED BY: JJF
 DRAWN BY: JJF DATE: 2/10/23
 CHECKED BY: BRW FILE: 22-17



CITY OF RAMSEY
 7550 SUNWOOD DRIVE
 RAMSEY, MN 55303
 (763) 427-1410 FAX (763) 433-9898

SITE PLAN

TH 47 & XKIMO STREET SOUND WALL
 CITY PROJECT NO. 22-17
 CITY OF RAMSEY, MINNESOTA

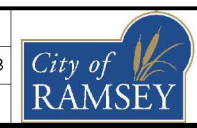


DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Periancek
 JOE PERIANCEK
 Date 2/10/23 Lic. No. 57095

DESIGNED BY: JJF
 DRAWN BY: JJF DATE: 2/10/23
 CHECKED BY: BRW FILE: 22-17



CITY OF RAMSEY
 7550 SUNWOOD DRIVE
 RAMSEY, MN 55303
 (763) 427-1410 FAX (763) 433-9898

CROSS SECTIONS

TH 47 & XKIMO STREET SOUND WALL
 CITY PROJECT NO. 22-17
 CITY OF RAMSEY, MINNESOTA

Public Works Committee

5. 3.

Meeting Date: 10/19/2021

By: Bruce Westby, Engineering/Public Works

Title:

Receive Sound Wall Request Letter from Residents East of State Highway 47, North of Xkimo Street

Purpose/Background:

Attached is a copy of an email recently received by the City Engineer/Interim Community Development Director from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Street, after meeting with the residents on site. The email respectfully requests the following items be pursued by the City of Ramsey:

- *Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's*
- *If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along ct 47*
- *If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along ct 47*
- *Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection*
- *Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior*
- *Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey*
- *Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.*

Staff has not yet begun to work on a response letter, and is awaiting Committee direction.

If the Committee would like an estimate of the costs to construct sound walls as requested, Staff can prepare an estimate and present it at the next regular Public Works Committee meeting.

Attached is an email from MnDOT with responses to Staff's questions regarding external funding sources. At this time it does not appear that external funds are available to extend the sound wall. However, Staff will continue to explore external funding sources for such sound wall improvements.

It is too late in the year to begin construction of a sound wall in 2021, so at best this work could be completed in 2022. This would require the collection of topographic survey this fall or next spring to determine where a sound wall could effectively be constructed along this corridor. In order for a sound wall to be effective it should be constructed at a height extending at least 6-feet above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Timeframe:

Staff estimates 25 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the residents that submitted the email that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance.

Alternatives:

Alternative #1 – Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

Motion directing Staff to prepare a response letter addressing the requested actions per the email received from the residents of Xkimo Court NW, and to present a draft response letter for action at the next regular Public Works Committee meeting.

Attachments

Xkimo Court Residents email
MnDOT Sound Wall email
Staff email to Xkimo Court residents
Sound Wall Gap Figure

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	10/14/2021 04:08 PM
Kurt Ulrich	Kurt Ulrich	10/14/2021 04:13 PM
Form Started By: Bruce Westby		Started On: 10/14/2021 02:51 PM
Final Approval Date: 10/14/2021		

Public Works Committee

5. 2.

Meeting Date: 01/18/2022

By: Bruce Westby, Engineering/Public Works

Title:

Consider Sound Wall Improvements East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the noise wall constructed as part of the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, several residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. The residents were informed that the developer would construct a noise wall similar to the existing wall east of Highway 47 roughly 600 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat.

Attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
- If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
- If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
- Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
- Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
- Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
- Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed

Staff to contact the developer and their engineer to determine if either or both are willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve its intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

The City Engineer contacted the developer and received the attached letter in response. Based on this letter Staff does not anticipate that the developer will be willing to partner with the City to resolve the resident's concerns either by assisting with potential design modifications and/or by contributing to costs.

The City Engineer also contacted the project engineer with Bogart-Pederson to discuss this issue. The project engineer stated he would discuss this issue in more detail after the Public Works Committee discussed this issue again this evening.

Construction of a sound wall could not begin until the ground thaws in the spring of 2022, at the earliest. This would require the collection of topo survey to determine where a sound wall could effectively be constructed along this corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement of northbound Highway 47.

Attached is a figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north. Staff estimates construction costs for a similar noise wall would be approximately \$210 per linear foot at today's construction costs. This would equate to a minimum construction cost of \$50,000 to salvage and reinstall the section of wall that extends below the grade of Highway 47 and to then extend the wall to the north end of the Ramsey Villas North plat, and a minimum construction cost of \$125,000 to extend a similar wall along the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall needs to be constructed within their right-of-way.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff contacted MnDOT and was informed that their preference would be for the wall to be on the private property. However, MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, but that they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

Staff informed the Xkimo Court residents that this case would be presented at this evening's Public Works Committee meeting so Staff anticipates there will be several residents in attendance, either in person or remotely.

Alternatives:

Alternative #1 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat.

Alternative #2 – Motion directing Staff to further explore noise wall improvements along the Ramsey Villas North plat, and to further explore noise wall improvements along the undeveloped parcel to the north.

Alternative #2 – Motion of other.

Funding Source:

To be determined based on the Committee's direction to Staff.

MnDOT does not have funds to share in any of these costs, and Staff is continuing to explore external funding sources for such sound wall improvements.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

To be determined following discussions.

Attachments

Noise Wall Gap Figure

Xkimo Court residents email

Ltr re Riverside Development Company Ramsey

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Kathy Schmitz	01/13/2022 04:07 PM
Kurt Ulrich	Kathy Schmitz	01/13/2022 04:07 PM
Form Started By: Bruce Westby		Started On: 01/11/2022 10:40 AM
Final Approval Date: 01/13/2022		

Public Works Committee

6. 1.

Meeting Date: 02/15/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

The purpose of this case is to provide available updates. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
- If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
- If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
- Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
- Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
- Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

· Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

After the Public Works Committee considered the residents request on October 19, 2021, the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve it's intended purpose. The Committee also directed Staff to return with estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north for consideration at a future meeting.

Staff contacted the developer, Riverside Development Company, and has since received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot continue to retain any of their clients financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff is therefore preparing to return all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson they informed City Staff that any wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but Staff instructed them to construct the wall per the plans. However, Bogart-Pederson is willing to share their topographic survey with the City so we can look at the potential for relocating the wall within the Highway 47 right-of-way.

Any efforts to relocate or extend the existing sound wall could not begin until the ground thaws in the spring of 2022. This would include collection of additional topographic survey to determine where a sound wall could effectively be constructed along the corridor. For a sound wall to be effective it should be constructed to a height of 6-feet or more above the pavement on Highway 47.

Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall approximately 900 feet north.

Staff estimates construction costs for a similar noise wall would be approximately \$210 per linear foot at today's construction costs. This would equate to a minimum construction cost of \$50,000 to salvage and reinstall the existing wall within the Highway 47 right-of-way and to extend the wall to the north end of the Ramsey Villas North plat, if possible, and a minimum construction cost of \$125,000 to extend the wall through the undeveloped parcel to the north to connect to the existing wall. These costs do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Timeframe:

Staff estimates 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance.

Funding Source:

Funding amounts and sources will be discussed in detail on March 15th.

Recommendation:

Staff does not have a recommendation at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on March 15th.

Attachments

Xkimo Ct residents requests
Xkimo Ct resident email
Sound wall gap figure
Sound Wall Pictures

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	02/10/2022 03:55 PM
Kurt Ulrich	Kurt Ulrich	02/10/2022 03:59 PM
Form Started By: Bruce Westby		Started On: 02/10/2022 10:49 AM
Final Approval Date: 02/10/2022		

Public Works Committee

5. 2.

Meeting Date: 05/17/2022

By: Bruce Westby, Engineering/Public Works

Title:

Receive Updates on Sound Wall East of State Highway 47, North of Xkimo Street

Purpose/Background:

As discussed at the Public Works Committee meeting on October 19, 2021, the sound wall constructed with the three (3) single-family residential unit development called Ramsey Villas North, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier.

Though plans for this development, including the noise wall, were approved by the City, the wall was designed and constructed to extend downwards into a low area such that the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47 and north of Xkimo Court, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
- If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
- If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along cty 47
- Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
- Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
- Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey
- Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve its intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff then contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. Bogart-Pederson said they informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines, but that Staff instructed them to construct the wall per the plans, which was done. Bogart-Pederson said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way.

Staff also contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property but MnDOT did confirm that they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine who the property owners are.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Since February, Staff has confirmed that the developer's engineer will provide their topographic survey data and utility as-built data to allow City Staff to further explore options for relocating, constructing, or extending sound walls within MnDOT's Highway 47 right-of-way. Staff anticipates receiving this data very soon. However, additional topo survey will be needed to determine where a sound wall could effectively be constructed along the Highway 47 corridor, especially if the wall is to be connected to the existing 6-foot tall sound wall approximately 900-feet to the north. Attached is the figure showing how long the sound wall would need to extend to the north of the Ramsey Villas North plat to connect to the existing sound wall.

As previously discussed, Staff estimates construction costs for a similar sound wall to be approximately \$210 per linear foot at today's construction costs. This would equate to a minimum construction cost of \$50,000 to salvage

and reinstall the existing wall within the Highway 47 right-of-way. To extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall would require a minimum construction cost of \$125,000. These are construction cost estimates only and do not include indirect costs or costs required to enter into a Limited Use Permit with MnDOT if the wall can indeed be constructed within their right-of-way.

Four pictures of the existing sound wall are attached to this case. Staff anticipates bringing more detailed information to the Committee for discussion on June 21st.

Timeframe:

Staff estimates up to 15 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Observations:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

The purpose of this case is to provide new updates, with the intent of providing a more significant update on June 21st and to seek further direction from the Committee as to next steps at that time.

Funding Source:

Funding amounts and sources will be discussed in more detail on June 21st.

Recommendation:

Staff does not have a recommendation to offer at this time.

Action:

No action is requested at this time. Staff will provide more information and will seek further direction from the Public Works Committee on June 21st.

Attachments

Sound Wall Gap Diagram

Xkimo Ct resident email

Picture 1

Picture 2

Picture 3

Picture 4

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/12/2022 01:48 PM
Brian Hagen	Brian Hagen	05/12/2022 03:25 PM
Form Started By: Bruce Westby		Started On: 05/11/2022 10:50 AM
Final Approval Date: 05/12/2022		

Public Works Committee

5. 1.

Meeting Date: 11/15/2022

Submitted For: Bruce Westby, Engineering/Public Works

By: Bruce Westby, Engineering/Public Works

Title:

Consider Recommendation to City Council to Approve Plans and Authorize Bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements

Purpose/Background:

As first discussed at the Public Works Committee meeting on October 19, 2021, the fence that was constructed with the Ramsey Villas North three (3) single-family residential unit development, located in the northeast quadrant of State Highway 47 and Xkimo Street, was not constructed such that it will serve it's intended purpose as a noise barrier/sound wall.

The plans for this development, including the sound wall plan, were approved by the City. However, the wall was designed and constructed such that it extends down into a low area where the top of the wall is lower than Highway 47, which prevents the wall from being effective at reducing traffic noise.

During the project approval process, residents from Xkimo Court contacted City staff to ask what could be done to reduce traffic noise from Highway 47. Staff ultimately responded by conveying that the developer would be constructing a sound wall similar to the existing wall east of Highway 47 roughly 1,000 feet to the north, and that the wall would extend along the west edge of the Ramsey Villas North plat. Attached is a copy of an email submitted by a resident of Xkimo Court showing they were informed that the sound wall would extend along the entire west edge of the plat.

Also attached is a copy of an email received by the City Engineer from residents along Xkimo Court NW, east of State Highway 47, following a meeting between the City Engineer and the residents on site on Monday, September 27, 2021. The email requests that the City consider the following items:

- Partner with MNDOT to determine if building an appropriate, effective noise wall would be their responsibility or the City's
- If MNDOT has the responsibility, then to partner and advocate for them to seek funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along ctly 47
- If the City has the responsibility, pursue approval and prioritize allocating funding to build an effective noise wall on par with the height above street level of, and extending to, the existing noise wall further north along ctly 47
- Establish a noise ordinance to discourage vehicles from excessive acceleration or jake-breaking at the 47/5 intersection
- Seek partnership with Ramsey PD and/or the Anoka County Sheriff, to establish a presence in the area [even if simply parking in-between calls or completing paperwork] to discourage the above behavior
- Post signs on Hwy 47 to notify drivers of the noise ordinance and that it is enforced by the City of Ramsey

- Provide a plan timeline, along with regular communication on progress, regarding the above to the residents of Xkimo Ct. Nw.

The Public Works Committee reviewed and discussed the resident's requests with them on October 19, 2021, and afterwards the committee directed Staff to contact the developer and their engineer to determine if either or both would be willing to partner with the City to redesign, reconstruct and/or extend the noise wall to serve its intended purpose. The Committee also directed Staff to contact MnDOT to discuss the option of relocating the wall onto their right-of-way, and to present estimated costs to reconstruct and/or extend the sound wall to the end of the plat and/or to connect to the existing wall to the north during a future meeting.

Staff contacted the developer, Riverside Development Company, and received three response letters from their attorney informing Staff that the developer is willing to assist the City in resolving this matter by providing a history of past discussions and to offer its opinion on any potential changes to the wall, but that they are not agreeable to assuming any financial liability associated with such changes. Their attorney also noted that the City cannot retain any of their client's financial securities outside of what is allowed by the Development Agreement, namely their one-year warranty and landscaping warranty. Staff therefore returned all securities outside of the warranty securities outlined within the Development Agreement.

Staff also contacted the design engineer, Bogart-Pederson, to discuss their willingness to assist the City in resolving this matter. According to Bogart-Pederson, they had informed City Staff that a wall constructed on their client's property would not be able to serve as a noise wall due to the low elevations on site, and that constructing a wall within Highway 47 right-of-way would not likely be economically feasible due to the need to relocate existing buried utilities and overhead power lines. Bogart-Pederson said Staff instructed them to construct the wall per the plans anyway, which was done. Bogart-Pederson then said they would share their topo survey so the City could explore relocating the wall within Highway 47 right-of-way as a City Improvement Project.

Staff then contacted MnDOT and was informed that their preference would be for the wall to be constructed on private property, but MnDOT did confirm they would be willing to discuss construction of a wall in MnDOT right-of-way, though they do not have funds to pay for such work. Also, the City would need to execute a Limited Use Permit to define the responsibilities of the City related to maintenance and removal of the wall, if necessary in the future.

On January 18, 2022, the Public Works Committee discussed this information, along with the estimated costs developed by Staff, and directed Staff to obtain the opinion of the new City Attorney as to the responsibilities of the developer and their engineer in this matter, to speak with the engineer to ask if they would at a minimum provide the required design services, to contact MnDOT to determine whether they would allow the wall to be relocated, reconstructed and/or extended within MnDOT right-of-way and whether any other funds may be available, to discuss available funding sources with the Finance Director, to review the site conditions, and to determine the current property owners.

On February 15, 2022, the Public Works Committee received updates from Staff including responses received from the developer and their engineer, and estimated costs for the options previously discussed. After discussions, Staff noted that they would look at the grades to see if an opportunity might exist to cost-effectively add fill outside of MnDOT right-of-way while avoiding impacts to utilities, which could then be discussed in more detail at a future meeting.

Staff has since received topographic survey data and utility as-built data from the developer's engineer, Bogart Pederson, allowing Staff to further explore options for relocating, constructing, or extending sound walls within Highway 47 right-of-way.

Staff also enlisted Bolton & Menk to collect additional topo survey to help determine if a sound wall could effectively be constructed within Highway 47 right-of-way, and whether the wall could eventually connect to the

south end of the existing 6-foot tall sound wall approximately 900-feet to the north.

Staff has not yet contacted the new property owners at 5065 and 5075 Xkimo Court to discuss the option of salvaging and reinstalling the existing sound wall constructed on their properties during development of Ramsey Villas North to the Highway 47 right-of-way per the attached plans. If the Public Works Committee would like Staff to explore the option of relocating this fence to the Highway 47 right-of-way per the attached plan and extending new sound wall fence to the north end of the plat, which could be bid as an alternate bid, Alternative #2 should be approved. Staff will then contact the property owners to see if they are open to this option and if so, will add this as an alternate bid. If the property owners are not open to this option, Staff will move forward with bidding the project using all new fence and leaving the existing fence in place.

Staff did not explore costs further to extend the wall past the north end of the Ramsey Villas North plat and through the undeveloped parcel to the north to connect to the existing wall per previous discussions with the Public Works Committee.

The construction cost estimates above also do not include any costs required to enter into a Limited Use Permit (LUP) with MnDOT, which would typically be limited to staff time and recording costs for the LUP. If the Public Works Committee approves Alternative #1 or #2, Staff will work with MnDOT to develop a LUP for City Council approval at the time bids are accepted and a construction contract is awarded.

Timeframe:

Staff estimates 20 minutes will be needed to present this case and respond to questions.

Observations/Alternatives:

Staff informed the Xkimo Court residents that this case would be presented this evening so one or more residents may be in attendance, either physically or remotely.

Alternatives:

Alternative #1 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements.

Alternative #2 – Motion recommending City Council approval of plans and authorization to advertise bids for City Improvement Project #22-17, Ramsey Villas North Sound Wall Improvements, including an alternate bid to salvage and install the existing fence on private properties to Highway 47 right-of-way and extending new sound wall fence to the north end of the Ramsey Villas North plat.

Alternative #3 – Motion of other.

Funding Source:

Staff's current cost estimate for constructing a new 265-foot long sound wall per the attached plans at \$230 per linear foot is \$61,000.

The construction cost estimate above does not include indirect project costs, which would include Staff time for preparing plans and administering and inspecting construction, and consultant fees required to stake construction.

City Improvement Project #22-17 can be funded using the PIR Fund.

Recommendation:

Staff recommends Alternative #1 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development.

Staff recommends Alternative #2 if the Public Works Committee supports constructing a sound wall along the west edge of the Ramsey Villas North residential development, including salvaging and installing the existing fence to the Highway 47 right-of-way.

Action:

Dependent on discussions.

Attachments

Plan

Cross Sections

Ramsey Villas North Fence Plan

Residents email

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 11/10/2022

Reviewed By

Brian Hagen

Date

11/10/2022 02:03 PM

Started On: 11/09/2022 11:17 AM