

City of Ramsey
Agenda
Public Works Committee
Tuesday, December 16, 2025

5:30 pm

Lake Itasca Room, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**

2. **Citizen Input**

3. **Approve Agenda**

4. **Approve Minutes**
 1. Approve the following meeting minutes.
 1. Public Works Committee Meeting November 18, 2025.

5. **Committee Business**
 1. Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

 2. Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for Countryside Estates Street Reconstructions, Improvement Project #26-04

 3. Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07

 4. Consider Recommending City Council Order Request for Proposals for 2026 Neighborhood Overlay Improvements, Improvement Project #26-08

 5. Discuss Repairing Irrigation Damage Associated with Improvement Projects

 6. Consider Recommendation to City Council Authorizing Connexus Energy to Provide Design Services for 2026 COR Street Lighting Improvements

6. Committee/Staff Input

1. Receive Updates on Improvement Projects, Studies and Items of Interest
2. Review Future Topics Calendar

7. Adjournment

Public Works Committee

Meeting Date: 12/16/2025

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Approve the following meeting minutes.

- 1. Public Works Committee Meeting November 18, 2025.

Purpose/Background:

To review and approve the attached November 18, 2025, meeting minutes.

Time Frame/Observations/Alternatives:

Staff anticipates this case will take less than 5 minutes.

Recommendation:

To review and approve meeting minutes dated November 18, 2025.

Outcome/Action:

Motion to approve meeting minutes dated November 18, 2025.

Attachments

PWC November Minutes

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Marsha Weidner

Final Approval Date: 12/11/2025

Reviewed By

Bruce Westby

Brian Hagen

Date

12/11/2025 02:07 PM

12/11/2025 02:20 PM

Started On: 12/04/2025 08:20 AM

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

The Public Works Committee conducted a regular meeting on Tuesday, November 18, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
 Councilmember Chris Riley
 Councilmember Dan Specht

Also Present: City Engineer/Public Works Director Bruce Westby

1. CALL TO ORDER

Chairperson Olson 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 Specht, seconded by Councilmember Riley, to approve the agenda, as presented.

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Specht and Riley. Voting No: None.

4. APPROVE MINUTES

4.01: Approve October 21, 2025, Meeting Minutes

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

Regular Meeting Minutes dated October 21, 2025

Motion carried. Voting Yes: Chairperson Olson, Councilmembers Riley and Specht. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Review Individual Street Light Request Estimated Costs and Timelines

City Engineer/Public Works Director Westby reviewed the staff report and stated that, based on that information, staff recommends not approving street light installation requests for school bus stops on local streets unless extenuating circumstances exist, in which case staff can evaluate the request in detail and present staff's findings at the next regularly scheduled Public Works Committee meeting. Staff also recommends evaluating all other requests on a case-by-case basis until such time that the Traffic Control Modification Request Policy is amended to incorporate street light requests.

Councilmember Riley referenced one of the additional requests received and asked if it is a dark neighborhood with no lights.

City Engineer/Public Works Director Westby replied that most of the streetlight requests he is receiving are in older neighborhoods and the northern areas of the city where no streetlights exist, except at intersections along collector streets.

Councilmember Specht asked if that was an intentional decision to avoid light pollution.

City Engineer/Public Works Director Westby replied that the homes existed when the City was incorporated in 1974, and there were no lights at that time. He stated that generally, residents in the northern part of the city tend to prefer the dark sky and enjoy the ability to see the stars. He stated that there is no policy in place, but generally the City does not install lights for bus stops, noting that by the time the light is installed it is Spring and the sun rises earlier, therefore the need no longer exists.

Chairperson Olson invited residents to speak.

Carolyn Struffert, 18031 Uranium St NW, commented that there is one street light at Green Valley Road and Vanadium Street as you enter the neighborhood, but the remaining streets are dark. She did not believe light pollution would be a concern with the number of trees that exist, but believed that an additional light would provide a safety benefit. She stated that she has looked to install solar lighting but was unsure if that would function properly in her yard.

Councilmember Riley asked if this location is a bus stop.

Ms. Struffert identified the bus stop location and confirmed that is the intersection she is requesting a street light for. She recognized that bus stop locations will change, but the intersection will always benefit from increased lighting.

City Engineer/Public Works Director Westby identified the intersection, noting the proximity to the city boundary with Nowthen and the cross-connection between cities.

Chairperson Olson thanked the resident for bringing forward her request, but recognized that more work would need to be done before a decision could be made. He recognized that bus stop locations often change from year to year, and therefore, providing lighting based on a bus stop location is not a proper justification, but recognized that this will always be an intersection. He stated that additional research will be done on this request.

Ms. Struffert asked if residents can add a private light to existing street light poles.

City Engineer/Public Works Director Westby did not believe Connexus would allow private parties to install lights on public street light poles.

Chairperson Olson noted that residents can add lighting to private property for security.

Chairperson Olson asked if it would be helpful to have signage installed alerting traffic to school bus stops, as that could be easier and less expensive to install and move.

City Engineer/Public Works Director Westby stated that is an interesting concept that he has not observed before.

Chairperson Olson asked if solar lighting signs would be effective in evening hours.

City Engineer/Public Works Director Westby replied that there are signs with built-in lights, but Ramsey has not used them.

Councilmember Riley acknowledged that older neighborhoods were developed prior to the streetlight requirements and that in new developments, developers are responsible for the cost to install those lights. He recognized that it would be difficult to go back and try to install lights in older neighborhoods, as while some people may like increased lighting, others may not. He asked if staff could develop some criteria to review requests.

City Engineer/Public Works Director Westby replied that the city has standards for the location of streetlights in new developments. He stated that the traffic control policy includes a petition process to ensure a threshold of people in the neighborhood support the request, and a similar requirement could apply to lighting. He asked if the Committee would like staff to investigate potential advisory signs that could be used to identify school bus stop locations.

Councilmember Specht referenced studies that have been conducted that show drivers do not always pay attention to those signs. He agreed that they would need to consider the wants/needs of all residents, as some may want something and others may not.

Councilmember Riley stated that he does agree with the staff recommendation and asked that staff provide criteria for what could be considered under extenuating circumstances.

Chairperson Olson stated that he also likes the petition process, as that would show the level of support within the neighborhood.

City Engineer/Public Works Director Westby stated that he could bring back another case back at a future meeting with additional information on the topic.

5.02: Receive Update on Improvement Projects, Studies, and Items of Interest

City Engineer/Public Works Director Westby provided an update on current and proposed City, County, and MnDOT improvement projects and studies, and on other items of interest to the Committee.

5.03: Review Future Topics Calendar

City Engineer/Public Works Director Westby reviewed the future topics calendar.

6. COMMITTEE / STAFF INPUT

7. ADJOURNMENT

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

Motion carried.

The regular meeting of the Public Works Committee adjourned at 6:21 p.m.

Respectfully submitted,

Bruce Westby
City Engineer/Public Works Director

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee**Meeting Date:** 12/16/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending City Council approve plans and specifications and authorizing advertisement for bids for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Background:

The 2026 – 2035 Capital Improvement Program (CIP) identifies Bunker Lake Boulevard between Armstrong Boulevard and 600 feet west of Jackal Street (the tie-in point from the 2018 project) for reconstruction in 2026. A street segment summary is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-081, ordering plans and specifications and awarding engineering design services to Bolton & Menk for said improvements.

Project Scope

This project proposes to reconstruct Bunker Lake Boulevard in a similar fashion to the previously reconstructed Bunker Lake Boulevard and Puma Street segments. The existing street is 28-feet wide with concrete curb and gutter on the north side (westbound) and rural section including a drainage swale on the south side (eastbound). The project proposes expanding the pavement to the south, to create a shared center two-way turn lane. The new eastbound lane is proposed to include concrete curb and gutter, the existing drainage swale is proposed to be re-graded. Storm sewer inlets will be placed in the eastbound curb line, tying into existing stubs.

Bunker Lake Boulevard is an MSA street, which will require it to be built to MSA standards, including a 10-ton pavement strength design. Bituminous trail exists on the north side of Bunker Lake Boulevard, the project does not propose to improve the existing trail. The western half of this segment has been developed with commercial/industrial users. The eastern half is generally not developed but a gas station with convenience store is currently under construction at the southwest corner of Bunker Lake Boulevard and Armstrong Boulevard. Coordination with proposed developments has been occurring during the project design. The project totals 0.47 miles in length.

To accommodate the ultimate buildout of the area, space is being created for a 2nd eastbound right turn or combination thru/right turn lane onto Armstrong Boulevard. This project will stripe a dedicated left turn lane, two dedicated thru-lanes, and a dedicated right turn lane eastbound at Armstrong Boulevard. The new Kwik Trip gas station is building a right in / right out onto Bunker Lake Boulevard. To accommodate these additions, the center concrete median west of Armstrong Boulevard is being modified, additional modifications are required to the existing traffic signal system at Armstrong Boulevard. The City and Engineer have been working with Kwik Trip and Anoka County on these modifications.

Due to the nature of the work, the project is proposing to close Bunker Lake Boulevard between Jackal Street and Armstrong Boulevard during construction. A detour route along Puma Street and Alpine Drive will be used.

Utilities

Sanitary sewer, watermain and storm sewer exist within the project area. Additional storm sewer will be required to extend to the eastbound curb line. The existing swale on the south side of Bunker Lake Boulevard will remain in-place to accommodate drainage, but will be re-graded as necessary. Repairs to the existing sanitary sewer are not proposed. The existing hydrants will be relocated to be within 5 feet of the new eastbound curb lane.

Staff is proposing to complete these improvements in the first half of the summer construction season in 2026. This will be in-line with the completion of the Kwik Trip construction at the SW corner of Bunker Lake Boulevard and Armstrong Boulevard.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
 - January 13, 2026
- Bid Opening (Bolton & Menk)
 - Week of February 9th or 16th, 2026
 - MnDOT MSA Approval is required prior to opening bids
- Council Awards Contract to the Lowest Responsible Bidder
 - February 24, 2026
- Contractor Begins Construction
 - Spring 2026
- Contractor Substantially Completes Construction
 - New bituminous pavement in-place, topsoil and seed in-place
 - July 31, 2026
- Contractor Final Completion
 - Verify final restoration; punch list created
 - August 31, 2026

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements, as well as a plan sheet showing the typical sections, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

Additional Permitting

Because Bunker Lake Boulevard is a Municipal State Aid Street and MnDOT MSA Funding is required, plans must be approved by MnDOT State Aid prior to the bid opening. This project will impact the Anoka County right-of-way, including impacts to the signal system at Bunker Lake Boulevard and Armstrong Boulevard, and will require an Anoka County Highway Department right-of-way permit prior to construction starting.

Notification:

Notification is not required for this case. Staff will update the project webpage, to keep property owners informed on the progress of the project.

Time Frame/Observations/Alternatives:

Observations:

The Funding Source Breakdowns are based off the 90% Plans supplied by Bolton & Menk. This project is also being reimbursed by development along the Bunker Lake Boulevard corridor. Discussions are on-going if reimbursement of some properties will be by special assessment or a lump sum development fee. This will be determined before the case is brought to City Council to consider approving the plans and authorizing advertisements for bids.

Alternatives:

Alternative #1 – Motion recommending city council approve plans and specifications and authorize

advertisements for bids for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Public Improvement Revolving Funds (developer fees), Tax Increment #18, Municipal State Aid Funds, Water Utility Funds and Storm Water Utility Funds.

Public Improvement Revolving Funds	\$391,000
Tax Increment #18 Funds	\$386,750
Municipal State Aid Funds	\$437,159
Water Utility Funds	\$103,136
Storm Water Utility Funds	\$221,240
Project Total	\$1,539,285

The CIP level estimate had a total estimated project cost of \$826,965, which includes street costs \$777,750 and storm sewer costs of \$49,215. The final project costs may change depending upon bid prices and actual construction quantities.

Recommendation:

Staff recommends alternative #1.

Outcome/Action:

Motion recommending city council approve plans and specifications and authorizing advertisement for bids for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Attachments

- 26-01 Title Sheet
- 26-01 Typical Sections
- 26-01 Street Summary
- CIP Sheet 26-01

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/11/2025 02:14 PM
Brian Hagen	Brian Hagen	12/11/2025 02:25 PM
Form Started By: Joe Feriancek		Started On: 12/08/2025 09:32 AM
Final Approval Date: 12/11/2025		

MINNESOTA DEPARTMENT OF TRANSPORTATION

CITY OF RAMSEY

ANOKA COUNTY, MINNESOTA

CITY IMPROVEMENT PROJECT #26-01

DESIGN DESIGNATION	BUNKER LAKE BOULEVARD
STA. 100+50 TO STA. 130+62.00	
FUNTIONAL CLASSIFICATION	MINOR COLLECTOR
R-VALUE	70
ΣN-18	1,581,000
NO. & WIDTH OF TRAFFIC LANES	2 & 12 ft
NO. & WIDTH OF PARKING LANES	N/A
ADT (PRESENT YEAR) 2026	4390
ADT (PROJECTED YEAR) 2046	13780
HCA DT (PROJECTED YEAR) 2046	6.10%
DESIGN SPEED	40 mph
DESIGN LOAD	10 ton
DESIGN SPEED FOR ROADWAY BASED ON ON STOPPING SIGHT DISTANCE:	
HEIGHT OF EYE = <u>3.5</u> FT	
HEIGHT OF OBJECT = <u>2.0</u> FT	

CONSTRUCTION PLAN FOR: GRADING, AGGREGATE BASE, PLANT MIXED BITUMINOUS PAVEMENT, CONCRETE CURB AND GUTTER, ADA IMPROVEMENTS, STORM SEWER, SANITARY SEWER & WATER MAIN ADJUSTMENTS

SAP 100-121-003 LOCATED ON BUNKER LAKE BOULEVARD FROM 675' WEST OF JACKAL STREET TO ARMSTRONG BOULEVARD

BUNKER LAKE BOULEVARD (SAP 199-121-003)

GROSS LENGTH	3012.00 FEET	0.570 MILES
BRIDGE LENGTH	0.00 FEET	0.000 MILES
EXCEPTION LENGTH	0.00 FEET	0.000 MILES
NET LENGTH	3012.00 FEET	0.570 MILES

LENGTH AND DESCRIPTION BASED UPON PROPOSED BUNKER LAKE BLVD CENTERLINE

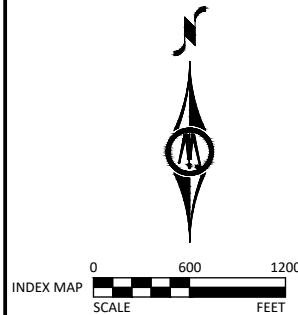
MINN. PROJ. NO. _____ STATE FUNDS _____

--- GOVERNING SPECIFICATIONS ---
 THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" SHALL GOVERN.
 ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE LATEST "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD), INCLUDING THE LATEST "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

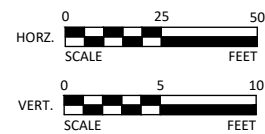
SHEET NUMBER	SHEET TITLE
GENERAL	
1	TITLE SHEET
2	LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
4-#	TABULATIONS
CIVIL	
6-16	TYPICAL SECTIONS & DETAILS
17	ALIGNMENT PLAN & TABULATION
18	TRAFFIC CONTROL PLAN
19-20	REMOVALS PLAN
21-23	STORMWATER POLLUTION PREVENTION PLAN
24-25	EROSION CONTROL PLAN
26-29	CONSTRUCTION PLAN & PROFILE
30-31	STORM SEWER CATCH BASIN LEADS
32-34	INTERSECTION DETAILS
36-37	SIGNAGE & STRIPING PLAN
	TRAFFIC CONTROL SIGNAL SYSTEM PLAN (NOT INCLUDED IN 11/3/2025 DRAFT)
38-51	CROSS SECTIONS

THIS PLAN SET CONTAINS 51 SHEETS.

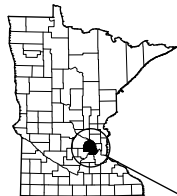
VICINITY MAP



TYPICAL PLAN SCALE UNLESS OTHERWISE NOTED:

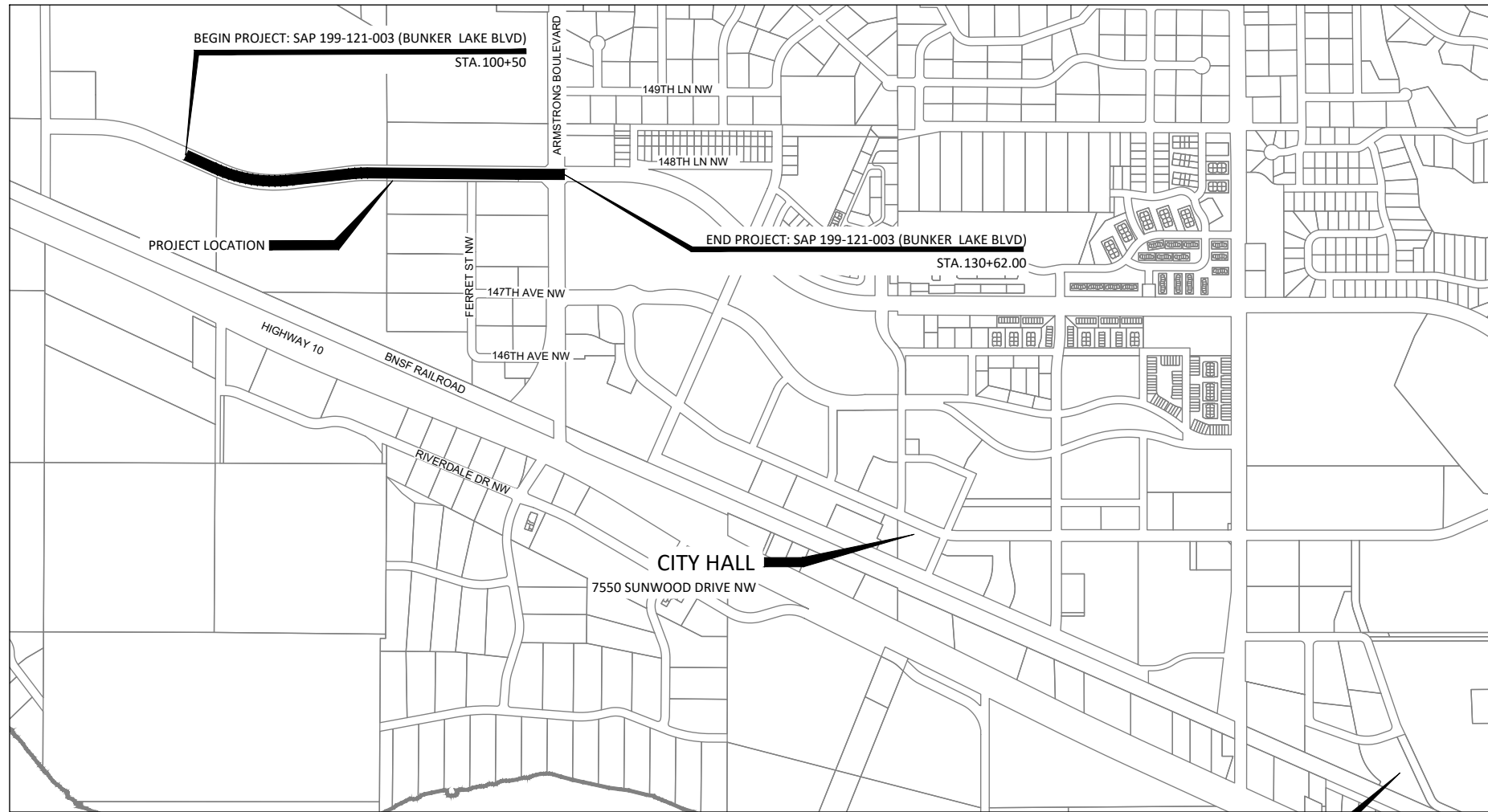


PROJECT LOCATION



CITY: RAMSEY
 COUNTY: ANOKA
 DISTRICT: METRO

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".



DRAFT

ZACHARY F. UINGL, P.E.
 Design Engineer: I hereby certify that this plan 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.

Date 11/3/2025 License Number 56344

Approved: City of Ramsey Engineer _____ Date _____

Approved: Anoka County Engineer _____ Date _____

District State Aid Engineer: _____ Date _____
 Reviewed for compliance with State Aid and Federal Aid Rules/Policy

Approved for State Aid and Federal Aid Funding: State Aid Engineer _____ Date _____

PROJECT DATUM:
 HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)
 VERTICAL: NGVD 88

RECORD DRAWING INFORMATION
 OBSERVER:
 CONTRACTOR:
 DATE:



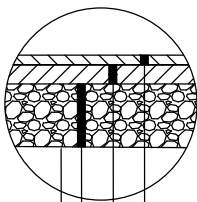
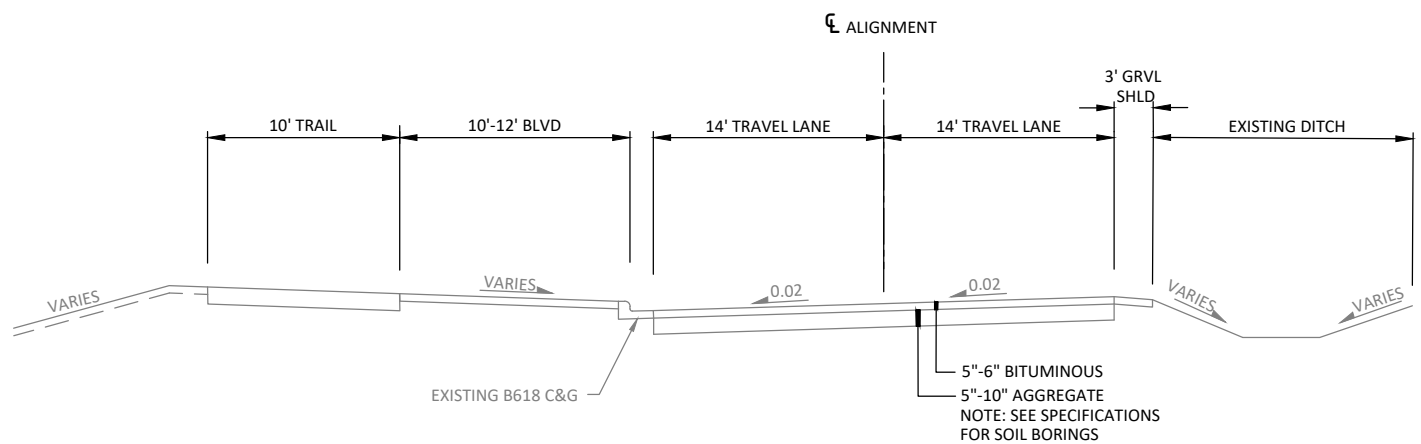
7533 SUNWOOD DR NW, SUITE 206
 RAMSEY, MN 55303
 Phone: (763) 433-2851
 Email: Ramsey@bolton-menk.com
 www.bolton-menk.com



DESIGNED	NO.	ISSUED FOR	DATE
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JMB			
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ZFL			
CLIENT PROJ. NO.			
26-01			

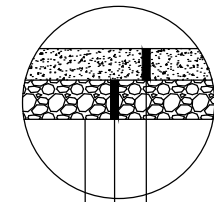
CITY OF RAMSEY, MINNESOTA		SHEET 1 OF 50
2026 BUNKER LAKE BOULEVARD RECONSTRUCTION		
STATE AID PROJECT NO.	199-121-003	

EXISTING BUNKER LAKE BOULEVARD



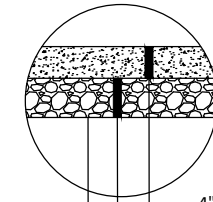
2.0" TYPE SP 9.5 WEARING COURSE (SPWEA340C) (2360)
 2.5" TYPE SP 12.5 NON WEARING COURSE (SPNWB330C) (2360)
 6.5" MINIMUM AGGREGATE BASE (RECLAMATION IN-PLACE MEETING STR-26 GRADATION. SEE SHEET 9.)
 SUBGRADE PREPARATION (2112) (INCIDENTAL)

**INSET A
ROADWAY SECTION**



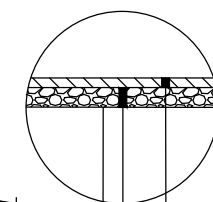
6.0" CONCRETE WALK (2521)
 4.0" AGGREGATE BASE CL 5, MOD (2211) OR EXCESS RECLAIM MATERIAL. SEE SHEET 9.
 SUBGRADE PREPARATION (2112) (INCIDENTAL)

**INSET B
SIDEWALK SECTION AT PEDESTRIAN CURB RAMPS**



4" CONCRETE (2521)
 4.0" AGGREGATE BASE CL 5, MOD (2211) OR EXCESS RECLAIM MATERIAL. SEE SHEET 9.
 SUBGRADE PREPARATION (2112) (INCIDENTAL)

**INSET D
MEDIAN PAVEMENT**

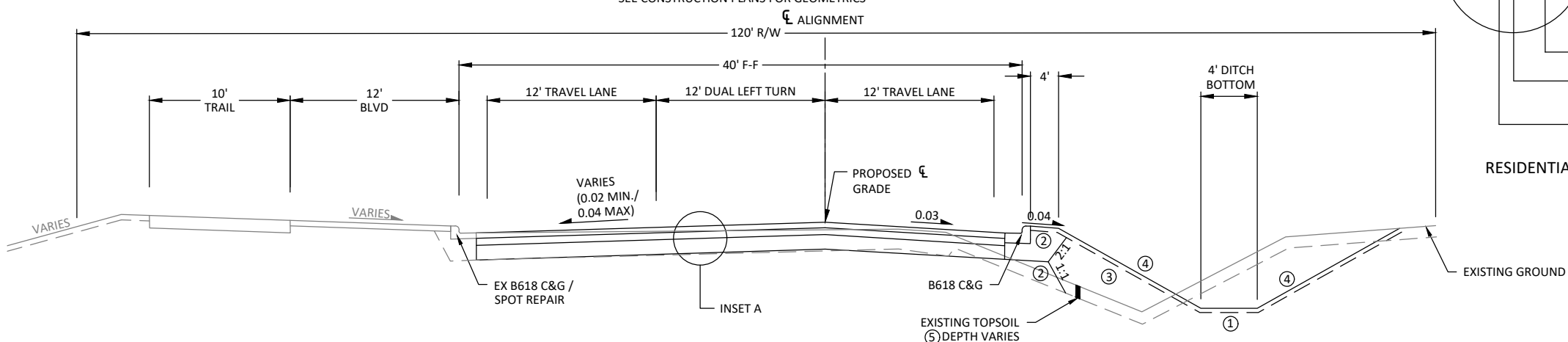


3.0" TYPE SP 9.5 WEARING COURSE (SPWEA340C) (2360)
 6.0" AGGREGATE BASE CL 5, MOD (2211) OR EXCESS RECLAIM MATERIAL. SEE SHEET 9.
 SUBGRADE PREPARATION (2112) (INCIDENTAL)

**INSET C
RESIDENTIAL DRIVEWAY SECTION**

PROPOSED BUNKER LAKE BOULEVARD

STA. 102+50 TO STA. 123+56 (BUNKER LK BLVD ALIGNMENT)
 SEE CONSTRUCTION PLANS FOR GEOMETRICS



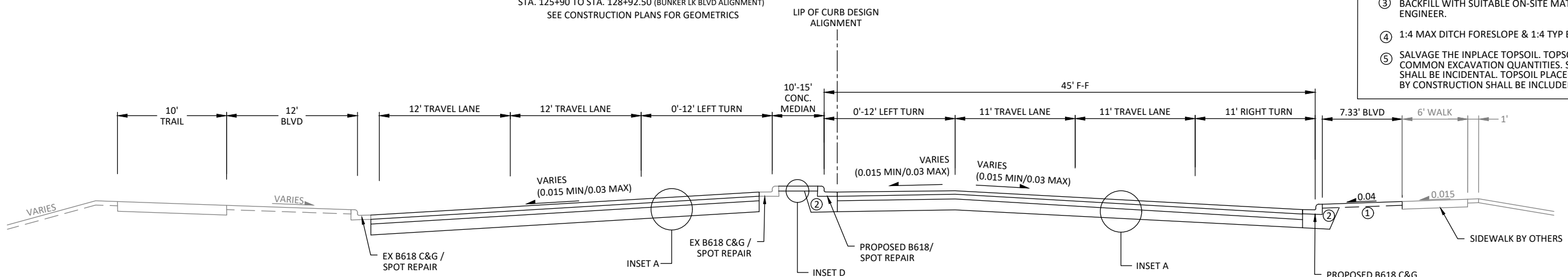
GENERAL NOTES:
 ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE NOTED.
 ALL CROSS SLOPES ARE FT. PER FT.
 THE TOP OF GRADING GRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE.
 UNLESS OTHERWISE INDICATED, THE GRADING GRADE AND TOP OF SUBGRADE WILL HAVE THE SAME SLOPE AS THE FINISHED ROAD SURFACE.
 BITUMINOUS MATERIAL FOR TACK COAT (2357) SHALL BE APPLIED BETWEEN EVERY LIFT OF PAVEMENT UNLESS NOTED OTHERWISE (INCIDENTAL).

SPECIFIC NOTES:

- ① MINIMUM 4" SLOPE DRESSING EMBANKMENT.
- ② EXTEND AGGREGATE BASE 1.5FT BEYOND BACK OF CURB. BACKFILL WITH SELECT GRADING MATERIAL.
- ③ BACKFILL WITH SUITABLE ON-SITE MATERIAL AS APPROVED BY THE ENGINEER.
- ④ 1:4 MAX DITCH FORESLOPE & 1:4 TYP BACKSLOPE, 1:3 MAX BACKSLOPE
- ⑤ SALVAGE THE INPLACE TOPSOIL. TOPSOIL QUANTITY IS INCLUDED IN COMMON EXCAVATION QUANTITIES. STOCKPILING INPLACE TOPSOIL SHALL BE INCIDENTAL. TOPSOIL PLACEMENT ON ALL SLOPES DISTURBED BY CONSTRUCTION SHALL BE INCLUDED IN COMMON EMBANKMENT.

PROPOSED BUNKER LAKE BOULEVARD

STA. 125+90 TO STA. 128+92.50 (BUNKER LK BLVD ALIGNMENT)
 SEE CONSTRUCTION PLANS FOR GEOMETRICS



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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.

ZACHARY F. LINGL, P.E.
 LIC. NO. 56344 DATE MM/DD/YYYY



7533 SUNWOOD DR NW, SUITE 206
 RAMSEY, MN 55303
 Phone: (763) 433-2851
 Email: Ramsey@bolton-menk.com
 www.bolton-menk.com



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JMB			
CHECKED			
ZFL			
CLIENT PROJ. NO.			
26-01			

CITY OF RAMSEY, MINNESOTA
 2026 BUNKER LAKE BOULEVARD RECONSTRUCTION
 TYPICAL SECTIONS
 SAP 199-121-003

SHEET 6 OF 50

IP 26-01
MSA Bunker Lake Boulevard Reconstruction
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA Bunker Lake Boulevard	Bunker Lake Boulevard	Jackal Street / Armstrong Boulevard (CSAH 83)	2463	Urban	Conc.	7	2011	CS					5.6	0**	**
		<i>Ramsey Town Center 6th Total</i>	<i>2463</i>	<i>0.47 mi.</i>											
MSA Bunker Lake Boulevard Total			2463	0.47 mi.											
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project															

2026 thru 2035

Capital Improvement Plan Ramsey, MN

Project # 24-STR-011
Project Name MSA- Bunker Lake Boulevard (Jackal St/CR 83) Recon

Total Project Cost	\$826,965	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of MSA Bunker Lake Boulevard between Jackal Street and Armstrong Boulevard. Includes addition of shared center lane.
 Developer Fees: Oppidan paid \$200,000 and PSD estimated \$191,000 assessment
 TIF 18 balance to offset MSA funds, an inter-fund loan will need to be established at the time the funds are used.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	826,965	0	0	0	0	0	0	0	0	0	826,965
Total	826,965	0	0	0	0	0	0	0	0	0	826,965

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
MSA	391,000	0	0	0	0	0	0	0	0	0	391,000
Tax Increment #18	386,750	0	0	0	0	0	0	0	0	0	386,750
Storm Water Utility Fund	49,215	0	0	0	0	0	0	0	0	0	49,215
Total	826,965	0	0	0	0	0	0	0	0	0	826,965

Public Works Committee**Meeting Date:** 12/16/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for Countryside Estates Street Reconstructions, Improvement Project #26-04

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending City Council approve plans and specifications and authorizing advertisement for bids for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies the streets within the Countryside Estates subdivision for street reconstruction in 2026. A street segment summary for the project is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Bolton & Menk for topographic survey of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-138, ordering plans and specifications for said improvements.
- September 9, 2025, the Ramsey City Council adopted Resolution #25-207, approving additional geotechnical and topographic survey services to include the Wildwood Acres subdivision within the Countryside Estates Street Reconstructions project.
- November 12, 2025, staff held a public open house for property owners impacted by these improvements. The open house was attended by 5 residents.

Project Scope

This project proposes to reconstruct the streets within the Countryside Estates and Wildwood Acres subdivision, generally located east of Armstrong Boulevard (CSAH 83) and north of 173rd Avenue. The streets are 24-foot-wide rural section, totaling 3.93 miles in length. Traffic counts have not been taken within the project area. Drainage is handled through street crossing culverts and drainage swales adjacent to the streets which generally carry runoff to existing wetlands and Anoka County Ditch No. 51.

The streets within Countryside Estates were constructed in 1980 and received an overlay in 1995. Ground Penetrating Radar (GPR) data taken prior to skim patching shows an average pavement section of 6.5-inches, including 3.2-inches of bituminous and 3.3-inches of aggregate base.

The streets within Wildwood Acres were constructed in 1989 and received an overlay in 2008. GPR data shows an average pavement section of 7.1-inches, including 3.6-inches of bituminous and 3.5-inches of aggregate base.

Ditch No.51 crosses 176th Avenue and 176th Lane, both culvert crossings have been replaced and are not proposed to be replaced as part of this improvement. Televising of the lines to confirm their conditions will be performed. The remaining street crossing culverts within the subdivision are proposed to be replaced and updated

to reinforced concrete pipe. Only minor grading of the ditches to tie into the new culverts is proposed.

The reconstruction of the streets within Countryside Estates are proposed to be a Full-Depth Reclamation (FDR). Typical impacts of FDR projects including matching into driveways and boulevards approximately 6 to 8 feet from the edge of pavement is anticipated. To achieve the proposed pavement section of 3.5-inches of bituminous over 4.0-inches of aggregate base (made up of recycled FDR material), the project will require over excavating 2-inches of subbase material.

The streets within Wildwood Acres are proposed to be reconstructed by reclamation. Typical impacts of reclamation projects include 1 to 2 feet of the boulevard adjacent to the pavement, as required to keep any vegetation and/or topsoil out of the reclamation. Driveway impacts are not anticipated. This process will include reclamation of the existing bituminous and aggregate base, hauling out 2.5-inches of excess reclamation material and replacing with 2.5-inches of new bituminous pavement on top of the in-place reclamation.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix.

Municipal utilities do not exist within the project area, extension of municipal utilities to this subdivision are not proposed as it is outside the 2040 MUSA.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
 - January 13, 2026
- Staff Receives Bids
 - Week of February 9th or 16th, 2026
- Council Awards Contract to the Lowest Responsible Bidder
 - February 24, 2026
- Contractor Begins Construction
 - Spring / Summer 2026
- Contractor Substantially Complete Construction
 - New bituminous pavement in-place, topsoil and seed in-place
 - August 28, 2026
- Contractor Final Completion
 - Verify final restoration; punch list created
 - September 30, 2026

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements, as well as a plan sheet showing the typical sections, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

Notification:

Notification is not required for this case. Staff will update the project webpage, to keep residents informed on the progress of the project.

Time Frame/Observations/Alternatives:

Timeframe:

Staff anticipates 15 minutes will be required to present this case and respond to questions.

Observations:

The public open house was held on November 12, 2025 in the Lake Itasca Room, at the Municipal Center. Comments received did not require alteration of the plans and specifications.

Alternatives:

Alternative #1 – Motion recommending City Council approving plans and specifications and authorizing advertisement for bids for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds.

Pavement Management Funds	\$2,337,824
Storm Water Utility Funds	\$112,609
Total Project Funds	\$2,450,433

The CIP level estimate had a total estimated project cost of \$2,618,136, which includes street costs of \$2,276,640 and storm sewer costs of \$341,496. The final project costs may change depending upon bid prices and actual construction quantities.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to recommend City Council approve plans and specifications and authorizing advertisement for bids for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Attachments

- 26-04 Title Sheet
- 26-04 Street Summary
- 26-04 Open House Layout
- CIP Sheet - Countryside Estates
- CIP Sheet - Wildwood Acres

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/11/2025 02:19 PM
Brian Hagen	Brian Hagen	12/11/2025 02:26 PM
Form Started By: Joe Feriancek		Started On: 12/08/2025 09:33 AM
Final Approval Date: 12/11/2025		

CITY OF RAMSEY

COUNTRYSIDE ESTATES & WILDWOOD ACRES STREET RECONSTRUCTIONS

CITY IMPROVEMENT PROJECT NO. 26-04

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

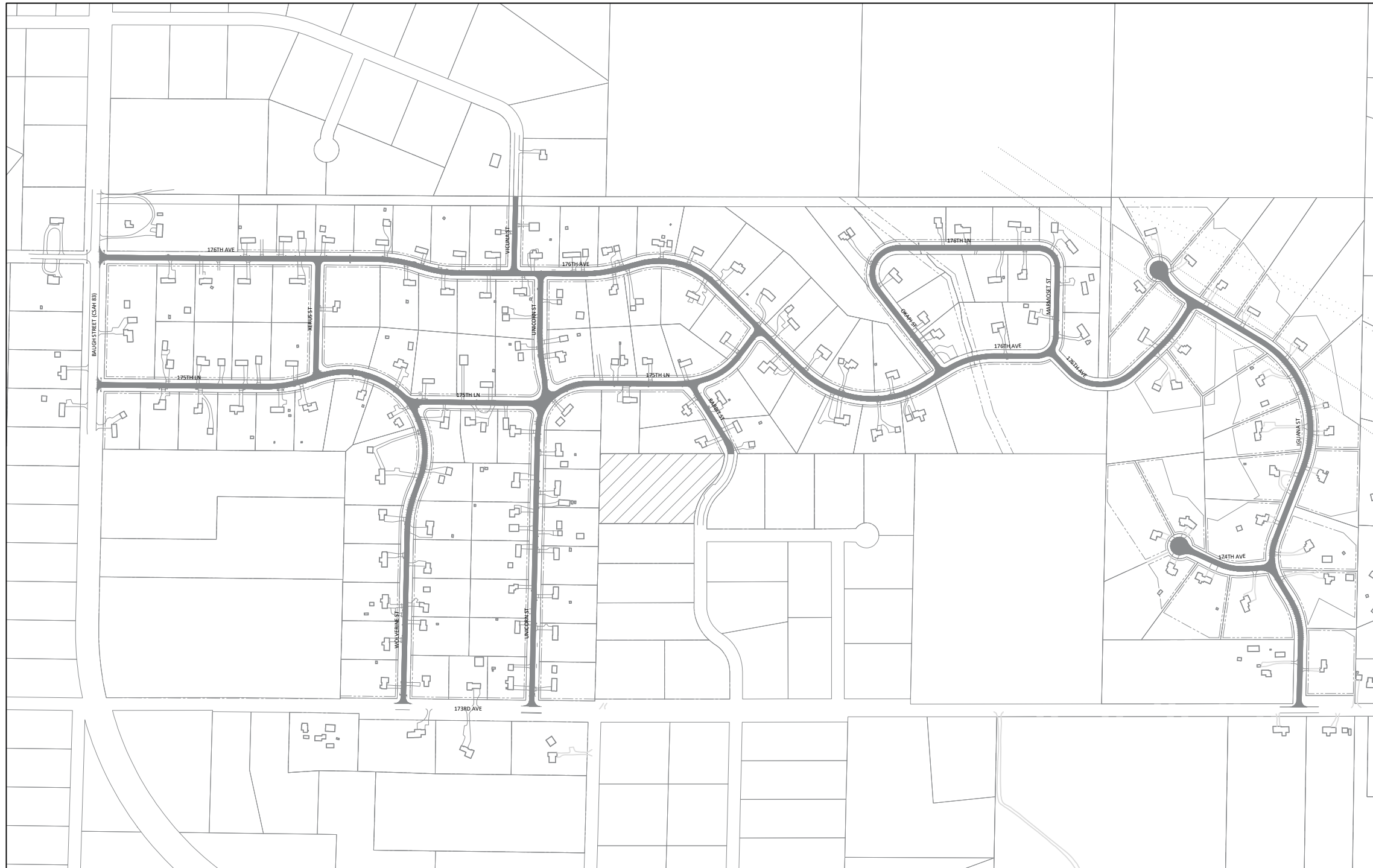
THIS PLAN CONTAINS 104 SHEETS

SHEET No.	DESCRIPTION
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01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TABULATIONS
05	TYPICAL SECTION
06 - 07	CITY DETAILS
08 - 09	SWPPP
10	EROSION CONTROL INDEX
11 - 25	EROSION CONTROL
26	REMOVALS INDEX
27 - 41	REMOVALS
42	STREET CONSTRUCTION INDEX
43 - 71	STREET CONSTRUCTION
72 - 75	INTERSECTION DETAILS
76 - 104	CROSS SECTIONS

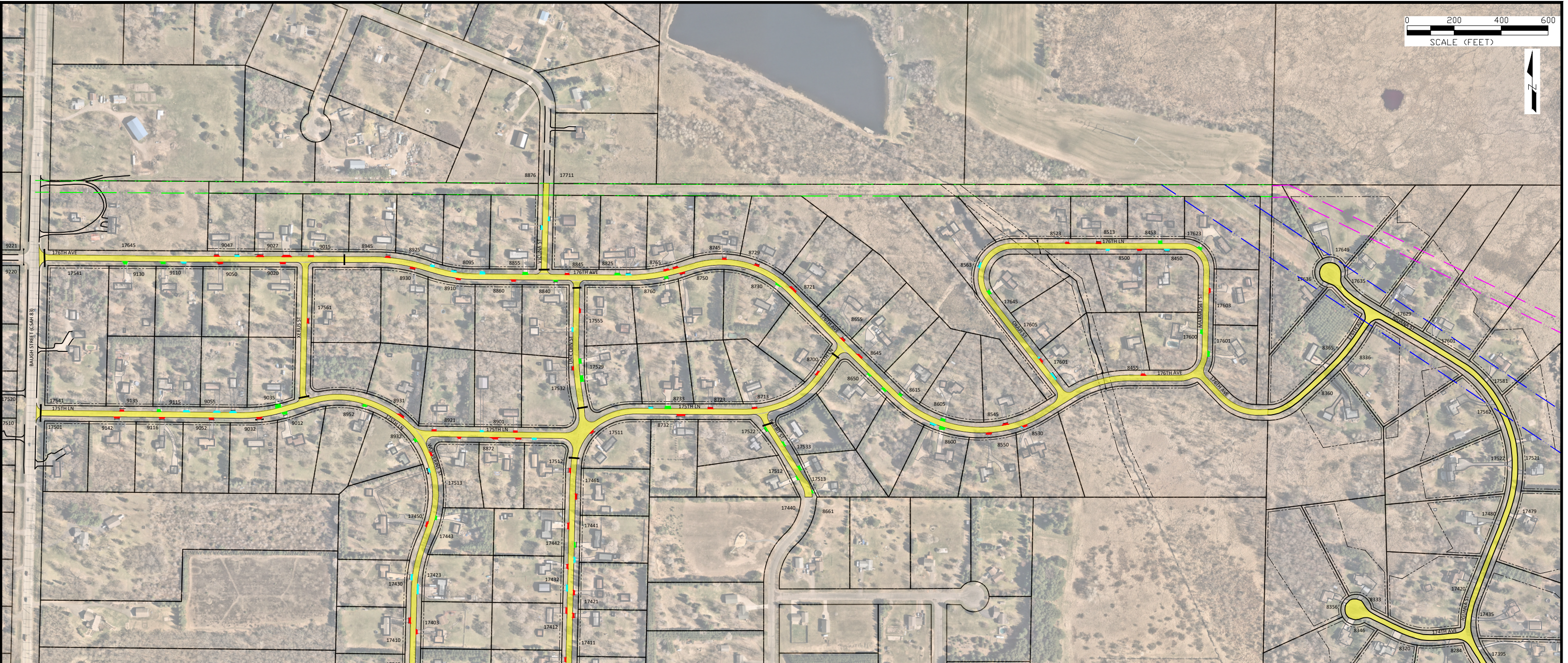
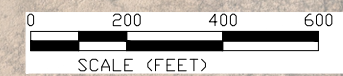
LEGEND

	SANITARY MANHOLE		EASEMENT - DRAINAGE & UTILITY
	STORM SEWER MANHOLE		SECTION LINE
	CATCH BASIN MANHOLE		LOT LINE
	CATCH BASIN		ELECTRIC LINE
	CULVERT END SECTION		ELECTRIC LINE - BURIED
	HYDRANT		ELECTRIC LINE - OVERHEAD
	VALVE		GAS LINE
	TREE - CONIFEROUS		TELECOMMUNICATION LINE
	TREE - DECIDUOUS		TELECOMM - OVERHEAD
	SHRUB		FIBER OPTIC LINE
	LIGHT POLE		TREE LINE
	SIGN		LANDSCAPE
	MAILBOX		RETAINING WALL
	PEDESTAL - TELECOM		TREE SAVE FENCE
	PEDESTAL - ELECTRIC		SILT FENCE
	HAND HOLE		WATERMAIN
	BITUMINOUS PAVEMENT		SANITARY SEWER
	DRIVE - BITUMINOUS		STORM SEWER
	DRIVE - CONCRETE		DRAIN TILE
	DRIVE - GRAVEL		LANDSCAPE - ROCK
	CONCRETE WALK		LANDSCAPE - MULCH
	VALLEY GUTTER		LANDSCAPE - RIP RAP
	SEEDING AREA		
	MILL BITUMINOUS PAVEMENT		
	CURB & GUTTER		
	SAWCUT FULL DEPTH		
	FULL-DEPTH RECLAMATION		
	REMOVE PAVEMENT BITUMINOUS		
	REMOVE PAVEMENT CONCRETE		
	REMOVE GRAVEL		



IP 26-04
 Countryside Estates Street Reconstructions
 Street Segment Summary

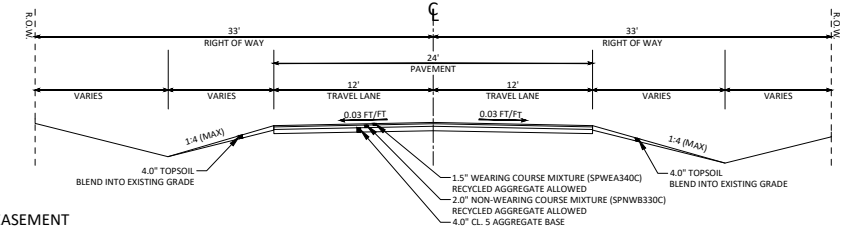
Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Countryside Estates	175th Lane	Baugh Street / Xerus Street	1180	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Rabbit Street / 176th Avenue	478	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Unicorn Street / Rabbit Street	735	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Wolverine Street / Unicorn Street	726	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	175th Lane	Xerus Street / Wolverine Street	549	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	3.2	
	176th Avenue	175th Lane / Okapi Street	1111	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Baugh Street / Xerus Street	1154	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Marmoset / E EOP	337	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	
	176th Avenue	Okapi Street / Marmoset Street	575	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Unicorn Street / 175th Lane	1263	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Vicuna Street / Unicorn Street	141	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.4	3.6	7.0
	176th Avenue	Xerus Street / Vicuna Street	1029	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		2.9	3.3	6.2
	176th Lane	Okapi Street / Marmoset Street	851	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.3	3.8	7.1
	Marmoset Street	176th Avenue / 176th Lane	574	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.1	3.4	6.5
	Okapi Street	176th Avenue / 176th Lane	742	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.0	3.5	6.5
	Rabbit Street	175th Lane / S EOP	420	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.2	3.5	6.7
	Unicorn Street	175th Lane / 176th Avenue	638	Rural	n/a	2	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.2	3.5	6.7
	Unicorn Street	Armstrong Boulevard (CSAH 83) / 175th Lane	1656	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		2.7	3.5	6.2
	Vicuna Street	176th Avenue / N EOP	389	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.3	2.9	6.2
	Wolverine Street	Armstrong Boulevard (CSAH 83) / 175th Lane	1603	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		3.5	2.8	6.3
Xerus Street	175th Lane / 176th Avenue	605	Rural	n/a	3	1980	SC 1986	OL 1995	SC 2002	SC 2012		2.0	3.1	5.1	
Countryside Estates Total			16756	3.17 mi.											
Wildwood Acres	174th Avenue	Iguana Street / CDS	571	Rural	n/a	4	1989	SC 1998	OL 2008	SC 2014			4.0	2.3	
	176th Avenue	Iguana Street / W EOP	642	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.4	4.3	
	Iguana Street	174th Avenue / 176th Avenue	1690	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.6	3.5	
	Iguana Street	176th Avenue / CDS	302	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.6	3.5	
	Iguana Street	CR 63 / 174th Avenue	779	Rural	n/a	5	1989	SC 1998	OL 2008	SC 2014			3.6	3.5	
	Wildwood Acres Total			3984	0.75 mi.										
Project Total			20740	3.93 mi.											



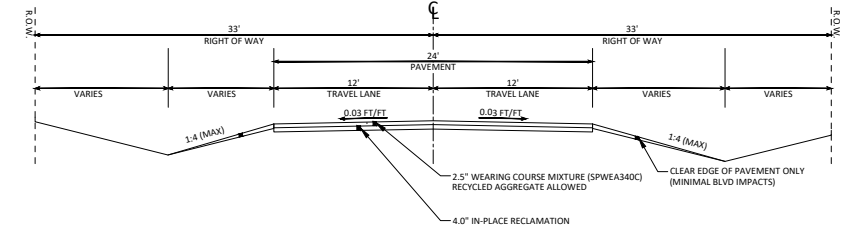
LEGEND

- ROADWAY PAVEMENT
- BITUMINOUS DRIVEWAY
- CONCRETE DRIVEWAY
- GRAVEL DRIVEWAY
- STORM SEWER
- RIGHT OF WAY
- DRAINAGE & UTILITY EASEMENT
- NORTHERN STATES POWER COMPANY EASEMENT
- NORTHERN NATURAL GAS COMPANY EASEMENT
- R.C.P.A. EASEMENT

PROPOSED TYPICAL SECTION: RECONSTRUCTION



PROPOSED TYPICAL SECTION: RECLAMATION (WILDWOOD ACRES)



Capital Improvement Plan Ramsey, MN

Project # 19-STR-017
Project Name Reconstruction Streets: Countryside Estates

Total Project Cost \$2,231,046
Type Improvement
Priority 1-Existing Obligation (High)
Useful Life 60 years

Department Street Improvements
Category Street Improvement
Status Active

Description
Reconstruction of streets in Countryside Estates: 175th Lane, 176th Avenue, 176th Lane, Marmoset Street, Okapi Street, Rabbit Street, Unicorn Street, Vicuna Street, Wolverine Street and Xerus Street.

Justification
These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	2,231,046	0	0	0	0	0	0	0	0	0	2,231,046
Total	2,231,046	0	0	0	0	0	0	0	0	0	2,231,046

Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	1,940,040	0	0	0	0	0	0	0	0	0	1,940,040
Storm Water Utility Fund	291,006	0	0	0	0	0	0	0	0	0	291,006
Total	2,231,046	0	0	0	0	0	0	0	0	0	2,231,046

Capital Improvement Plan Ramsey, MN

Project # 26-STR-016
Project Name Wildwood Acres Street Reconstructions

Total Project Cost \$387,090
Type Improvement
Priority 3-Existing Obligation (Med)
Useful Life 60 years
Department Category
Street Improvements Street Improvement
Status Active

Description

Reconstruction of the streets within the Wildwood Acres subdivision.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis included reconstruction at the end of its useful life, which is estimated to be 60 years.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	387,090	0	0	0	0	0	0	0	0	0	387,090
Total	387,090	0	0	0	0	0	0	0	0	0	387,090
Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	336,600	0	0	0	0	0	0	0	0	0	336,600
Storm Water Utility Fund	50,490	0	0	0	0	0	0	0	0	0	50,490
Total	387,090	0	0	0	0	0	0	0	0	0	387,090

Public Works Committee**Meeting Date:** 12/16/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisement for Bids for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending City Council approve plans and specifications and authorizing advertisement for bids for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies the streets within the Section 01 Unplatted south of CR 27 subdivision for street reconstruction in 2026. A street segment summary for the project is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Bolton & Menk for topographic survey of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-141, ordering plans and specifications for said improvements.
- November 13, 2025, staff held a public open house for property owners impacted by these improvements. The open house was attended by 5 residents.

Project Scope

This project proposes to reconstruct the streets within the Section 01 Unplatted subdivision, generally located west of CSAH 7 and south of 179th Lane (CR 27). The streets are 24-foot wide with a combination of rural and urban with bituminous curbing. Much of the bituminous curbing appears to be placed to address localized drainage within the subdivision, and eventually runs to flumes and swales. The streets total 1.44 miles in length. Drainage is handled through ditches adjacent to the streets, and runs to ponds and wetlands, which exist throughout the project area.

The streets within Section 01 Unplatted were constructed in 1980 and received an overlay in 1999. GPR data shows an average pavement section of 6.6-inches, including 4.0-inches of bituminous and 2.6-inches of aggregate base.

The reconstruction of the streets is generally proposed to be a Full-Depth Reclamation (FDR). Bituminous curbing is proposed to be replaced with surmountable concrete curb and gutter where necessary for drainage. After review of the geotechnical report, soil correction will be required along 178th Lane, 179th Avenue, and the north half of Tonto Street. Soil corrections will include the removal and replacement of 1-foot of subbase material below the roadway. The pavement section will include 3.5-inches of bituminous over 6-inches aggregate base. The aggregate base is anticipated to be made up of recycled reclamation material.

During design, staff focused on stormwater analysis to determine the proper location for curb and gutter. In general, the location of curb and gutter will match existing locations, though the overall amount was able to be reduced. The project will include replacing the existing street crossing culverts with concrete culverts. In the areas with curb and gutter, catch basin inlets in the curb line will replace bituminous flumes, which will be easier and more cost efficient to maintain.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix. In areas of steep side slopes, erosion control blanket will be used. Minor grading of the swales to match into the new culverts is proposed. Several hundred feet of the Tonto Street swale south of 179th Lane (CR 27) is proposed to be slightly modified to alleviate standing water after rain events. Additionally, minor grading in the ditch and culvert cleaning will be performed to remove standing water on the south side of 178th Lane. Per typical reconstruction projects, boulevard and driveway impacts are anticipated to occur within 6 to 8 feet behind the existing edge of pavement and bituminous curbing.

Municipal utilities do not exist within the project area, extension of municipal utilities to this subdivision are not proposed as it is outside of the 2040 MUSA.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
 - January 13, 2026
- Staff Receives Bids
 - Week of February 9th or 16th, 2026
- Council Awards Contract to the Lowest Responsible Bidder
 - February 24, 2026
- Contractor Begins Construction
 - Spring / Summer 2026
- Contractor Substantially Complete Construction
 - New bituminous pavement in-place, topsoil and seed in-place
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- Contractor Final Completion
 - Verify final restoration; punch list created
 - September 30, 2026

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements, as well as a plan sheet showing the typical sections, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

Notification:

Notification is not required for this case. Staff will update the project webpage, to keep residents informed on the progress of the project.

Time Frame/Observations/Alternatives:

Timeframe:

Staff anticipates up to 15 minutes will be required to present this case and respond to questions.

Observations:

The public open house was held on November 13, 2025 in the Alexander Ramsey Room, at the Municipal Center. Comments received included verifying turn radius are large enough at the tee intersections. Additionally, residents commented on a culvert under Tonto Street south of 179th Avenue which staff had not been able to locate. The resident located the culvert in the field for staff, and the culvert replacement was added to the plans.

Alternatives:

Alternative #1 – Motion recommending City Council approving plans and specifications and authorizing advertisement for bids for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds.

Pavement Management Funds	\$1,385,349
Storm Water Utility Funds	\$155,120
Total Project Funds	\$1,540,469
<i>*Soil Corrections</i>	<i>\$197,137</i>

The CIP level estimate had a total estimated project cost of \$1,013,472, which includes street costs of \$881,280 and storm sewer costs of \$132,192. The largest difference in cost is due to the unforeseen \$197,137 due to soil corrections. The final project costs may change depending upon bid prices and actual construction quantities.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to recommend City Council approve plans and specifications and authorizing advertisement for bids for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Attachments

- 26-07 Title Sheet
- 26-07 Street Summary
- 26-07 Open House Layout
- CIP Sheet 26-07

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	12/11/2025 02:22 PM
Brian Hagen	Brian Hagen	12/11/2025 02:26 PM
Form Started By: Joe Feriancek		Started On: 12/08/2025 09:34 AM
Final Approval Date: 12/11/2025		

CITY OF RAMSEY

SECTION 01 UNPLATTED (S. CR 27) STREET RECONSTRUCTIONS

CITY IMPROVEMENT PROJECT NO. 26-07



GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 46 SHEETS

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10 - 15	EROSION CONTROL
16 - 21	REMOVALS
22 - 33	STREET CONSTRUCTION
34 - 46	CROSS SECTIONS

LEGEND

	SANITARY MANHOLE		EASEMENT - DRAINAGE & UTILITY
	STORM SEWER MANHOLE		SECTION LINE
	CATCH BASIN MANHOLE		LOT LINE
	CATCH BASIN		ELECTRIC LINE
	CULVERT END SECTION		ELECTRIC LINE - BURIED
	HYDRANT		ELECTRIC LINE - OVERHEAD
	VALVE		GAS LINE
	TREE - CONIFEROUS		TELECOMMUNICATION LINE
	TREE - DECIDUOUS		TELECOMM - OVERHEAD
	SHRUB		FIBER OPTIC LINE
	LIGHT POLE		TREE LINE
	SIGN		LANDSCAPE
	MAILBOX		RETAINING WALL
	PEDESTAL - TELECOM		TREE SAVE FENCE
	PEDESTAL - ELECTRIC		SILT FENCE
	HAND HOLE		WATERMAIN
	BITUMINOUS PAVEMENT		SANITARY SEWER
	DRIVE - BITUMINOUS		STORM SEWER
	DRIVE - CONCRETE		DRAIN TILE
	DRIVE - GRAVEL		LANDSCAPE - ROCK
	CONCRETE WALK		LANDSCAPE - MULCH
	VALLEY GUTTER		LANDSCAPE - RIP RAP
	SEEDING AREA		
	MILL BITUMINOUS PAVEMENT		
	CURB & GUTTER		
	SAWCUT FULL DEPTH		
	FULL-DEPTH RECLAMATION		
	REMOVE PAVEMENT BITUMINOUS		
	REMOVE PAVEMENT CONCRETE		
	REMOVE GRAVEL		
	REMOVE CONCRETE CURB & GUTTER		
	REMOVE BITUMINOUS CURB & GUTTER		

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 FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095 DATE **12/02/25**
LIC. NO.

DATE	REVISION

SHEET 01 OF 46 SHEETS



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

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002



Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

IP 26-07
Section 01 Unplatted (S/O CR 27) Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Section 01 Unplatted	177th Avenue	CSAH 7 / Tonto Street	1207	Rural	n/a	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.5	2.8	6.3
	177th Avenue	Tonto Street / Termini	187	Rural	n/a	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.5	2.8	6.3
	178th Lane	E Section 01 / Salish Circle	358	Rural	n/a	2	1980	SC 1986	OL 1999	SC 2004	SC 2012	SP 2024	3.6	0**	**
	178th Lane	Salish Circle / Tonto Street	826	Rural	n/a	3	1980	SC 1986	OL 1999	SC 2004	SC 2012	SP 2024	3.6	0**	**
	179th Avenue	Tonto Street E / Tonto Street W	596	Urban / Rural	Bit	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.4	2.7	7.1
	179th Avenue	Tonto Street W / Yakima Street	1200	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.4	2.7	7.1
	Salish Circle	178th Lane / CDS	588	Rural	n/a	2	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.1	0**	**
	Tonto Street	177th Avenue / 178th Lane	1252	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012	SP 2024	3.9	2.5	6.4
	Tonto Street	178th Lane / 179th Avenue	289	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.9	2.5	6.4
	Tonto Street	179th Avenue / 179th Lane	418	Urban / Rural	Bit	4	1980	SC 1986	OL 1999	SC 2004	SC 2012		3.9	2.5	6.4
	Yakima Street	179th Avenue / Termini	227	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.0	0**	**
	Yakima Street	179th Lane / 179th Avenue	430	Urban / Rural	Bit	3	1980	SC 1986	OL 1999	SC 2004	SC 2012		4.0	0**	**

Section 01 Unplatted (S/O CR 27) Total **7578** **1.44 mi.**

* Per As-Built, GPR not available
** No Base Visible, GPR Data not available
*** No Wear Course Pavement; Rehabilitation Project

Capital Improvement Plan Ramsey, MN

Project #	23-STR-008
Project Name	Section 01 Unplatted (S/O CR 27) Street Recon

Total Project Cost	\$1,013,472	Department	Street Improvements
Type	Improvement	Category	Street Improvement
Priority	1-Existing Obligation (High)	Status	Active
Useful Life	60 years		

Description

Reconstruction of the streets within Section 01 Unplatted, south of CR 27.

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	0	1,013,472	0	0	0	0	0	0	0	0	1,013,472
Total	0	1,013,472	0	0	0	0	0	0	0	0	1,013,472

Funding Sources

Funding Sources	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Pavement Management Fund	0	881,280	0	0	0	0	0	0	0	0	881,280
Storm Water Utility Fund	0	132,192	0	0	0	0	0	0	0	0	132,192
Total	0	1,013,472	0	0	0	0	0	0	0	0	1,013,472

Public Works Committee**Meeting Date:** 12/16/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommending City Council Order Request for Proposals for 2026 Neighborhood Overlay Improvements, Improvement Project #26-08

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending City Council order Request for Proposals for engineering design services for the 2026 Neighborhood Overlay Improvements, Improvement Project #26-08.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies mill and overlay of five (5) subdivisions within the City. A street segment summary for the project is attached to this case.

Project History

- April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Hakanson Anderson for topographic survey and wetland delineation of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-125, ordering plans and specifications for said improvements

Project Scope

This project proposes to mill and overlay four (4) subdivision within the City.

- Alpine Woods
- Evergreen Point Townhomes 1st & 2nd
- Hall-Anderson Acres (TH 47 Service Road only)
- Section 16 Unplatted

Riverside West (Ebony Street only)

Because of its proximity and small size, Riverside West (Ebony Street) is proposed to be added to the Riverside West street reconstruction project (137th Avenue and Dolomite Street).

The updated project totals 1.39 miles in length, and is split between urban and rural sections. The project is not proposing any repairs to watermain or sanitary sewer, minor storm sewer structure repairs typically consisting of re-grouting catch basins is proposed. Additionally, any pedestrian ramps will be brought up to current ADA compliance, the project area is estimated to include 24 pedestrian ramps. This will be further explored during project design.

Based on GPR data and as-built information a 2-inch mill and overlay are proposed on all streets; Evergreen Point Townhomes will require a 1-inch mill with 2-inch overlay. This will be verified during project design.

Project Timelines

City staff is no longer proposing to prepare plans and specifications for this project. But would seek a recommendation to send out Request for Proposals (RFP)s for engineering design services, including preparing final plans and specifications.

The following are the proposed general project timelines:

January 13, 2026	City Council orders RFP for engineering design services
February 10, 2026	City Council award RFP for engineering design services
February / March 2026	Preparation of plans and specifications
April 7, 2026	City Council approve plans, authorize bidding
Week of May 4 th , 2026	Bid opening
May 12, 2026	City Council awards contract to the lowest responsible bidder
June / July 2026	Construction

Engineering Design Services

Due to the 2026 project design workload, and unforeseen staff unavailability during the winter of 2026, City staff does not have the capacity to prepare plans and specifications for these improvements in time to bid the project in early spring of 2026 and be ready for summer construction.

Notification:

Notification is not required for this case.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates up to 10 minutes will be required to present this case and respond to questions.

Observations:

If project design remains in-house, the project proposed project schedule will be moved back by approximately 8 weeks, resulting in mid-July 2026 bid opening and project award most likely occurring in August 2026. In staff's opinion, late-season bidding typically lends to fewer bidders and higher construction costs, due to contractor's schedules being relatively full.

Alternatives:

Alternative #1 – Motion recommending City Council order Request for Proposals for engineering design services for the 2026 Neighborhood Overlay Improvements, Improvement Project #26-08.

Alternative #2 – Motion of other.

Funding Source:

Funding for engineering design services would come from a combination of Pavement Management Funds and Stormwater Utility Funds, which are proposed to pay for the 2026 Neighborhood Overlay Improvements, per the CIP.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to recommend City Council order Request for Proposals for engineering design services for the 2026 Neighborhood Overlay Improvements, Improvement Project #26-08.

2026 PMP Projects Map
CIP Sheet 26-08

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 12/11/2025

Reviewed By

Bruce Westby

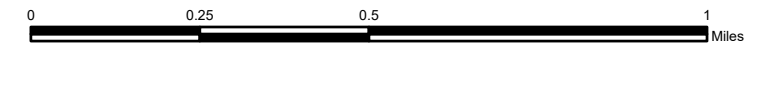
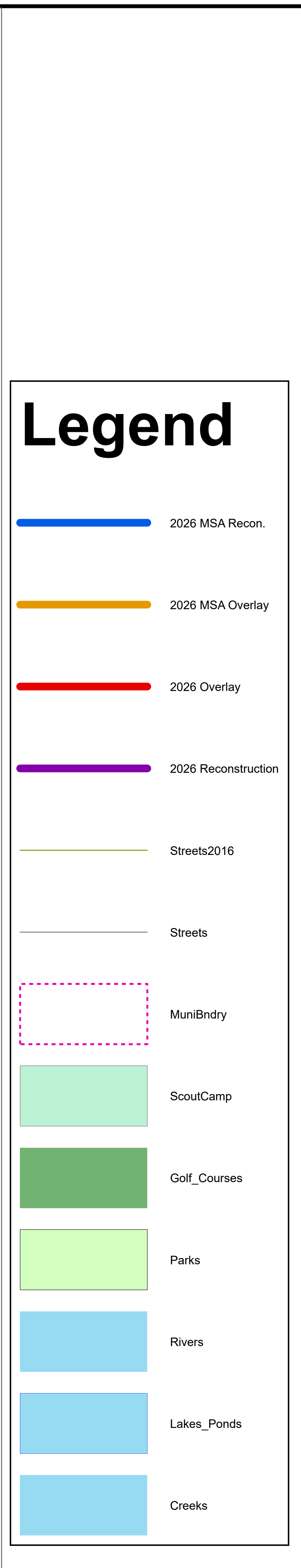
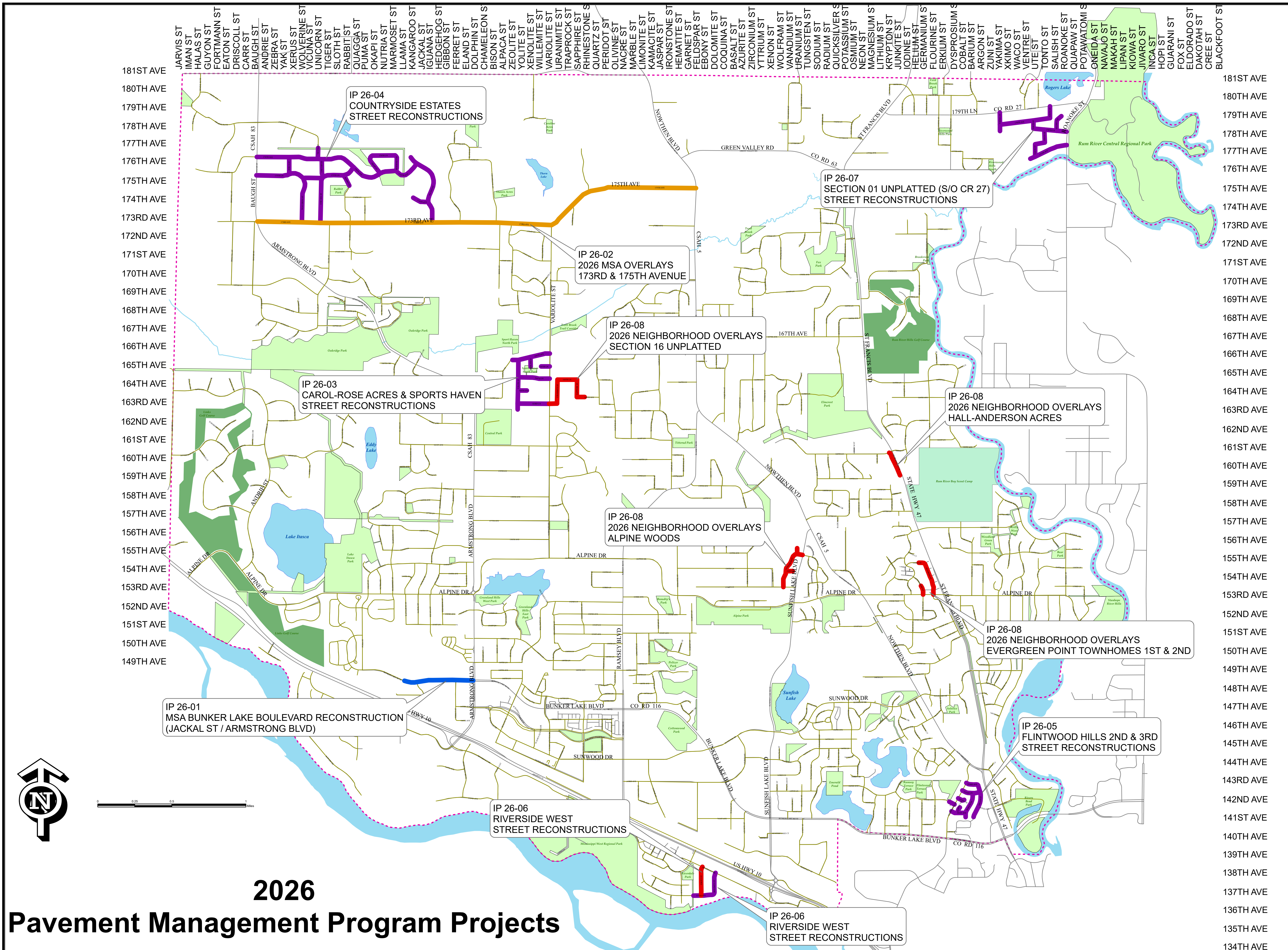
Brian Hagen

Date

12/11/2025 02:28 PM

12/11/2025 02:33 PM

Started On: 12/08/2025 09:36 AM



2026 Pavement Management Program Projects

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
169TH AVE
168TH AVE
167TH AVE
166TH AVE
165TH AVE
164TH AVE
163RD AVE
162ND AVE
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145TH AVE
144TH AVE
143RD AVE
142ND AVE
141ST AVE
140TH AVE
139TH AVE
138TH AVE
137TH AVE
136TH AVE
135TH AVE
134TH AVE

Capital Improvement Plan Ramsey, MN

Project # 21-STR-014
Project Name 2026 Neighborhood Overlays

Total Project Cost \$488,697
Type Improvement
Priority 1-Existing Obligation (High)
Useful Life 60 years

Department Street Improvements
Category Street Improvement
Status Active

Description

Overlaying of streets within the following subdivisions: Alpine Woods; Evergreen Point Townhomes 1st; Evergreen Point Townhomes 2nd; Hall-Anderson Acres (TH 47 Service Road only); Section 16 Unplatted (2006 Construction only); Riverside West (Ebony Street)

Justification

In accordance with the City's Pavement Management Program, each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis including reconstruction at the end of its useful life, which is estimated to be 60 years based on the City's predominant sand subgrades.

Expenditures	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Improvements Other than Building Cost	488,697	0	0	0	0	0	0	0	0	0	488,697
Total	488,697	0	0	0	0	0	0	0	0	0	488,697
Funding Sources	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Pavement Management Fund	465,426	0	0	0	0	0	0	0	0	0	465,426
Storm Water Utility Fund	23,271	0	0	0	0	0	0	0	0	0	23,271
Total	488,697	0	0	0	0	0	0	0	0	0	488,697

Public Works Committee**Meeting Date:** 12/16/2025**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Title:**

Discuss Repairing Irrigation Damage Associated with Improvement Projects

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending repairing irrigation damage associated with improvement projects.

Background:

The typical street reconstruction project will impact the boulevard within 6 to 8 feet from the existing edge of pavement or back of curb. In both urban and rural settings, the city includes repairing any damage caused to existing driveways, landscaping, turf, mail boxes, retaining walls (essentially any visible infrastructure) within the public right-of-way. In rural settings any private driveway culverts are considered the home-owners responsibility to maintain; if the project necessarily impacts a driveway culvert the city does repair as part of the improvement project.

Since 2017, the city has put the responsibility to repair any damage caused to underground irrigation and/or invisible dog fences during the reconstruction projects on the property owner. This change in practice was a reaction to the difficulties with irrigation repairs during 2015 and 2016 improvement projects. The primary driver was the number of staff hours inspecting the irrigation system functionality after the project was complete.

Since 2017, staff has included notices in the project update letters that private lawn irrigation systems may be impacted by the work and that relocating and/or repairing private irrigation systems within public right of ways as needed to accommodate construction is the responsibility of the property owner. During construction, because the irrigation systems are not visible, at least some impacts are unavoidable. During the first few construction seasons after 2017, this typically generated a few conversations on each project with property owners to clarify the policy.

In general, with the city's primarily sandy soils, irrigation is necessary to maintain a quality turf lawn, which is often desired for better curb appeal. Commercial developments, though not specifically requiring irrigation systems by code, do require sod and plantings (unless given City Council approval for alternative restoration), which in turn generally requires irrigation to survive. As we complete reconstruction and overlay projects on newer subdivisions, it is apparent that irrigation systems are more common. In new subdivisions, the vast majority of properties install an irrigation system. During ADA pedestrian ramp improvements, almost all pedestrian ramps have irrigation heads adjacent to the work, and will have significant impacts.

It should be noted that under the current system, there is not a financial incentive for the contractors to reduce damage. Where there's been obvious negligence by the contractor, staff does its best to help property owners come to an agreement with the contractor for reimbursement or repairs, but negligence is often difficult to prove. Based on the type of construction, there are times where the irrigation lines are simply in the way and impeding construction. This is associated with the standard procedure for irrigation installation is to run main lines at or near the back of curb or edge of pavement and placing irrigation heads at the edge of the pavement(s).

In staff's opinion, including irrigation repairs will provide the following benefits to city improvement projects:

- Meet property owner expectations
 - Staff often hears from property owners that the project caused the damage and the city should repair it
 - Other cities in the area do pay for repairs as part of the project
- Improve project outcomes
 - Contractors will be incentivized to minimize damage to irrigation systems
 - Ensures systems will be repaired in a timely manner
 - Help promote boulevard restoration by watering newly seeded areas
 - Avoid re-seeding due to after-the-fact irrigation repairs
- Promotes lawn care
 - Functional irrigation systems promote higher quality turf yards
 - Increases curb appeal
 - Avoids damaged pipes being left exposed by residents not willing to repair systems themselves

Notification:

Notification is not required for this case.

Time Frame/Observations/Alternatives:

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

Funding Source:

Funding for irrigation repairs would come from Pavement Management Fund or Municipal State Aid Funds where applicable.

Based on feedback from local area cities, several different methods are used to pay for irrigation repairs:

- Lump Sum
 - Contractor quotes one price, number of repairs required does not impact the price
- Irrigation or Landscape Allowance
 - City sets an allowance in the bid; Contractor submits time and material invoices for any repairs
- Each per property or each per irrigation head
 - All work to remove / salvage / plug / install new heads by occurrence
 - One city does not repair irrigation heads which are not marked

The last project the city repaired irrigation was the 2016 Andrie Street Reconstruction. The City paid by each property; the lowest bid was \$600 each. With an assumed 35% inflation, in today's dollars that would cost approximately \$800 each. For the 60 total properties with irrigation on that project, the estimated costs would be \$48,000 in today's dollars. Irrigation repairs by each irrigation head are difficult to estimate, since the systems cannot be easily viewed, and as-builts of the lines are not readily available. A cost for each (irrigation head) was estimated at \$125 by a neighboring city.

Recommendation:

Staff recommends including irrigation repairs by lump sum on public improvement projects moving forward. By nature of a lump sum, the contractor is incentivized to minimize the amount of irrigation damage during the project. This will in-turn provide better project outcomes in speeding up restoration, promote continued grass maintenance following construction, avoiding additional touch-up work, and meet the expectations of property owners. Based on recent years the staff time for inspecting irrigation repairs is anticipated to be offset by the time required to discuss damage with both residents and the contractor.

Staff is seeking a consensus direction from the Public Works Committee on this matter.

Outcome/Action:

Dependent upon Public Works Committee direction.

Attachments

No file(s) attached.

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 12/11/2025

Reviewed By

Bruce Westby

Brian Hagen

Date

12/11/2025 02:07 PM

12/11/2025 02:25 PM

Started On: 12/08/2025 09:28 AM

Public Works Committee**Meeting Date:** 12/16/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommendation to City Council Authorizing Connexus Energy to Provide Design Services for 2026 COR Street Lighting Improvements

Purpose/Background:**Purpose:**

The purpose of this case is to consider approving a recommendation to City Council authorizing Connexus Energy to provide design services for the 2026 COR Street Lighting Improvements.

Background:

Attached is a copy of the original agenda case for this project with attachments as presented at the April 15, 2025, Public Works Committee meeting. This case includes all pertinent background information for the 2026 COR Street Lighting Improvements project.

Sheet 285 of the 2025-2034 CIP is included in the attached April 15, 2025, PWC case. As with previous street lighting improvement projects, staff proposes to enlist Connexus Energy to provide design services to prepare plans, specifications and a final cost estimate for the proposed 2026 COR Street Lighting Improvements project.

Time Frame/Observations/Alternatives:

Staff estimate this case will take up to 10 minutes to present and discuss.

Funding Source:

Connexus Energy provided the attached quote for the proposed 2026 COR Street Lighting Improvements in the amount of \$455,976.75 using the attached preliminary project layout. A final cost estimate will be provided after final design plans are complete.

Funding for this project will be paid from the Street Light Utility Fund, which is projected to have a starting balance of \$1.6M in 2026 per sheet 315 of the adopted 2026 – 2035 Capital Improvement Plan.

Attached is a copy of CIP sheet 315, which shows two additional large street light improvement projects are proposed for 2026. The first is proposed for Riverdale Drive between Ramsey Blvd & Traprock Street at an estimated cost of \$300,000, and the second is proposed along the new Highway 10 North Frontage Roads at an estimated cost of \$225,000. Assuming all three projects are constructed in 2026, the fund balance at the end of 2026 is projected to be slightly more than \$664K.

Recommendation:

Staff recommends providing a recommendation to City Council to authorize Connexus Energy to provide design services for the 2026 COR Street Lighting Improvements.

Outcome/Action:

Motion recommending City Council authorization for Connexus Energy to provide design services for the 2026 COR Street Lighting Improvements.

Attachments

041525 PWC case
Connexus quote
Preliminary Layout
CIP sheet 315

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 12/11/2025

Reviewed By

Brian Hagen

Date

12/11/2025 01:41 PM

Started On: 11/25/2025 06:05 PM

Public Works Committee**Meeting Date:** 04/15/2025**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Review Preliminary Street Lighting Plans for The COR

Purpose/Background:**Purpose:**

The purpose of this case is to review preliminary street lighting plans for The COR and provide feedback to staff on desired lighting levels and locations related to various infrastructure and features.

Background:

In 2023, The COR Improvements were completed. Attached is the title sheet from the construction plans. As shown on this sheet, the project included the reconstruction of Zeolite Street between Sunwood Drive and Bunker Lake Boulevard and Center Street between Ramsey Parkway and Bunker Lake Boulevard, as well as the widening of Center Street between 145th Avenue and Ramsey Parkway. The project also included the construction of Ramsey Parkway between Willemite Street and the Sunwood Drive roundabout, including substantial on-street angled parking and sidewalk and trail improvements.

Per sheet 285 of the 2025-2034 CIP, a copy of which is attached for reference, staff proposes to work with Connexus Energy, who provides design, construction and maintenance services for almost all street lights in Ramsey, to provide lighting improvements along the streets, sidewalks and trails constructed as part of The COR Improvements.

Also attached is a preliminary street lighting layout showing all streets that currently have no or only minimal street lighting highlighted in green.

Staff is requesting direction from the Public Works Committee on desired lighting levels and light locations along the green highlighted streets and unlit off-road sidewalk and trail segments.

Streets most commonly have lights at intersections and mid-block pedestrian crosswalks. Lights are also commonly provided along off-road sidewalks and trails at varying intervals.

Staff will present existing street and trail light spacing examples throughout The COR during the meeting.

Notification:

N/A

Time Frame/Observations/Alternatives:

Staff estimate this case will take up to 20 minutes to present and discuss.

Funding Source:

Funding for the lighting improvements will be paid from the Street Light Utility Fund.

Recommendation:

At a minimum, staff recommends providing street lights at all intersections and mid-block pedestrian crossings, as well as along all off-road sidewalk and trails.

Outcome/Action:

Provide direction to staff on desired lighting levels and light locations along the unlit streets and unlit off-road sidewalk and trail segments.

Attachments

IP23-19 Title Sheet

CIP Sheet 285

Prelim COR Street Lighting Layout

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 04/10/2025

Reviewed By

Brian Hagen

Date

04/10/2025 02:54 PM

Started On: 02/28/2025 02:07 PM

CITY OF RAMSEY

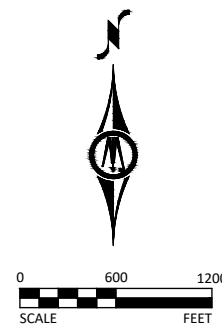
CONSTRUCTION PLANS FOR

THE COR INFRASTRUCTURE IMPROVEMENTS

CITY PROJECT NUMBER 23-19

SANITARY SEWER, WATER MAIN, STORM SEWER, STREET GRADING, CONCRETE CURB & GUTTER,
BITUMINOUS PAVING, ADA IMPROVEMENTS, AND TURF ESTABLISHMENT
FEBRUARY, 2024

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN



MAP LEGEND

— PROJECT LIMITS

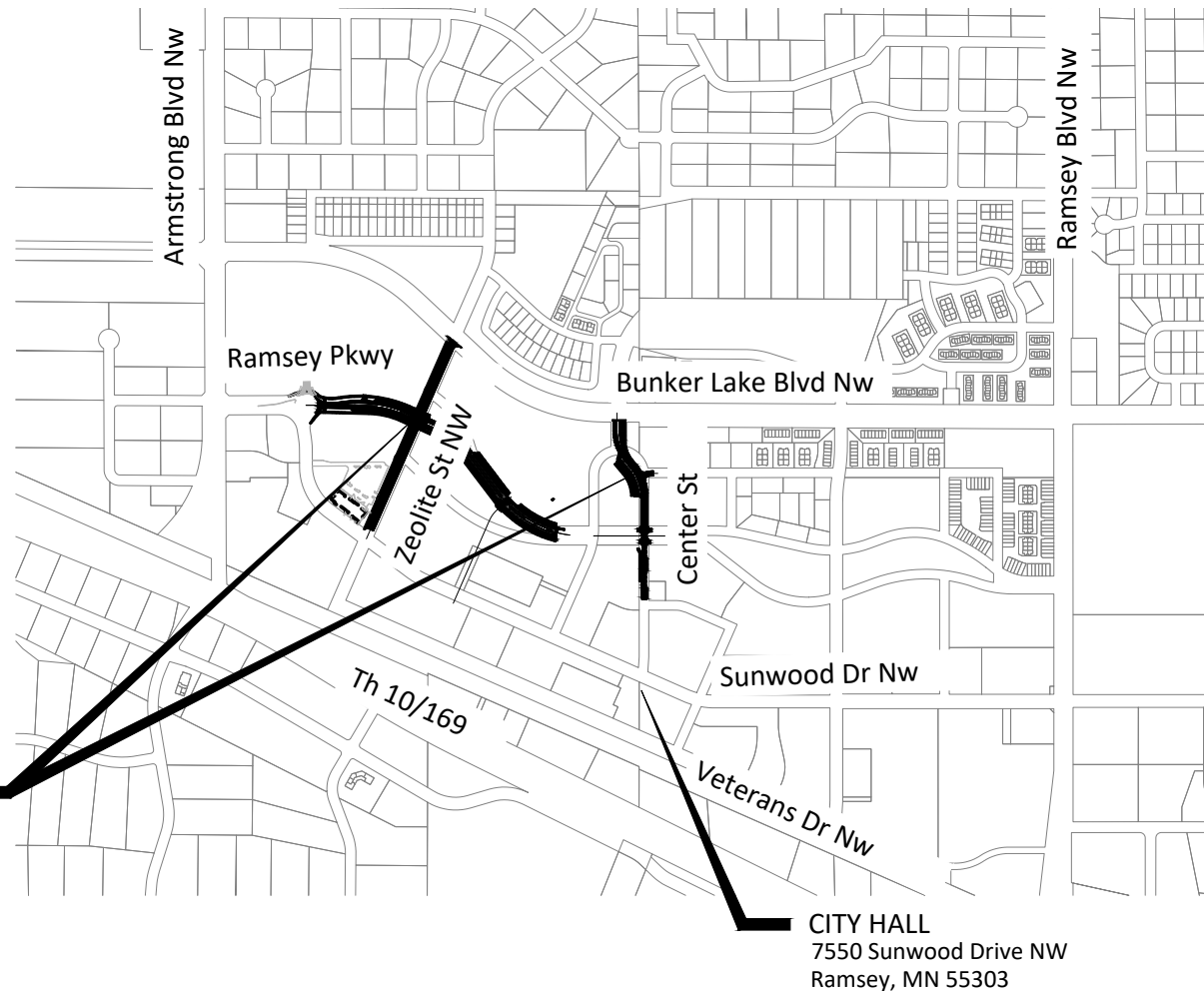
NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

PROJECT LOCATION

--- GOVERNING SPECIFICATIONS ---
THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR CONSTRUCTION" AND THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) "STANDARD SPECIFICATIONS" FOR MUNICIPAL UTILITIES SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM AND BE INSTALLED IN ACCORDANCE WITH THE LATEST "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MN MUTCD) AND PART VI, THE LATEST "FIELD MANUAL" FOR TEMPORARY TRAFFIC CONTROL DEVICES.



SHEET NUMBER	SHEET TITLE
GENERAL	
1	TITLE SHEET
2	LEGEND
3	STATEMENT OF ESTIMATED QUANTITIES
CIVIL	
4 - 5	TYPICAL SECTIONS
6 - 10	CITY STANDARD DETAILS
11 - 16	MnDOT PEDESTRIAN CURB RAMP DETAILS
17 - 18	EXISTING CONDITIONS & REMOVALS
19 - 22	EROSION CONTROL PLAN
23 - 25	STORM WATER POLLUTION PREVENTION PLAN
26 - 29	WATERMAIN & SANITARY SEWER - PLAN & PROFILE
30 - 36	STORM SEWER & STREET - PLAN & PROFILE
37 - 38	STORM LEADS
39 - 44	INTERSECTION DETAILS
45 - 49	TRAFFIC SIGNING & STRIPING
50 - 60	CROSS SECTIONS
THIS PLAN SET CONTAINS <u>60</u> SHEETS.	

Approved: Anoka County Engineer _____ Date _____

Approved: City Engineer / Director of Public Works _____ Date _____

⚡ BM=870.29 TNH STATION 702+96 - 872' LT FERRET STREET & BUNKER LAKE BLVD, SE DITCH	PROJECT DATUM: HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT) VERTICAL: NAVD 88	RECORD DRAWING INFORMATION
		OBSERVER: CONTRACTOR: DATE:

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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.

Kevin P. Kiel
 KEVIN P. KIEL, P.E.
 LIC. NO. 23211 DATE 02/13/2024



7533 SUNWOOD DR NW, SUITE 206
 RAMSEY, MINNESOTA 55303
 Phone: (763) 433-2851
 Email: Ramsey@bolton-menk.com
 www.bolton-menk.com



DESIGNED	NO.	ISSUED FOR	DATE
JDG/ZFL	0	BID	02-13-2024
DRAWN	1	ADD 1	03-07-2024
CHECKED			
KPK			
CLIENT PROJ. NO.	23-19		

CITY OF RAMSEY, MINNESOTA
 THE COR INFRASTRUCTURE IMPROVEMENTS
 TITLE SHEET

SHEET
 1
 OF
 60

Capital Improvement Plan Ramsey, MN

Project # 25-SLT-001
Project Name COR Street Lights

Total Project Cost \$300,000
Type Improvement
Priority 2-New Addition (High)
Useful Life 20 years

Department Street Light Utility
Category Street Light Utility Improvement
Status Active

Description

Install street lights along new street segments constructed in 2024 with the COR Infrastructure Improvements (Center Street, Ramsey Parkway, Zeolite Street) and other streets as needed to fill in gaps in lighting.

Justification

Improve safety for drivers and pedestrians within The COR, including Park patrons during evening hours.

Expenditures

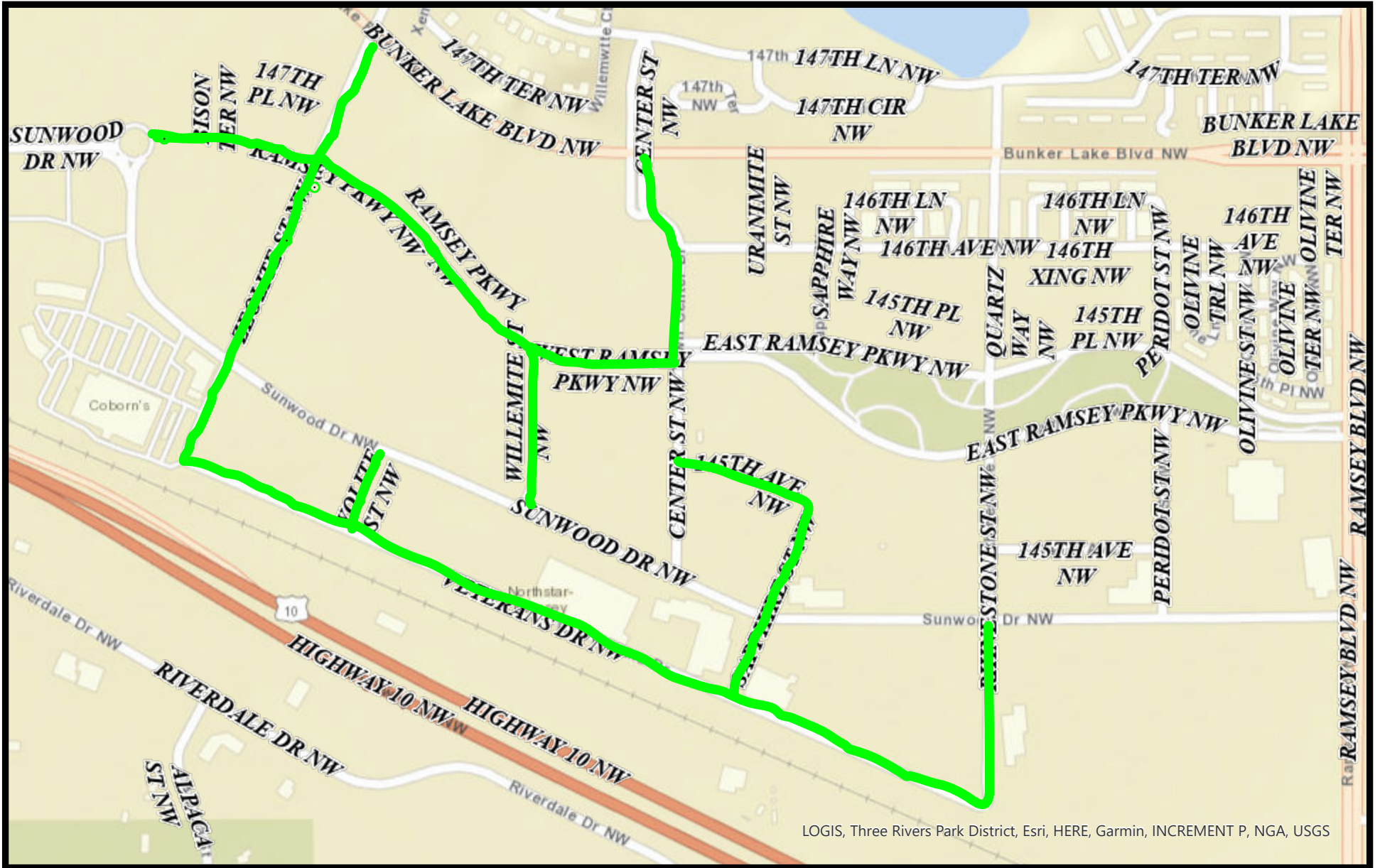
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Improvements Other than Building Cost	300,000	0	0	0	0	0	0	0	0	0	300,000
Total	300,000	0	0	0	0	0	0	0	0	0	300,000

Funding

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Street Light Utility Fund	300,000	0	0	0	0	0	0	0	0	0	300,000
Total	300,000	0	0	0	0	0	0	0	0	0	300,000

The COR Preliminary Street Lighting Layout

April 2025



Print Date: April 10, 2025

0 0.04 0.07 0.15 0.22 0.3 mi

Outdoor Lighting New Construction

Bill To: RAMSEY CITY OF *
 7550 SUNWOOD DR

 RAMSEY MN 55303

Quote Number	LGT0001218
Date	7/14/2025
Customer ID	444931
Service Order	SORD000W2502398
Representative	jennweis
Page	1

Re: Outdoor Lighting System at: STREET LIGHTS

Thank you for your Outdoor Lighting request. Listed below are the estimated charges that includes the cost of all materials and labor. Payment is required upfront before construction will be scheduled. Installation of your outdoor lighting system is subject to the enclosed Conditions of Service. Please review the documents and include a signed copy along with your payment.

Winter construction fees may apply between November 1st and April 1st. To avoid fees, requirements must be met prior to November 1st.

Payment must be made by check or money order.

Do not combine payment for this invoice with electric service payments or application may be delayed.

Quantity	U of M	Unit Price	Description	Ext. Price
64	EA	\$2,655.00	COMPLETE LIGHT FIXTURE(S)	\$169,920.00
64	EA	\$435.00	LIGHT POLE SETUP FEE	\$27,840.00
11,435	FT	\$12.00	BORING CHARGE	\$137,220.00
1	EA	\$3,055.00	TRANSFORMER	\$3,055.00
1	EA	\$2,700.00	LIGHT CONTROL CABINET	\$2,700.00
2	EA	\$35.00	PERMIT ADMINISTRATION FEE	\$70.00
1	EA	\$250.00	PERMIT	\$250.00
11,435	FT	\$10.05	FOOTAGE UG	\$114,921.75
Subtotal:				\$455,976.75
Tax:				\$0.00
Total:				\$455,976.75

----- Detach Along Line -----

Please Remit with Payment!

Customer Number: 444931
Amount Due: \$455,976.75

Quote: LGT0001218
Service Order: SORD000W2502398
Due Date: Upon Receipt

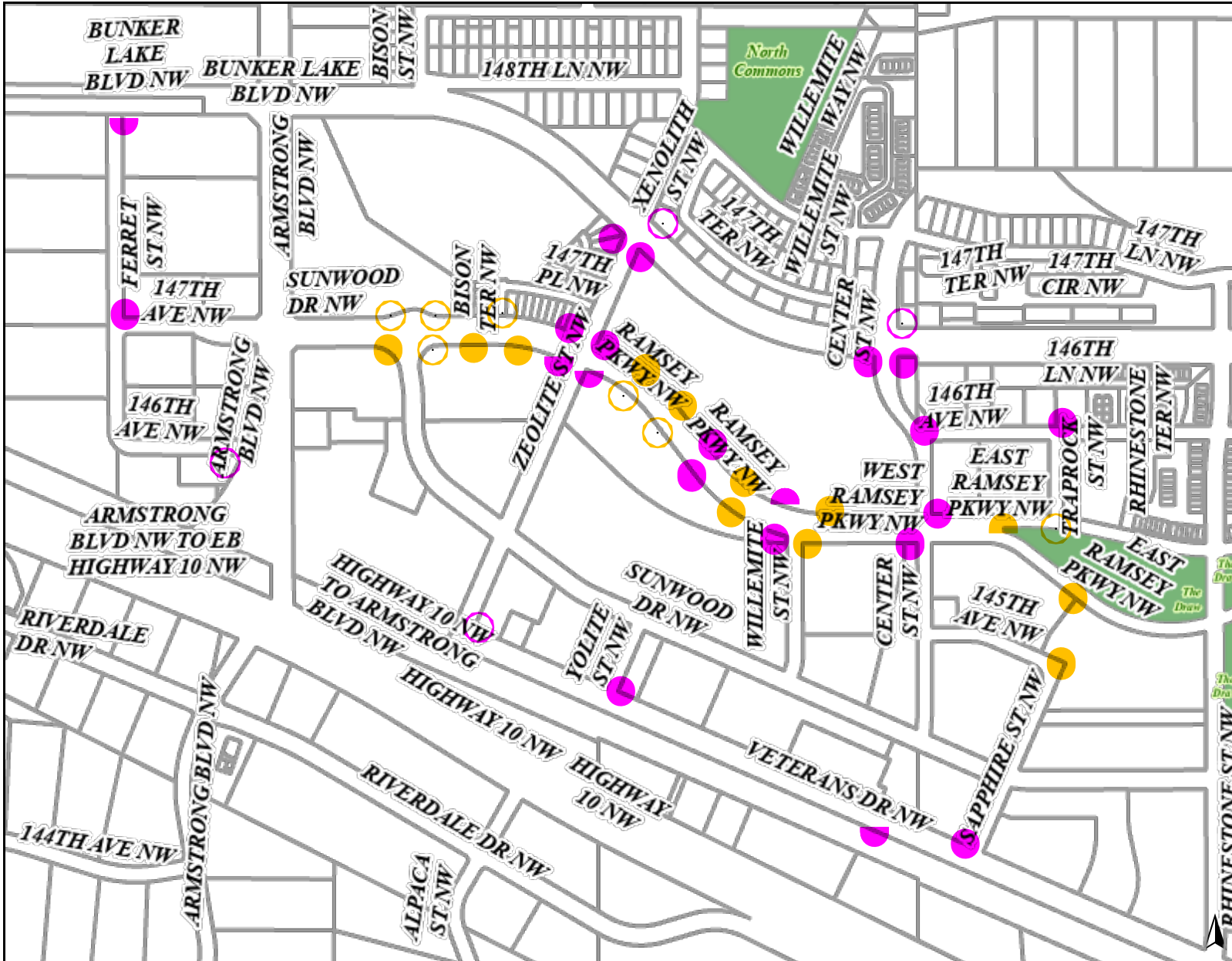
RAMSEY CITY OF *
 7550 SUNWOOD DR

 RAMSEY MN 55303

Remit To: Connexu Energy
 Attn: AR Accounting
 14601 Ramsey Blvd
 Ramsey, MN 55303

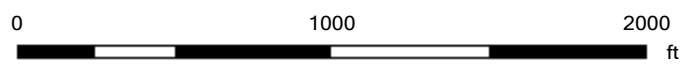


West-Half COR Street Lighting Plan - MP #25-12



Legend

- Ramsey GIS Layers
- Municipal Boundary
 - Street Names
 - Groundwater Capture Zone
 - DWSMA
 - Ramsey Floodplain
 - Valves
 - Service Valve
 - Valve
 - Hydrants
 - Police Grids
 - Parks
 - Parcels



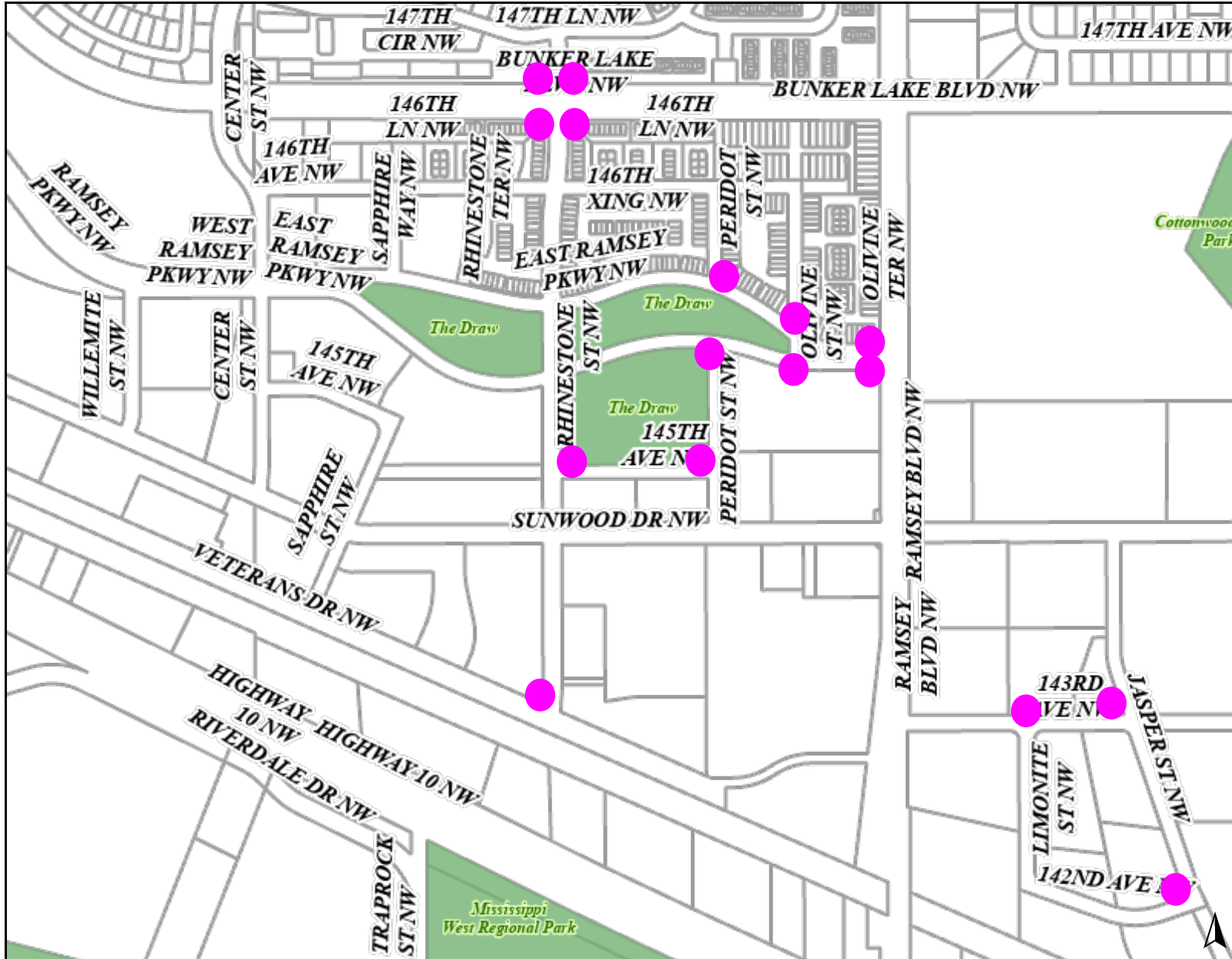
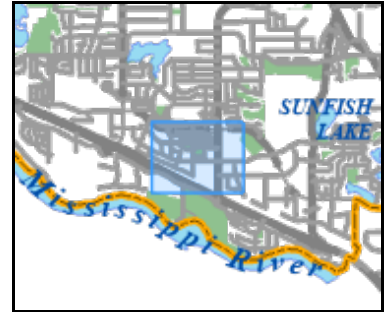
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

- 14' Street Light
- 24' Street Light



East-Half COR Street Lighting Plan - MP #25-12



Legend

Ramsey GIS Layers

- Municipal Boundary
- Street Names
- Groundwater Capture Zone
- DWSMA
- Ramsey Floodplain

Valves

- Service Valve
- Valve

Hydrants

- Hydrant

Police Grids

- Police Grid

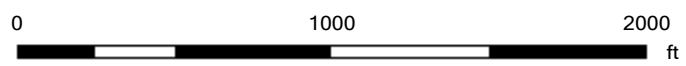
Parks

- Park

Parcels

Notes

- 14' Street Light
- 24' Street Light



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Street Light Utility Fund #603 - Working Capital													
	Act	Actual 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Projected 2031	Projected 2032	Projected 2033	Projected 2034	Projected 2035
Beginning Balance		1,426,301	1,571,895	1,600,114	664,117	522,090	532,595	531,185	517,203	489,958	448,723	392,736	323,227
Utility Revenue From Utility Billings		242,950	237,994	254,111	254,111	254,111	254,111	254,111	254,111	254,111	254,111	254,111	254,111
Contributions from Developers													
Prior Dec 2010 COR Expenses Reim		-	-	-	-	-	-	-	-	-	-	-	-
After Dec 2010 COR Expenses Reim			6,091	6,091	8,121	8,121	8,121	8,121	8,121	8,121	8,121	10,152	10,152
Int Reim TIF 14 Exp Sunwood Realignment Res #12-09-144													
Interest Earnings		69,561	7,859	8,001	3,321	2,610	2,663	2,656	2,586	2,450	2,244	1,964	1,616
Operating Expense (Personal Services, Supplies, Other Services & Charges)		(166,917)	(183,609)	(189,200)	(217,580)	(239,338)	(251,305)	(263,870)	(277,064)	(290,917)	(305,463)	(320,736)	(336,773)
CIP Projects-Street Light Utility													
Bunker Lake Blvd & Puma Lights					(175,000)								
Riverdale Drive between Ramsey Blvd & Traprock Lights				(300,000)									
Hwy 10 North Frontage Roads				(225,000)									
COR Street Lights				(475,000)									
Priority/Developer Street Lights			\$ (40,117)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)	\$ (15,000)
Remaining Working Capital Balance		1,571,895	1,600,114	664,117	522,090	532,595	531,185	517,203	489,958	448,723	392,736	323,227	237,333
Reim TIF 14 Exp Sunwood Realignment Res		(48,892)	(48,892)	(48,892)	(48,892)	(48,892)	(48,892)	(48,892)	(48,892)	(48,892)	(48,892)	(48,892)	(48,892)
Net Working Capital Balance		1,523,003	1,551,222	615,225	473,198	483,703	482,293	468,311	441,066	399,831	343,844	274,335	188,441

Public Works Committee**Meeting Date:** 12/16/2025**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Receive Updates on Improvement Projects, Studies and Items of Interest

Purpose/Background:

The purpose of this case is to update the Public Works Committee on current and proposed City, County and MnDOT improvement projects and studies, and on other items of interest to the Committee.

City Improvement Projects**#26-01 MSA Bunker Lake Boulevard Reconstruction**

- Bolton & Menk, Inc. is preparing final plans and specifications
- 2026 construction proposed
- *See separate case*

#26-02 2026 MSA Pavement Overlay Improvements

- Preparing plans and specifications in-house
- 2026 construction proposed

#26-03 Carol-Rose Acres & Sports Haven Reconstructions

- Preparing plans and specifications in-house
- 2026 construction proposed

#26-04 Countryside Estates Reconstructions

- Preparing plans and specifications in-house
- 2026 construction proposed
- *See separate case*

#26-05 Flintwood Hills 2nd & 3rd Reconstructions

- Preparing plans and specifications in-house
- 2026 construction proposed

#26-06 Riverside West Reconstructions

- Preparing plans and specifications in-house
- 2026 construction proposed

#26-07 Section 01 Unplatted (S. CR 27) Reconstructions

- Preparing plans and specifications in-house
- 2026 construction proposed
- *See separate case*

#26-08 2026 Neighborhood Pavement Overlay Improvements

- Preparing plans and specifications in-house
- 2026 construction proposed
- *See separate case*

#25-03 MSA Alpine Drive Reconstruction – CSAH 57 to TH 47

- Construction complete
- Punch list items are being addressed

#25-04 Dickenson's Mississippi Estate Street Reconstruction

- Construction complete
- Punch list items are being addressed

#25-05 High Point Street Reconstruction

- Construction complete
- Punch list items are being addressed

#25-06 Sortebergs Street Reconstruction

- Construction complete
- Punch list items are being addressed

#25-07 2025 Neighborhood Pavement Overlay Improvements

- Construction complete
- Punch list items are being addressed

#25-08 Sunwood Drive Crosswalk Repairs

- Preparing plans and specifications in-house
- 2026 construction proposed

#25-12 COR Street Lighting Improvements

- Street lights proposed along Ramsey Parkway and at intersections
- 2026 construction proposed
- *See separate case requesting a recommendation for City Council to authorize Connexus Energy to provide design services*

#25-58 Waterfront Water Play Area Improvements

- City utilities work complete (IP #25-51)
- Mass grading work complete (IP #25-62)
- Plan preparation almost complete
- LRRWMO Permit application will be submitted soon for potential approval January 15, 2026
- Construction proposed to begin February 2026

#24-03 2024 NE Ramsey Street Reconstruction

- Construction complete
- Closing project out

#24-13 Fox Ridge Estates 1st and 2nd Additions Street Reconstruction

- Construction complete
- Closing project out

#24-51 TH 47 Trail Gap Connection – 142nd Avenue to Xkimo Street

- Bolton & Menk prepared draft construction plans and specifications for 10' pedestrian trail
- Plans need updating per final grading of Complete Auto and Lightbridge Academy developments
- MnDOT proposes to construct this trail with their 2028 TH 47 mill and overlay project

#21-09 Centralized Water Treatment Plant

- Construction in progress
- City Council will tour in January when operational

#20-11 Ramsey Gateway Highway 10 Improvements

- Project complete
- Punch list items are being addressed

City of Anoka Improvement Projects

Ferry Street (Trunk Highway 47) Grade Separation of BNSF Rail Crossing

- City-led project
- \$45M in bonds authorized October 2020
- 2028 construction anticipated

Highway 47 Corridor Improvements – Garfield St to Bunker Lk Blvd

- Combining with above City-led project
- 3-lane design
- Received regional solicitation funds for 2027 construction
- Permanent signal system at McKinley Street
- Construction proposed for 2027 - 2029

Anoka County Improvement Projects

- NEW - Sunfish Lake Blvd. is proposed to be reconstructed north of Bunker Lake Blvd. in 2026.

MnDOT Improvement Projects

Highway 10 Mill & Overlay and RCI Improvements

- 30-percent plans complete – Staff reviewed and submitted comments to MnDOT
- Mill & Overlay US 10/169 pavement from approx. ½-mile west of Cleveland/Jarvis Avenue in Elk River to ½-mile west of Ramsey Boulevard in Ramsey, including Dayton Rest Area
- Constructing Reduced Conflict Intersection (RCI) improvements at the intersections of Edison Street and Jarvis Street in Elk River, and Alpine Drive and Beatty Drive in Ramsey
 - Removing median crossovers and installing J-Turns w/out signal systems
- Extending pedestrian trail south of US 10/169 from 500-feet East of Adams Street to Edison Street
- Constructing pedestrian crossover/refuge in median of US 10/169 at Jarvis Street
- Removing, repairing and replacing drainage culverts
- Constructing, repairing and replacing misc. guardrail/end treatments
- 2027 construction proposed
- No public open houses are scheduled yet

Studies & Items of Interest

Wetland 114P Outlet Control Structure

- Staff continue to monitor water levels. No updates at this time.

Commercial/Industrial/Residential Developments

- Staff can respond to questions as needed.

Miscellaneous Staff Updates

- Parking restriction signs have been installed in the Village of Sunfish Lake

PWC Future Topics Calendar Discussion Items

- See calendar in following case.

Notification:

Not required for this case.

Time Frame/Observations/Alternatives:

Staff estimates up to 15 minutes will be needed for updates and discussion.

Recommendation:

Staff can offer recommendations on specific items upon request.

Outcome/Action:

No formal action required. For Committee review and discussion purposes only.

Attachments

No file(s) attached.

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 12/11/2025

Reviewed By

Brian Hagen

Date

12/11/2025 01:31 PM

Started On: 11/25/2025 05:39 PM

Public Works Committee

Meeting Date: 12/16/2025

Primary Strategic Plan Initiative: Not Applicable

Title:

Review Future Topics Calendar

Purpose/Background:

Attached is a calendar of future topics for review and discussion by the Public Works Committee. The calendar includes topics drawn from Committee requests received during meetings and/or unresolved topics previously discussed by the Committee. Calendar dates are subject to change based on the availability of information and required attendees, staff workload, and competing interests and objectives.

Time Frame/Observations/Alternatives:

Less than 5 minutes is anticipated to be necessary to review the future topics calendar and address questions.

Recommendation:

Staff recommend reviewing the attached calendar and to either approve the calendar by consensus or to direct Staff to revise the calendar as follows; _____.

Outcome/Action:

No formal action required. For Committee review and discussion purposes only.

Attachments

PWC Future Topics Calendar December, 2025

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 12/15/2025

Reviewed By

Kathy Schmitz

Date

12/15/2025 11:23 AM

Started On: 11/25/2025 05:40 PM

Public Works Committee Future Topics Calendar *

Date	Topics for Discussion – Committee Action
Q4 2026	Sunwood Drive roundabout landscaping (<i>Riverblood</i>)
Q2 2026	Veterans Drive Dog Park Fence (<i>Riverblood</i>)
Nov 2025	COR Street Lighting Improvements (<i>Westby</i>)
Dec 2025	Sunwood Drive limited-duration parking for Skyline retail uses
Date	Topics for Discussion – Regulatory
Date	Topics for Discussion – Policy
Q3 2026	Landscaped median maintenance policy (<i>Riverblood</i>)
Date	Topics for Discussion – Planning and Budget
Q2 2026	Asset management program update (<i>Westby</i>)
Ongoing	Trail gap connection opportunities (<i>Riverblood</i>)
Date	Topics for Discussion – Staff Updates
Monthly	Waterfront waterplay improvements (<i>Riverblood/Westby</i>)
Ongoing	Flashing Yellow Arrow opportunities (<i>Westby-continue lobbying for</i>)
Monthly	TH 47 improvements, Bunker Lk Blvd to Hwy 10 (<i>Westby</i>)
Monthly	TH 47 trail connection 142 nd to Xkimo St (<i>Riverblood</i>)

* Dates subject to change based on availability of information, required attendees, staff workload, and competing interests and objectives.