

City of Ramsey
Agenda
Public Works Committee
Tuesday, January 20, 2026

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 Committing meeting dated December 16, 2025.
- 5. Committee Business**
 1. Appoint Chair and Vice-Chair of the Public Works Committee.
 2. Consider a recommendation to City Council approving on-street parking restrictions around Skyline Apartments.
 3. Receive Updates on Waterfront Water Play Park Improvements
 4. Further Discuss Repairing Irrigation Damage Associated with Improvement Projects
 5. Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisements for Bids for Flintwood Hills 2nd & 3rd Street Reconstructions, Improvement Project #26-05
 6. Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisements for Bids for 2026 Crack Seal Improvements, Improvement Project #26-09

7. Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisements for Bids for 2026 Pavement Rejuvenation Improvements, Improvement Project #26-10

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: 01/20/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Approve the following meeting minutes.
1. Public Works Committing meeting dated December 16, 2025.

Purpose/Background:

To review and approve the attached December 16, 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 December 16, 2025.

Outcome/Action:

Motion to approve meeting minutes dated December 16, 2025.

Attachments

PWC Meeting Minutes 12.16.26

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/15/2026 02:07 PM
Brian Hagen	Brian Hagen	01/15/2026 02:11 PM
Form Started By: Marsha Weidner		Started On: 01/15/2026 10:04 AM
Final Approval Date: 01/15/2026		

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

The Public Works Committee conducted a regular meeting on Tuesday, December 16, 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
 Assistant City Engineer Joe Feriancek

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

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

4. APPROVE MINUTES

4.01: Approve November 18, 2025, Meeting Minutes

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

Regular Meeting Minutes dated November 18, 2025

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

5. COMMITTEE BUSINESS

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

Assistant City Engineer Feriancek reviewed the staff report and recommendation to approve plans and specifications and authorize advertisements for bids for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

Councilmember Riley referenced the proposed assessments and asked if those were already in place or negotiated in the past.

Assistant City Engineer Feriancek confirmed that these are essentially all PSD assessments, as they wanted to wait for final project costs to come in, where Oppidan chose to contribute their funds ahead of time.

Councilmember Riley recognized that this will impact businesses and spoke about the importance of communication. He asked how this timeline aligns with Kwik Trip's construction schedule.

Assistant City Engineer Feriancek replied that Kwik Trip is aware of our project and that the schedules align well. He stated that both projects should wrap up around the same time.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approval of plans and specifications and authorizing advertisements for bids for MSA Bunker Lake Boulevard Reconstruction, Improvement Project #26-01.

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

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

Assistant City Engineer Feriancek reviewed the staff report and recommendation to approve plans and specifications and authorize advertisements for bids for Countryside Estates Street Reconstructions, Improvement Project #26-04.

Councilmember Riley asked if the city could ensure that construction traffic for future street reconstruction projects in the two connecting neighborhoods would not access those projects through these streets.

Assistant City Engineer Feriancek confirmed that could be written into the specs for the projects.

Councilmember Riley asked if the streets in Wildwood Acres could be removed from this project and the streets in the other two connecting neighborhoods added.

Assistant City Engineer Feriancek did not feel they would be able to develop plans and complete the necessary topographic and geotechnical work in time to make this change. He stated that they did look at options but determined that the streets in the other two neighborhoods should be reconstructed separately to make the funding work for the Capital Improvement Program.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approval of plans and specifications and authorizing advertisements for bids for Countryside Estates Street Reconstructions, Improvement Project #26-04.

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

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

Assistant City Engineer Feriancek presented the staff report and recommendation to approve plans and specifications and authorize advertisements for bids for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

Chairperson Olson asked about the length of time during which the curb and gutter is being constructed and access is limited.

Assistant City Engineer Feriancek replied that access to properties would be limited during construction of the curb and gutter but that staff will work with residents to provide access based on their needs.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council approval of plans and specifications and authorizing advertisements for bids for Section 01 Unplatted Street Reconstructions, Improvement Project #26-07.

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

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

Assistant City Engineer Feriancek presented the staff report and recommendation to order Request for Proposals for engineering and design services for the 2026 Neighborhood Overlay Improvements, Improvement Project #26-08.

Councilmember Riley commented that staff have done a great job of managing their workload and would prefer to see this path to get the work completed earlier with better project results.

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

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

5.05: Discuss Repairing Irrigation Damage Associated with Improvement Projects

Assistant City Engineer Feriancek reviewed the staff report and recommendation to include 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, promoting continued grass maintenance following construction, avoiding additional touch-up work, and meeting 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.

Councilmember Riley commented that this change was made to minimize staff time and costs, and had concerns with the proposed change to go back. He stated that if things are replaced to a standard, some people will still not be happy. He was unsure as to how the response could be standardized.

City Engineer/Public Works Director Westby confirmed that irrigation system repairs were removed from city improvement projects after Andrie Street and 164th Lane were reconstructed as homeowners did not like the replacement materials being used. He stated that they could go back and develop a potential game plan to determine the repairs that could be standardized and bring that staff recommendation back to the committee.

Councilmember Riley stated that he generally supports this, but wants to see the guardrails that would be in place to provide efficiency and standardization.

Assistant City Engineer Feriancek stated that they could spec out the two or three most popular brands and make it clear that if residents do not want that, they could make the repairs themselves.

Councilmember Riley stated that he would agree with that approach to use an industry standard, and the homeowner could opt out if they would like to use something else.

Chairperson Olson recognized the work that is required relating to irrigation repairs and/or movement of those systems. He provided another suggestion where a payment could be made to residents, and they would complete the work.

Assistant City Engineer Feriancek stated that in reviewing policies of other cities, Coon Rapids has a policy that allows a financial payment to be made to a resident who would like higher-quality equipment. He explained that the payment is made in the standard amount, and then the resident would pay the difference.

Councilmember Riley stated that he would prefer a standardized policy and procedure, as he does not want to create more complexity or staff work.

Chairperson Olson stated that he would like to see some kind of accommodation for people who will be unhappy with the standard. He stated that he has a few heads in his own system that he does not like, as they are not as functional and adjustable as others.

Councilmember Riley stated that there seems to be support for the idea, and the committee would like to see more information from staff on a proposed policy/procedure.

City Engineer/Public Works Director Westby noted that communication will also be a large part of this. He stated that they could look at an allowance for those residents who would like an upgraded model of equipment. He stated staff will bring their recommendations back to the Committee for further discussion.

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

City Engineer/Public Works Director Westby presented the staff report and recommendation to authorize Connexus Energy to provide design services for the 2026 COR Street Lighting Improvements.

Councilmember Riley acknowledged that they have discussed this and asked if the City has committed to doing this work.

City Engineer/Public Works Director Westby replied that The COR Design Framework included much more extensive lighting levels throughout The COR. He stated that this is a scaled-back version of lighting from the original framework. He acknowledged that more housing and commercial uses have been developed, but lighting remains very sparse across The COR. He commented that lights at intersections would improve safety, and lights along walkways would make pedestrians feel safer at night.

Councilmember Riley stated that he could see that perhaps it is time now to install the lights, as further development has occurred.

City Engineer/Public Works Director Westby stated that Ramsey Parkway is a good example of how the designs have changed from the original design framework.

Councilmember Riley recognized that the splashpad is coming to fruition and asked if there is sufficient lighting in that area.

City Engineer/Public Works Director Westby replied that the project includes its own lighting plan and confirmed that the lights from both projects would be coordinated so they work together.

Chairperson Olson asked if there would be a financial benefit to completing this in two phases or whether there is a cost savings to doing the work in one project.

City Engineer/Public Works Director Westby replied that with roads, they look for opportunity-driven elements where developers could contribute towards the cost. He noted additional development that will occur, such as the extension of Veterans Drive, where developers would assist with the installation of lights. He stated that with the development that has occurred, they know where these lights should go, and more pedestrians will be actively using The COR, especially after the Waterfront infrastructure, including splashpad, is constructed.

Chairperson Olson asked for information on the driver between the original design and what is currently proposed.

City Engineer/Public Works Director Westby replied that the COR design framework street lighting plan was overkill in his opinion and believes this is a more reasonable lighting plan. He stated that the recommended lighting plan will improve safety for pedestrians and drivers, but will also not fall into the category of light pollution.

Chairperson Olson confirmed that this plan is more right-sized for the COR as it has developed. He asked if the spacing of the lighting provides an opportunity for additional lights to be installed between if that is determined necessary.

City Engineer/Public Works Director Westby was unsure how that could work. He stated that Connexus does the design and the electrical line that is installed supports the design needs, noting that if additional lights were needed, a larger electrical line may be needed. He does not believe that additional lights would generally be needed in the future.

Motion by Councilmember Riley, seconded by Councilmember Specht, to recommend City Council authorization for Connexus Energy to provide design services for the 2026 COR Street Lighting Improvements.

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

Councilmember Riley asked if the Committee would discuss the frontage road and the other two projects identified in the CIP.

City Engineer/Public Works Director Westby confirmed that is the plan, and provided information on the anticipated timeline.

6. COMMITTEE / STAFF INPUT

6.01: Receive Updates 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.

6.02: Review Future Topics Calendar

No comments.

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 6:51 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: 01/20/2026

Primary Strategic Plan Initiative: Address infrastructure needs.

Title:

Appoint Chair and Vice-Chair of the Public Works Committee.

Purpose/Background:

Annually, the Public Works Committee appoints a Chair and Vice-Chair of the Committee.

Time Frame/Observations/Alternatives:

Staff anticipates 5 minutes will be required to appoint a Chair and Vice-Chair.

Annually, a Chair and Vice-Chair are appointed for the Public Works Committee by Committee members. In election years, this will occur at the first Public Works Committee meeting following City Council appointments to the Public Works Committee.

Funding Source:

N/A

Recommendation:

N/A

Outcome/Action:

Motion to appoint _____ as Chairperson, and _____ as Vice-Chairperson, of the Public Works Committee for the term January 20, 2026, to December 31, 2026.

Attachments

No file(s) attached.

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Marsha Weidner

Final Approval Date: 01/15/2026

Reviewed By

Bruce Westby

Brian Hagen

Date

01/14/2026 04:13 PM

01/15/2026 02:07 PM

Started On: 12/26/2025 07:22 AM

Public Works Committee**Meeting Date:**

01/20/2026

Primary Strategic Plan Initiative:

Promote economic growth and development.

Title:

Consider a recommendation to City Council approving on-street parking restrictions around Skyline Apartments.

Purpose/Background:

On July 9, 2024, the City Council approved the Skyline on Sunwood development, a mixed-use building with 133 apartments and approximately 13,700 square feet of retail space. The building has a U-shaped design with enclosed parking and a surface lot in the courtyard of the U. The parking lot is not intuitively located for visitors to the site. Retail space customers will find it far more convenient to park on the adjacent streets close to the front doors of the businesses.

The problem, as noted in 2024, is that the employees of the businesses will also find those on-street spaces convenient for themselves. Likewise, people with part- or all-day meetings at City Hall's public meeting rooms find those spaces convenient. Staff noted that no businesses were identified at that time and staff would come back to Council once users were known to propose a limited-duration parking plan for the streets around Skyline on Sunwood.

A salon has signed a lease for the space fronting Center Street and has applied for building permits. An office user and quick-serve restaurant user are seriously looking at two other spaces, though leases have not been signed. The building's owner, PSD, has stated that the prospective tenants know of the potential for limited-duration parking. City staff has met with PSD and the salon to discuss what would be an appropriate time limit for parking that will align with the business's customer's needs. The proposed limits, it should be noted, are being seen as a first step. Additional discussion on appropriate time limits for parking on other streets may come forward as the building fills up.

Center Street (Sunwood Dr to 145th Ave)

East Side - 2-hour parking restriction

West Side - No parking restriction

Sapphire Street (Sunwood Dr to 145th Ave)

East Side - No parking restriction

West Side - 2-hour parking restriction

Sunwood Drive (Sapphire St to Center St)

Both Sides - 1-hour parking restriction

145th Avenue (Sapphire St to Center Street)

Both Sides - No parking restriction

Similar to all public streets in the city of Ramsey, on-street parking is restricted between 2:00 am and 6:00 am daily. Other streets in the vicinity are already signed no parking or commercial loading zone only. The Police Department will be responsible for monitoring spaces as well as responding to complaints to issue parking citations or warnings.

Time Frame/Observations/Alternatives:

Alternative #1 – Motion to recommend City Council approval of on-street parking restrictions around Skyline Apartments as proposed.

Alternative #2 – Motion to recommend City Council approval of on-street parking restrictions around Skyline Apartments as follows; _____.

Alternative #3 – Motion of other.

Funding Source:

Parking restriction signs will be furnished and installed by Public Works staff on existing streetlight posts at an estimated cost of less than \$3,000.

Recommendation:

Staff recommends Alternative #1. A resolution would then be presented for approval at an upcoming City Council meeting.

Outcome/Action:

Motion recommending City Council approval of on-street parking restrictions around Skyline Apartments as proposed.

Attachments

Proposed Parking Plan

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 01/15/2026

Reviewed By

Bruce Westby

Brian Hagen

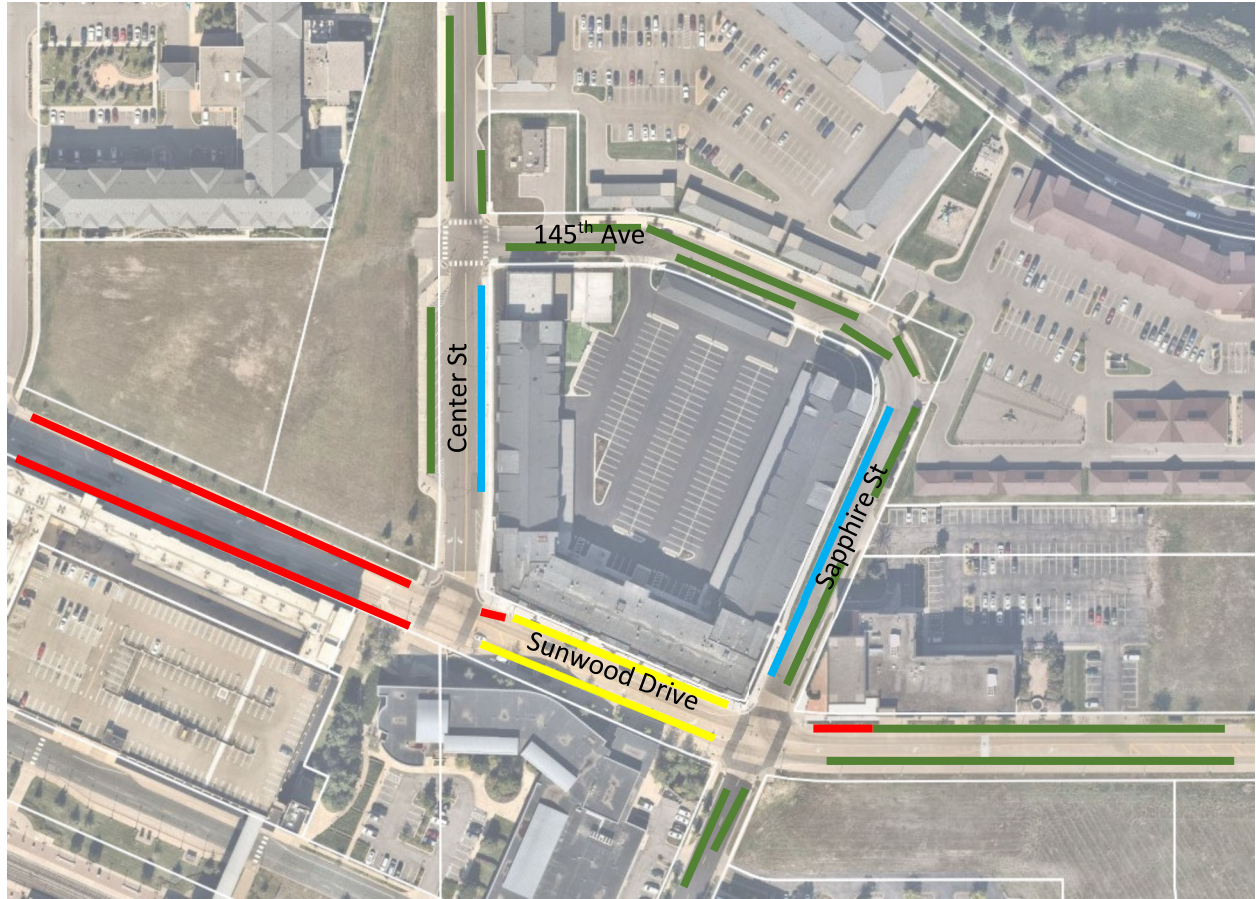
Date

01/14/2026 04:48 PM

01/15/2026 02:11 PM

Started On: 01/13/2026 11:59 AM

Proposed Parking Time Limits around Skyline on Sunwood



Green – No Restriction

Red – No Parking (already restricted)

Yellow – Proposed 1-hour limit

Blue – Proposed 2-hour limit

Public Works Committee

Meeting Date: 01/20/2026

Primary Strategic Plan Initiative: Connect the community through Parks, Trails and Recreational Programming.

Title:

Receive Updates on Waterfront Water Play Park Improvements

Purpose/Background:

Parks and Assistant Public Works Director Mark Riverblood will present updates on the Waterfront Water Play Park Improvements project.

Recommendation:

NA

Outcome/Action:

Receive updates on Waterfront Water Play Park Improvements project.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	01/15/2026 02:07 PM
Form Started By: Bruce Westby		Started On: 01/15/2026 12:01 PM
Final Approval Date: 01/15/2026		

Public Works Committee**Meeting Date:** 01/20/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Further Discuss Repairing Irrigation Damage Associated with Improvement Projects

Purpose/Background:**Purpose:**

The purpose of this case is to update the Public Works Committee with staff's policy recommendation in regards to repairing irrigation damage associated with improvement projects.

Background:

At the December 16, 2025 Public Works Committee meeting, the committee discussed repairing irrigation damage associated with improvement projects. The committee was generally in favor of repairing irrigation damage, but would like more information on how the policy will be laid out. A copy of the case agenda is attached for reference.

Staff proposes handling irrigation repairs in two manners, depending on the project situation.

A "Lump Sum" approach will be used where a majority of the properties have irrigation and impacts are certain to happen. An example of this is Improvement Project 26-05, Flintwood Hills 2nd & 3rd Street Reconstructions, where all the existing concrete curb and gutter will be removed and replaced, and a majority of the properties are believed to have irrigation.

The specifications for Irrigation Repairs by "Lump Sum" are proposed to read as follows:

Irrigation Repairs – Payment shall be made on a lump sum basis as compensation for all equipment, material, and labor costs required for the repair of damaged irrigation systems. The irrigation repairs pay item shall consist of locating and removing or salvaging all underground irrigation lines and sprinkler heads within boulevard areas to be disturbed during construction, and plugging the remaining portion of the existing system at the construction limits, installation of new underground irrigation lines and salvaged sprinkler heads and testing of system to confirm proper installation. New sprinkler heads shall match the style and brand of the existing systems unless otherwise approved by the Engineer. Any systems damaged outside of the construction limits shall be repaired at the contractor's expense. The contractor must coordinate with the property owner to ensure the system is operational and accepted by the property owner. Irrigation repairs shall be complete prior to permanent turf establishment. Payment shall be 25-percent when existing irrigation systems have been capped and remain operational outside of construction limits. The remaining 75-percent when irrigation systems have been fully restored and are operational.

An "Each" (per property) approach will be used where we believe a majority of properties do not have irrigation, and impacts are less likely to happen. An example of this is Improvement Project 26-04, Countryside Estates Street Reconstructions, which is an older rural subdivision.

The specifications for Irrigations Repairs by "Each" are proposed to read as follows:

Irrigation Repairs – Payment shall be made on a per each basis as compensation for all equipment, material, and labor costs required for the repair of damaged irrigation systems. The irrigation repairs pay item shall consist of locating and removing or salvaging all underground irrigation lines and sprinkler heads within boulevard areas to be disturbed during construction and plugging the remaining portion of the existing system at the construction limits, installation of new underground irrigation lines and salvaged sprinkler heads and testing of system to

confirm proper installation. New sprinkler heads shall match the style and brand of the existing system unless otherwise approved by the Engineer. Any systems damaged outside of the construction limits shall be repaired at the contractor's expense. The contractor must coordinate with the property owner to ensure the system is operational and accepted by the property owner. Irrigation repairs shall be complete prior to permanent turf establishment. Payment shall be 25-percent when the existing irrigation system has been capped and remain operational outside of construction limits. The remaining 75-percent when irrigation system has been fully restored and is operational. The per each designation is considered to be equivalent to per property.

Policy for non-standard irrigation systems

The above specifications are essentially the same, except for the pay type. The statement "New sprinkler heads shall match the style and brand of the existing system unless otherwise approved by the Engineer" will assure that name brand sprinkler heads are used. If a resident doesn't have a name brand sprinkler head, they will receive one. Or, staff recommends the following policy:

"If the property owner has non-standard equipment, they may make repairs to their system themselves, or hire a contractor to perform the work. Their work must still adhere to the project schedule. Not meeting the project schedule may result in delays or incomplete boulevard restoration. Re-seeding areas disturbed due to irrigation repairs after final seeding are the property owner's responsibility. The city will compensate the property owner up to the per each bid price via an itemized invoice. If the project is per lump sum, the city will calculate the compensation by dividing the lump sum total by the number of properties."

Resident Notification

Staff typically sends project update letters 5 to 7 times throughout design and project construction, which includes information on below-ground irrigation systems. The following paragraph is proposed to be included with project update letters moving forward.

"Private lawn irrigation systems may be impacted by this work. If you have a below-ground irrigation system, please mark your sprinkler heads with flags or stakes to assist the Contractor in preventing or minimizing damage to your system during construction. Free flags are available at the Engineering Department, located on the 2nd floor of the Ramsey Municipal Center."

The letters always include the engineer's contact information for any questions related to the letter or the project in general. Once we award a contract, we also include the project inspector's contact information.

Time Frame/Observations/Alternatives:

Timeframe:

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

Observations:

Staff is aware of at least one other neighboring city that requires their residents to mark sprinkler heads to allow repairs to be performed with the project. In staff's opinion, this would potentially lead to conflicts if a property owner didn't mark their system on time, or missed the notification if they are out of town, which can often happen during the summer construction season. This would also require additional staff time to document which properties have marked their systems and attempt to contact properties without systems marked.

Funding Source:

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

Recommendation:

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

Outcome/Action:

Dependent upon Public Works Committee direction.

Attachments

Agenda Item 16694

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 01/15/2026

Reviewed By

Bruce Westby

Brian Hagen

Date

01/15/2026 12:34 PM

01/15/2026 02:09 PM

Started On: 01/08/2026 04:16 PM

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	Reviewed By	Date
Bruce Westby	Bruce Westby	12/11/2025 02:07 PM
Brian Hagen	Brian Hagen	12/11/2025 02:25 PM
Form Started By: Joe Feriancek		Started On: 12/08/2025 09:28 AM
Final Approval Date: 12/11/2025		

Public Works Committee**Meeting Date:** 01/20/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisements for Bids for Flintwood Hills 2nd & 3rd Street Reconstructions, Improvement Project #26-05

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending City Council approve final plans and specifications and authorize advertisement for bids for Flintwood Hills 2nd & 3rd Street Reconstructions, Improvement Project #26-05.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies the streets within the Flintwood Hills 2nd & 3rd subdivision for street reconstruction in 2026. A street segment summary for the project is attached to this case.

Project History

- On 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 #25-139, ordering plans and specifications for said improvements.

Project Scope

This project proposes to reconstruct the streets within the Flintwood Hills 2nd & 3rd subdivision, generally located east of Dysprosium Street between CSAH 116 and Nowthen Boulevard (CSAH 5). The subdivision does also include 142nd Avenue west of Dysprosium Street up to Flintwood Park. The streets are 30-foot wide urban section with concrete curb and gutter, totaling 0.83 miles in length. There is no sidewalk in the subdivision other than the intersections with Dysprosium Street. Any pedestrian ramp updates would be tied to Dysprosium Street, rather than this project. Traffic counts have not been taken within the project area. Municipal sewer, water, and storm sewer exist within the project area. Utility testing will be performed during project design, utility improvements are not currently proposed. Storm sewer catch basin grouting and casting resets will be performed.

The streets within Flintwood Hills 2nd & 3rd were constructed between 1985 and 1987, no overlay has been performed on these streets. Ground Penetrating Radar (GPR) data taken prior to skim patching shows an average pavement section of 6.6-inches, including 2.5-inches of bituminous and 4.1-inches of aggregate base.

The reconstruction is proposed to be a Full Reconstruction including replacing the concrete curb and gutter, and building back a full street section. The new street section will match today's standards, 6-inches of aggregate base under 3.5-inches of new bituminous pavement. Because the total pavement section is gaining thickness, approximately 2-inches of underlying sand base material must be hauled off site.

The new concrete curb and gutter is proposed to match the elevation and location of the existing curb and gutter as close as practical. Since driveway locations are known, curb cuts will be added. Driveway and boulevards will

be impacted, typically 6 to 8 feet behind the curb and gutter. In some areas driveway match-ins must go further than 8 feet back, however, all work is proposed to occur within the right-of-way.

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

Municipal utilities exist throughout the project area. Repairs to pipes are not proposed with this project. All castings and valve boxes within the pavement and curb will need to be adjusted to match the new bituminous pavement elevation.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
 - January 27, 2026
- Staff Receives Bids
 - March 3, 2026
- Council Awards Contract to the Lowest Responsible Bidder
 - March 10, 2026
- Contractor Begins Construction
 - Spring / Summer 2026
 - Detailed construction schedule will not be known until project is awarded and a pre-construction meeting is held with the contractor.
- Contractor Substantially Completes Construction
 - New bituminous pavement in-place, topsoil and seed in-place
 - August 28, 2026
- Contractor Final Completion
 - Verify final restoration; punch list created
 - October 2, 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 section, 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 12, 2025 in the Lake Itasca Room, at the Municipal Center. No residents attended the meeting.

Alternatives:

Alternative #1 – Motion recommending City Council approve plans and specifications and authorize advertisements for bids for Flintwood Hills 2nd & 3rd Street Reconstructions, Improvement Project #26-05.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds. Amount shown below include 23-percent indirect costs for administrative, engineering, finance, and legal costs.

Pavement Management Funds	\$1,252,029
Storm Water Utility Funds	\$ 25,193
Total Project Costs	\$1,277,222

CIP level estimated project costs were \$1,168,308 (\$1,015,920 Pavement Management Funds, \$152,388 Storm Water Utility Funds). 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 authorize advertisements for bids for Flintwood Hills 2nd & 3rd Street Reconstructions, Improvement Project #26-05.

Attachments

26-05 Title Sheet
26-05 Typical Section
26-05 Street Summary

Form Review**Inbox**

Bruce Westby

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 01/15/2026

Reviewed By

Bruce Westby

Brian Hagen

Date

01/15/2026 12:36 PM

01/15/2026 02:07 PM

Started On: 01/08/2026 04:19 PM

CITY OF RAMSEY
FLINTWOOD HILLS 2ND & 3RD STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 26-05

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 56 SHEETS

SHEET NO. DESCRIPTION

01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TYPICAL SECTION
05-06	CITY DETAILS
07-12	MINDOT PEDESTRIAN RAMP DETAILS
13-14	SWPPP
15-21	GRADING & EROSION CONTROL
22-28	EXISTING CONDITIONS & REMOVALS
29-38	STREET CONSTRUCTION
39-40	CROSS SECTIONS 142ND AVENUE
41	CROSS SECTIONS 142ND AVENUE
42-43	CROSS SECTIONS COBALT CIRCLE
44	CROSS SECTIONS BARONI STREET
45-47	CROSS SECTIONS 143RD AVENUE
48-52	CROSS SECTIONS 143RD AVENUE
53-54	CROSS SECTIONS 143RD AVENUE
55-56	CROSS SECTIONS 142ND AVENUE

LEGEND

○	SANITARY MANHOLE	—	Easement - Drains & Utility
○	STORM SEWER MANHOLE	---	Easement - Roadway
○	CATCH BASIN MANHOLE	---	LOT LINE
○	CATCH BASIN - GROUT	---	ELECTRIC LINE - BURIED
○	CATCH BASIN - RESET	---	ELECTRIC LINE - OVERHEAD
○	FLARED END SECTION	---	GAS LINE
○	CULVERT END SECTION	---	TELECOMM - OVERHEAD
○	HYDRANT	---	TELECOMM - UNDERGROUND
○	VALVE	---	FIBER OPTIC LINE
○	TREE - CONIFEROUS	---	THREE LINE
○	TREE - DECIDUOUS	---	LANDSCAPE
○	SHRUB	---	RETAINING WALL
○	SIGN	---	FENCE
○	MAILBOX	---	SILT FENCE
○	PEDESTAL - TELECOM	---	WATERMAIN
○	PEDESTAL - ELECTRIC	---	SANITARY SEWER
○	HAND HOLE	---	STORM SEWER
○	DRIVE - BITUMINOUS	---	DRAIN TILE
○	DRIVE - CONCRETE	---	LANDSCAPE - ROCK
○	CONCRETE WALK	---	LANDSCAPE - MULCH
○	BITUMINOUS TRAIL	---	LANDSCAPE - RIP RAP
○	REMOVE BIT PAVE	---	PR. DRIVE - CONCRETE
○	REMOVE GRAVEL SURFACE	---	PR. DRIVE - GRAVEL
○	MILL BIT PAVEMENT	---	PR. CONCRETE WALK
○	RECLAIM BIT PAVEMENT	---	PR. CONCRETE
○		---	PR. SEEDING AREA
○		---	PR. SODDING AREA

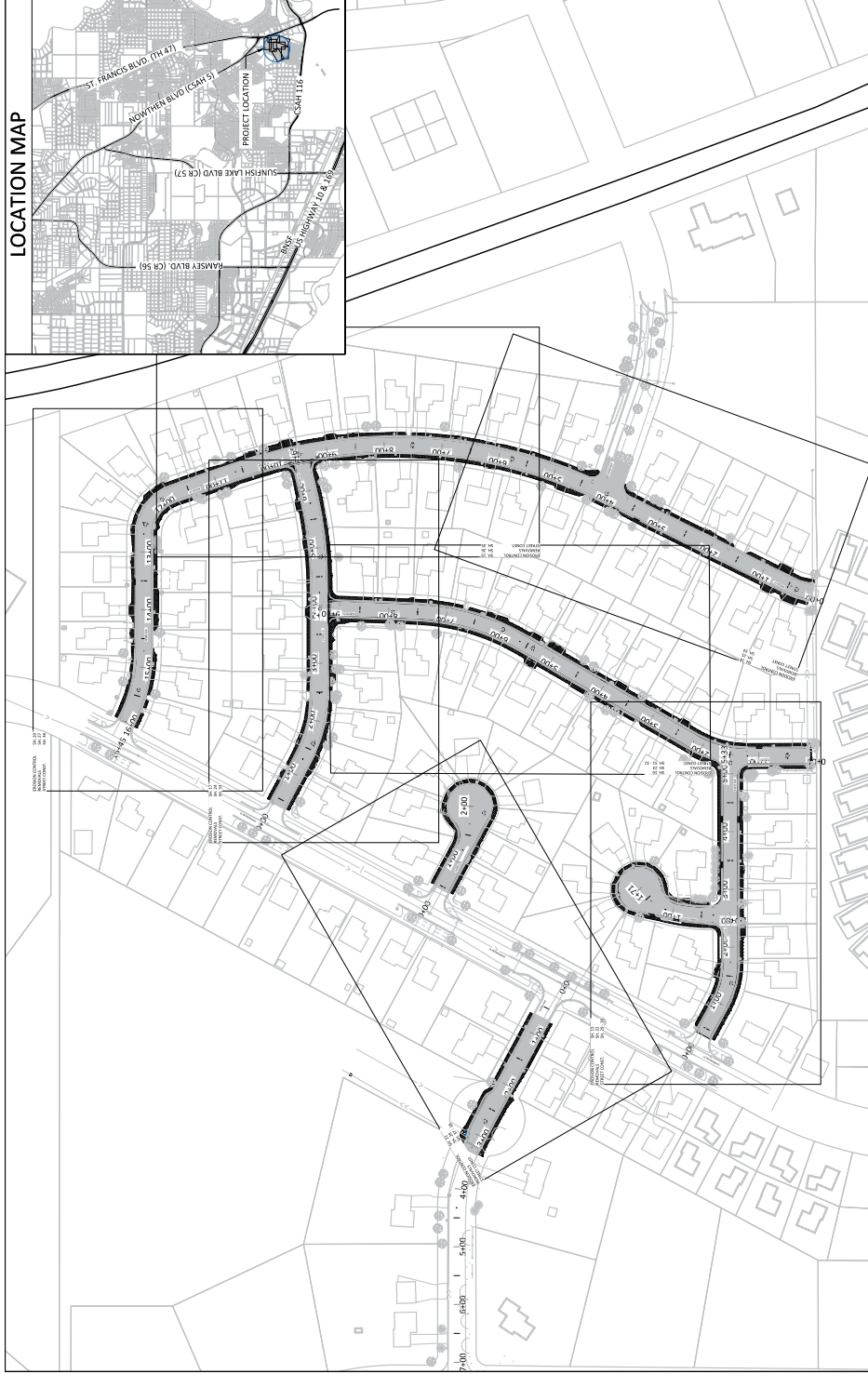
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANECK, P.E.
ASSISTANT CITY ENGINEER

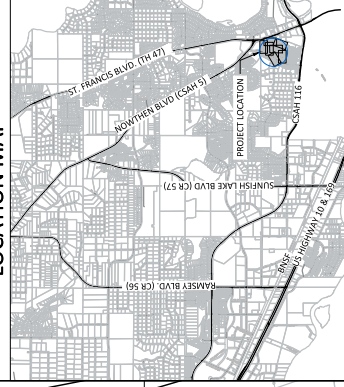
57095 DATE --- / --- / ---
LIC. NO.

DATE	REVISION

SHEET 01 OF 56 SHEETS



LOCATION MAP

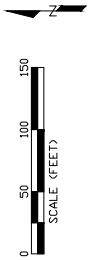


THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR SUBSURFACE UTILITY COLLECTION AND DEPTH OF EXISTING SUBSURFACE UTILITY DATA."

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. NOTIFY THE STATE OF MINNESOTA, NOTARY GODPHER STATE ONE, CAN. 1-800-252-1166 OR 651-454-0002



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



Flintwood Hills 2nd 3rd 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)
Flintwood Hills 2nd	141st Avenue	Dysprosium Street / Barium Street	518	Urban	Conc.	3	1985	SC 1989	SC 2001				2.0	3.1	5.1
	142nd Avenue	W EOP / Dysprosium Street	207	Urban	Conc.	5	1985	SC 1989	SC 2001				2.9	0**	**
	142nd Circle	Dysprosium Street / CDS	233	Urban	Conc.	3	1985	SC 1989	SC 2001				2.7	0**	**
	142nd Lane	Barium Street / Argon Street	273	Urban	Conc.	3	1985	SC 1989	SC 2001				2.3	2.3	4.6
	Argon Street	142nd Lane / 142nd Avenue	555	Urban	Conc.	3	1985	SC 1989	SC 2001				2.9	4.7	7.6
	Argon Street	S EOP / 142nd Avenue	399	Urban	Conc.	3	1987	SC 1989	SC 2001				2.9	4.7	7.6
	Barium Street	S EOP / 142nd Lane	912	Urban	Conc.	3	1985	SC 1989	SC 2001				2.4	5.4	7.8
	Cobalt Street	141st Avenue / CDS	207	Urban	Conc.	3	1985	SC 1989	SC 2001				2.8	0**	**
	Flintwood Hills 2nd Total			3304	0.63 mi.										
Flintwood Hills 3rd	142nd Lane	Dysprosium Street / Barium Street	383	Urban	Conc.	3	1987	SC 1989	SC 2001				2.3	2.3	4.6
	143rd Avenue	Dysprosium Street / PC Argon Street	441	Urban	Conc.	3	1987	SC 1989	SC 2001				2.8	3.8	6.6
	Argon Street	Northerly PC of 143rd Avenue / 142nd Lane	242	Urban	Conc.	3	1987	SC 1989	SC 2001				2.9	4.7	7.6
	Flintwood Hills 3rd Total			1066	0.2 mi.										
Flintwood Hills 2nd & 3rd Total			4370	0.83 mi.											
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project															

Public Works Committee**Meeting Date:** 01/20/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisements for Bids for 2026 Crack Seal Improvements, Improvement Project #26-09

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending City Council approving plans and specifications and authorizing advertisements for bids for 2026 Crack Seal Improvements, Improvement Project #26-09.

Background:

The City's current pavement maintenance schedule calls for public streets to receive the following maintenance treatments after construction, overlay, or reconstruction:

- Year 2 – Pavement Rejuvenator
- Year 3 – Crack Seal
- Year 5 – Refresh Pavement Markings (If Applicable)
- Year 7 – Crack Seal
- Year 10 – Refresh Pavement Markings (If Applicable)
- Year 14 – Crack Seal
- Year 15 – Refresh Pavement Markings (If Applicable)
- Year 20 – Overlay

The above schedule is the typical maintenance schedule based off assumed ideal conditions. Staff reviews the condition of all streets annually and adjusts the schedule of maintenance operations based on actual pavement conditions.

Crack seal improvements are completed annually, on between 10 and 23 miles of public street segments to cost-effectively maximize the life of the bituminous pavement.

Crack sealing protects pavement by preventing stormwater runoff from seeping through cracks in the pavement and joints between the pavement and concrete curb and gutter, and utility castings. Reducing future pavement damage due to wet subgrade soils, especially during freeze-thaw cycles.

A total of 14.09 miles of public streets are proposed to receive crack seal improvements in 2026. These street segments were selected based on age, pavement maintenance history, and Pavement and Surface Evaluation Rating (PASER) values. Selected streets generally have PASER values between 7 and 10.

Plans and specifications for the 2026 Crack Seal Improvements were prepared in-house as part of Staff's normal duties. A copy of the plans is attached to this case.

Preliminary Schedule Remaining

- | | |
|--------------------|--|
| • January 27, 2026 | City Council approve plans, authorize bidding |
| • March 3, 2026 | Bids are publicly opened |
| • March 10, 2026 | City Council award contract to the lowest responsible bidder |

- May 2026 Contractor begins improvements
- June 30, 2026 Contractor completes improvements

The proposed improvements are designated as City Improvement Project #26-09, 2026 Crack Seal Improvements.

Notification:

Staff does not mail letters to property owners for crack seal improvements, since the work occurs quickly and has little to no impact to the traveling public or abutting properties. Engineering Staff will create and maintain a project webpage, which will be updated as new information is made available throughout the project.

Time Frame/Observations/Alternatives:

Timeframe:

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

Observations:

IP 26-09 and IP 26-10 engineer's estimates are based off of final plans and anticipated 2026 construction costs. IP 26-11 estimate is a CIP level estimate based off of costs per mile.

Alternatives:

Alternative #1 - Motion to recommend City Council approve plans and specifications and authorize advertisements for bids for 2026 Crack Seal Improvements, Improvement Project #26-09.

Alternative #2 – Motion of other.

Funding Source:

The city budgeted \$650,000 in 2026 for contracted street maintenance services including; crack sealing, pavement rejuvenation, refreshing pavement markings, and other contracted services such as skim patching.

The estimated costs for pavement maintenance improvements is:

- **IP 26-09 Crack Seal** **\$218,000**
- IP 26-10 Pavement Rejuvenation \$328,000
- IP 26-11 MSA Pavement Markings \$8,000

- *Total Pavement Maintenance Costs \$554,000*

- *Staff recommends remaining budgeted funds be guided for pavement patching services, as needed.*

City Staff proposes to administer and inspect construction in-house, as part of their normal duties.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to recommend City Council approve plans and specifications and authorize advertisements for bids for 2026 Crack Seal Improvements, Improvement Project #26-09.

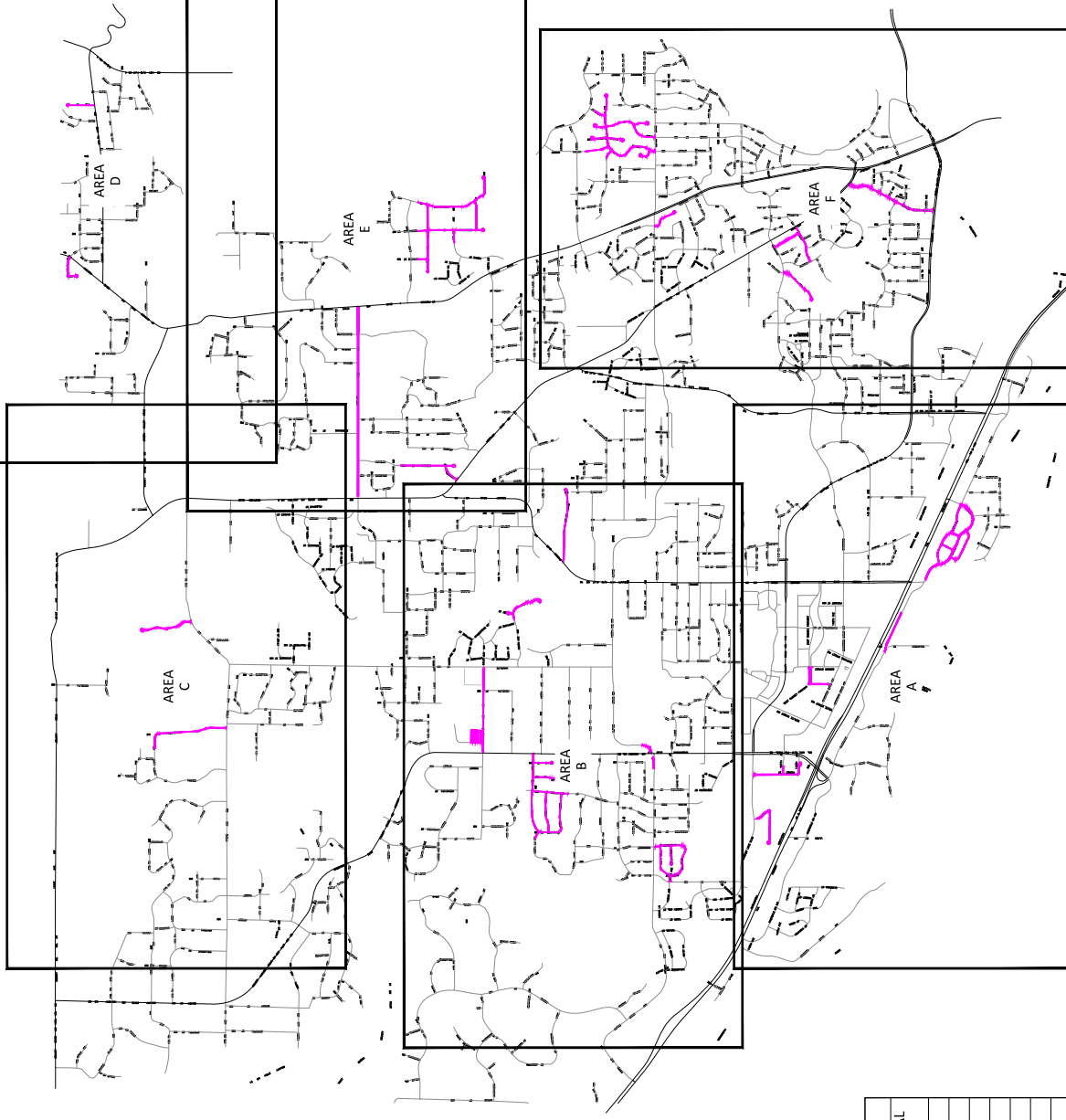
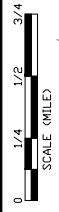
Attachments

26-09 Plans

26-09 Street Summary

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Joe Feriancek	01/13/2026 03:18 PM
Bruce Westby	Bruce Westby	01/15/2026 12:48 PM
Brian Hagen	Brian Hagen	01/15/2026 02:07 PM
Form Started By: Joe Feriancek		Started On: 01/08/2026 04:26 PM
Final Approval Date: 01/15/2026		



2026 CRACK SEAL SUMMARY		
PROJECT AREA	LENGTH (MILES)	CS MATERIAL (POUNDS)
A	2.57	18638
B	3.72	15114
C	0.81	3613
D	0.32	1642
E	3.63	12803
F	2.98	21818
TOTAL	14.03	73629

DATE: _____

REVISION	

DESIGNED BY: JIF	12/30/25
DRAWN BY: JIF	DATE: 26-09
CHECKED BY: JIF	



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

OVERALL

2026 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 26-09
CITY OF RAMSEY, MINNESOTA



3

7

2026 CRACK SEAL IMPROVEMENTS
CITY PROJECT NO. 26-09
CITY OF RAMSEY, MINNESOTA

AREA B

DESIGNED BY: JIF

DRAWN BY: JIF

CHECKED BY: JIF

12/20/25

DATE

26-09

PROJECT

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

SUBDIVISION	LENGTH (MILES)	CS MATERIAL (POUNDS)
MSA 161ST AVENUE	0.89	5113
MSA ALPINE DRIVE (NEAR CR 83)	0.14	734
NORTH FORK MEADOWS	0.75	3871
WHISPERING PINES ESTATES	1.67	3614
WOODLANDS 4TH	0.27	1782
AREA B TOTAL	3.72	15114

DATE: _____

REVISION: _____

26-09 2026 CRACK SEAL STREET SUMMARY		
MAP AREA	Length (miles)	CS MATERIAL (LBS)
MAP AREA A	2.57	18,638
MAP AREA B	3.72	15,114
MAP AREA C	0.81	3,613
MAP AREA D	0.32	1,642
MAP AREA E	3.63	12,803
MAP AREA F	2.98	21,818
PROJECT TOTAL	14.03	73,629

MAP AREA A					
SUBDIVISION	STREET	SEGMENT	CONCRETE CURB (YES/NO)	LENGTH (MILES)	CS MATERIAL (LBS)
AFFINITY AT THE COR	WEST RAMSEY PARKWAY EB	WILLEMITE ST / CENTER ST	YES	0.09	692
	WEST RAMSEY PARKWAY WB	WILLEMITE ST / CENTER ST	YES	0.09	685
	WILLEMITE STREET	SUNWOOD DR / WEST RAMSEY PRKWY	YES	0.12	773
	AFFINITY AT THE COR TOTAL			0.31	2,150
BUNKER LAKE INDUSTRIAL PARK	147TH LANE	JACKAL ST / CDS	YES	0.20	2,476
	JACKAL STREET	BUNKER LAKE BLVD / 147TH LN	YES	0.09	990
	BUNKER LAKE INDUSTRIAL PARK TOTAL			0.29	3,466
HY-10 RAMSEY	146TH AVENUE	FERRET ST / CDS	YES	0.07	486
	147TH AVENUE	FERRET ST / CR 83	YES	0.05	293
	FERRET STREET	NW PC 146TH AVE & FERRET ST / 147TH AVE	YES	0.09	540
	FERRET STREET	147TH AVE / N EOP	YES	0.12	680
	FERRET STREET	N EOP / BUNKER LAKE BLVD	YES	0.05	338
	HY-10 RAMSEY TOTAL			0.38	2,338
MSA RIVERDALE DRIVE (WEST)	RIVERDALE DRIVE	TRAPROCK ST / 1100' E/O TRAPROCK ST	YES	0.25	2,350
	MSA RIVERDALE DRIVE (WEST) TOTAL			0.25	2,350
MSA RIVERDALE DRIVE (EAST)	RIVERDALE DRIVE	HOLIDAY GAS STATION / GARNET ST	YES	0.49	3,325
	RIVERDALE DRIVE	GARNET ST / 139TH LN	YES	0.11	773
	MSA RIVERDALE DRIVE (EAST) TOTAL			0.60	4,098
RIVENWICK 3RD	139TH AVENUE	RIVERDALE DR / RIVERDALE DR	YES	0.23	1,351
	RIVENWICK 3RD TOTAL			0.23	1,351
RIVENWICK VILLAGE	139TH AVENUE	HEMATITE ST / JASPAR ST	YES	0.10	554
	139TH AVENUE	RIVERDALE DR / HEMATITE ST	YES	0.17	991
	HEMATITE STREET	RIVERDALE DR / 139TH AVE	YES	0.05	296
	JASPAR STREET	RIVERDALE DR / 139TH AVE	YES	0.07	438
	RIVENWICK VILLAGE TOTAL			0.39	2,279
RIVENWICK VILLAGE 4TH	139TH LANE	RIVERDALE DR / JASPAR ST	YES	0.12	606
	RIVENWICK VILLAGE 4TH TOTAL			0.12	606
MAP AREA A TOTAL				2.57	18,638

MAP AREA B					
SUBDIVISION	STREET	SEGMENT	CONCRETE CURB (YES/NO)	LENGTH (MILES)	CS MATERIAL (LBS)
MSA 161ST AVENUE	161ST AVENUE	CR 83 / VARIOLITE ST	YES	0.49	2,363
	CENTRAL PARK	SOUTHERN PARKING LOTS	YES	0.40	2,750
	MSA 161ST AVENUE TOTAL			0.89	5,113
MSA ALPINE DRIVE (NEAR CR 83)	ALPINE DRIVE	PT. 400' W/O CR 83 / CR 83	YES	0.07	358
	ALPINE DRIVE	CR 83 / PT. 250' E/O CR 83	YES	0.07	376
	MSA ALPINE DRIVE (NEAR CR 83) TOTAL			0.14	734
NORTHFORK MEADOWS	151ST LANE	MARMOSET ST / NUTRIA ST	YES	0.15	781
	152ND AVENUE	NUTRIA ST / PUMA ST	YES	0.03	177
	152ND CIRCLE	MARMOSET ST / CDS	YES	0.11	642
	152ND LANE	MARMOSET ST / NUTRIA ST	YES	0.13	672
	MARMOSET STREET	151ST LN / 152ND CIR	YES	0.09	432
	MARMOSET STREET	152ND CIR / ALPINE DR	YES	0.10	493
	NUTRIA STREET	151ST LN / 152ND AVE	YES	0.06	312
	NUTRIA STREET	152ND AVE / 152ND LN	YES	0.07	362
	NORTHFORK MEADOWS TOTAL			0.75	3,871
WHISPERING PINES ESTATES PLAT 3	157TH LANE	SW PC KANGAROO ST & 157TH LN / SE PC FERRET ST & 157TH LN	NO	0.31	652
	158TH AVENUE	KANGAROO ST / HEDGEHOG ST	NO	0.23	501
	158TH LANE	ARMSTRONG BLVD / W EOP	NO	0.52	1,114
	ELAND STREET	158TH LN / S EOP	NO	0.12	280
	FERRET STREET	NE PC FERRET ST & 157TH LN / 158TH LN	NO	0.17	358
	HEDGEHOG STREET	S EOP / N EOP	NO	0.21	447
	KANGAROO STREET	NW PC KANGAROO ST & 157TH LN / 158TH LN	NO	0.12	262
	WHISPERING PINES ESTATES PLAT 3 TOTAL			1.67	3,614
WOODLANDS 4TH	159TH AVENUE	W EOP / PERIDOT CRT	YES	0.03	200
	PERIDOT COURT	159TH AVE / CDS	YES	0.04	293
	PERIDOT STREET	159TH AVE / CDS	YES	0.20	1,289
	WOODLANDS 4TH TOTAL			0.27	1,782
MAP AREA B TOTAL				3.72	15,114

MAP AREA C					
SUBDIVISION	STREET	SEGMENT	CONCRETE CURB (YES/NO)	LENGTH (MILES)	CS MATERIAL (LBS)
SHAWN ACRES	176TH LANE	CHAMELEON ST / CDS	NO	0.08	438
	CHAMELEON STREET	173RD AVE / 176TH LN	NO	0.42	2,222
	SHAWN ACRES TOTAL			0.50	2,660
WILLIAMS WOODS	RHINESTONE STREET	175TH AVE / CDS	NO	0.31	953
	WILLIAMS WOODS TOTAL			0.31	953
MAP AREA C TOTAL				0.81	3,613

MAP AREA D					
SUBDIVISION	STREET	SEGMENT	CONCRETE CURB (YES/NO)	LENGTH (MILES)	CS MATERIAL (LBS)
FORD BROOK ESTATES	180TH LANE	TH 47 / KRYPTON ST	NO	0.11	264
	KRYPTON STREET	180TH LN / CDS	NO	0.06	215
	FORD BROOK ESTATES TOTAL			0.16	479
SECTION 01 UNPLATTED	UTE STREET	179TH LN / N LINE SECTION 01	YES	0.16	1,163
	SECTION 01 UNPLATTED TOTAL			0.16	1,163
MAP AREA D TOTAL				0.32	1,642

MAP AREA E TOTAL						
SUBDIVISION	STREET	SEGMENT	CONCRETE CURB (YES/NO)	LENGTH (MILES)	CS MATERIAL (LBS)	
BARTHEL'S RUM RIVER ACRES 2ND	161ST AVENUE	DYSPROSIUM ST / E CDS	NO	0.11	318	
	161ST LANE	GERMANIUM ST / DYSPROSIUM ST	NO	0.17	373	
	162ND LANE	W EOP / GERMANIUM ST	NO	0.07	157	
	164TH AVENUE	GERMANIUM ST / DYSPROSIUM ST	NO	0.15	321	
	164TH AVENUE	JUNKITE ST / GERMANIUM ST	NO	0.17	356	
	164TH AVENUE	W EOP / JUNKITE ST	NO	0.08	200	
	DYSPROSIUM STREET	161ST AVE / 161ST LN	NO	0.07	144	
	DYSPROSIUM STREET	161ST LN / 162ND LN	NO	0.13	271	
	DYSPROSIUM STREET	162ND LN / 164TH AVE	NO	0.16	329	
	DYSPROSIUM STREET	164TH AVE / N EOP	NO	0.12	127	
	GERMANIUM STREET	161ST LN / 162ND LN	NO	0.13	276	
	GERMANIUM STREET	162ND LN / 164TH AVE	NO	0.15	328	
	GERMANIUM STREET	164TH AVE / N EOP	NO	0.06	126	
	GERMANIUM STREET	S EOP / 161ST LN	NO	0.05	160	
	JUNKITE STREET	163TH AVE / N EOP	NO	0.06	126	
	BARTHEL'S RUM RIVER ACRES 2ND TOTAL				1.66	3,612
	MSA 167TH AVENUE	167TH AVENUE	CSAH 5 / QUICKSILVER ST	NO	0.95	3,357
167TH AVENUE		QUICKSILVER ST / TH 47	YES	0.16	1,049	
MSA 167TH AVENUE TOTAL				1.11	4,406	
OAK RUN	COQUINA STREET	NOWTHEN BLVD / N EOP	NO	0.37	2,053	
	OAK RUN TOTAL				0.37	2,053
SECTION 15 UNPLATTED	157TH LANE	RAMSEY BLVD / CDS	NO	0.43	2,298	
	COQUINA STREET	COQUINA ST / CDS	NO	0.06	435	
	SECTION 15 UNPLATTED TOTAL				0.49	2,733
MAP AREA E TOTAL				3.63	12,803	

MAP AREA F TOTAL					
SUBDIVISION	STREET	SEGMENT	CONCRETE CURB (YES/NO)	LENGTH (MILES)	CS MATERIAL (LBS)
ALPINE MEADOWS	FLUORINE STREET	ALPINE DR / S EOP	YES	0.15	1,358
	ALPINE MEADOWS TOTAL			0.15	1,358
HIGHLANDS AT RIVER PARK	155TH LANE	W EOP / YAKIMA CRT	YES	0.14	804
	155TH LANE	YAKIMA CRT / E EOP	YES	0.02	138
	SOUTH YAKIMA COURT	155TH LN / CDS	YES	0.10	649
	YAKIMA STREET	155TH LN / N EOP	YES	0.14	808
	YAKIMA STREET	ALPINE DR / 155TH LN	YES	0.29	1,712
	HIGHLANDS AT RIVER PARK TOTAL			0.69	4,111
HIGHLANDS AT RIVER PARK 2ND	155TH LANE	E EOP / W EOP	YES	0.08	449
	WACO COURT	XKIMO ST / CDS	YES	0.09	620
	XKIMO STREET	ALPINE DR / WACO CRT	YES	0.16	941
	XKIMO STREET	WACO CRT / 155TH LN	YES	0.17	1,018
	YAKIMA COURT	155TH LN / N EOP	YES	0.10	664
	HIGHLANDS AT RIVER PARK 2ND TOTAL			0.60	3,692
HIGHLANDS AT RIVER PARK 3RD	155TH LANE	WACO ST / CDS	YES	0.13	818
	155TH LANE	WACO ST / E EOP	YES	0.03	190
	WACO STREET	155TH LN / N EOP	YES	0.07	391
	XKIMO COURT	155TH LN / CDS	YES	0.07	519
	HIGHLANDS AT RIVER PARK 3RD TOTAL			0.30	1,919
HIGHLANDS AT RIVER PARK 4TH	ZUNI COURT	YAKIMA ST / CDS	YES	0.09	593
	HIGHLANDS AT RIVER PARK 4TH TOTAL			0.09	593
MSA DYSPROSIUM STREET	DYSPROSIUM STREET	CR 116 / 14ND CIR	YES	0.28	3,522
	DYSPROSIUM STREET	142ND CIR / 143RD AVE	YES	0.12	1,345
	DYSPROSIUM STREET	143RD AVE / CSAH 5	YES	0.13	1,624
	MSA DYSPROSIUM STREET TOTAL			0.53	6,491
WOOD POND HILLS 1ST & 3RD / CHESTNUT RIDGE	146TH AVENUE	JUNKIT ST / E EOP	YES	0.15	871
	146TH AVENUE	NOWTHEN BLVD / W EOP	YES	0.06	367
	HELIUM STREET	146TH AVE / SUNWOOD DR	YES	0.16	932
	KRYPTON STREET	SUNWOOD DR / S CDS	YES	0.25	1,484
	WOOD POND HILLS 1ST & 3RD / CHESTNUT RIDGE TOTAL			0.62	3,654
MAP AREA F TOTAL				2.98	21,818

Public Works Committee**Meeting Date:** 01/20/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Consider Recommending City Council Approving Plans and Specifications and Authorizing Advertisements for Bids for 2026 Pavement Rejuvenation Improvements, Improvement Project #26-10

Purpose/Background:**Purpose:**

The purpose of this case is to consider recommending City Council approving plans and specifications and authorizing advertisements for bids for 2026 Pavement Rejuvenation Improvements, Improvement Project #26-10.

Background:

The City's current pavement maintenance schedule calls for public streets to receive the following maintenance following construction, overlay, or reconstruction:

- Year 2 – Pavement Rejuvenator
- Year 3 – Crack Seal
- Year 5 – Refresh Pavement Markings (If Applicable)
- Year 7 – Crack Seal
- Year 10 – Refresh Pavement Markings (If Applicable)
- Year 14 – Crack Seal
- Year 15 – Refresh Pavement Markings (If Applicable)
- Year 20 – Overlay or Reconstruction

The above schedule is the typical maintenance schedule based off assumed ideal conditions. Staff reviews the condition of all streets annually and adjusts the schedule of maintenance operations based on actual pavement conditions.

Rejuvenator Use History

In 2019, the City Council indefinitely suspended seal coat improvements due to observed issues of pavement stripping under seal coat, which causes approximately the top inch of pavement to strip away from underlying pavement. These areas of stripping originally show as small spots in the surface of the pavement, but quickly migrate across the pavement into larger areas forming shallow potholes.

In alignment with many other metro cities confronted with these same pavement issues, Staff feels pavement rejuvenators provide the greatest overall benefit at the lowest cost. Staff proposes to continue to use Reclamite, a maltene-based petroleum product with the ability to penetrate into asphalt pavement and restore reactive components (maltenes) which have been lost due to the natural process of oxidation.

Reclamation has been used nationally for over 5 decades and is proven to add 5 to 7 years of service life to pavements. The application is intended to be performed on pavements 5 years old or less, though several cities are completing pilot project applications on pavement sections older than 5 years. Additionally, staff is aware of an ongoing study for considering a 2nd Reclamite treatment to further extend the useful service life of pavements. Staff will continue to monitor such applications and adjust future projects within the City of Ramsey based on observed results.

Future Considerations

Regional contractors have taken note of metro cities moving away from seal coating and toward pavement rejuvenators, and as a result, several newer products are becoming available in our region. The Minnesota Local Road Research Board (LRRB), with the assistance of MnROAD, is three years into an evaluation of proprietary rejuvenators, including the most commonly used product in the metro area, Reclamite. Early results indicate Reclamite is performing well in Minnesota. Ideally, once the evaluation is complete, additional reliable products will result in a competitive bidding market. Because of its proven track record, and the potential risks associated with using new products, staff recommends continuing to use Reclamite on all street segments proposed to receive pavement rejuvenator.

2026 Proposed Rejuvenation Improvements

Plans for the 2026 Pavement Rejuvenation Improvements are attached to this case. A total of 15.56 miles of public street segments and 1 parking lot are proposed to receive pavement rejuvenation. The proposed streets are generally receiving the treatment on the 2nd year after construction, reconstruction, or overlay per the proposed street maintenance schedule. The exception are some subdivisions built in small phases, with earlier phases being held off 1 year to be able to treat a larger area at once. This simplifies future maintenance as well, and is less confusing for the general public compared to stopping projects at arbitrary plat lines within a subdivision. Final plans and specifications were prepared in-house as part of staff's normal duties.

Preliminary Schedule Remaining

- | | |
|--------------------|---|
| ● January 27, 2026 | City Council approve plans, authorize bidding |
| ● March 3, 2026 | Bid opening, City Council award contracts |
| ● March 10, 2026 | City Council awards contract to the lowest responsible bidder |
| ● July 1, 2026 | Contractor may begin improvements |
| ● August 30, 2026 | Contractor completes improvements |

The proposed improvements are designated as 2026 Pavement Rejuvenation Improvements, Improvement Project #26-10.

Notification:

Letters will not be mailed out to affected property owners until Council awards the contract for the project.

Time Frame/Observations/Alternatives:

Timeframe:

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

Observations:

IP 26-10 and IP 26-09 engineer's estimates are based off of final plans and anticipated 2026 construction costs.

IP 26-11 estimate is a CIP level estimate based off of costs per mile.

Alternatives:

Alternative #1 – Motion to recommend City Council approve plans and specifications and authorize advertisements for bids for 2026 Pavement Rejuvenation Improvements, Improvement Project #26-10.

Alternative #2 – Motion of other.

Funding Source:

The city budgeted \$650,000 in 2026 for contracted street maintenance services including; crack sealing, pavement rejuvenation, refreshing pavement markings, and other contracted services such as skim patching.

The preliminary estimated costs for pavement maintenance improvements is:

- | | |
|----------------------------------|-----------|
| ● IP 25-09 Crack Seal | \$218,000 |
| ● IP 25-10 Pavement Rejuvenation | \$328,000 |

- IP 25-11 MSA Pavement Markings \$8,000
- *Total Pavement Maintenance Costs \$554,000*
 - *Staff recommends remaining budgeted funds be guided for pavement patching services as needed.*

City Staff proposes to administer and inspect construction in-house, as part of their normal duties.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to recommend City Council approve plans and specifications and authorize advertisements for bids for 2026 Pavement Rejuvenation Improvements, Improvement Project #26-10.

Attachments

26-10 Plans

26-10 Street Summary

Form Review

Inbox

Bruce Westby

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 01/15/2026

Reviewed By

Bruce Westby

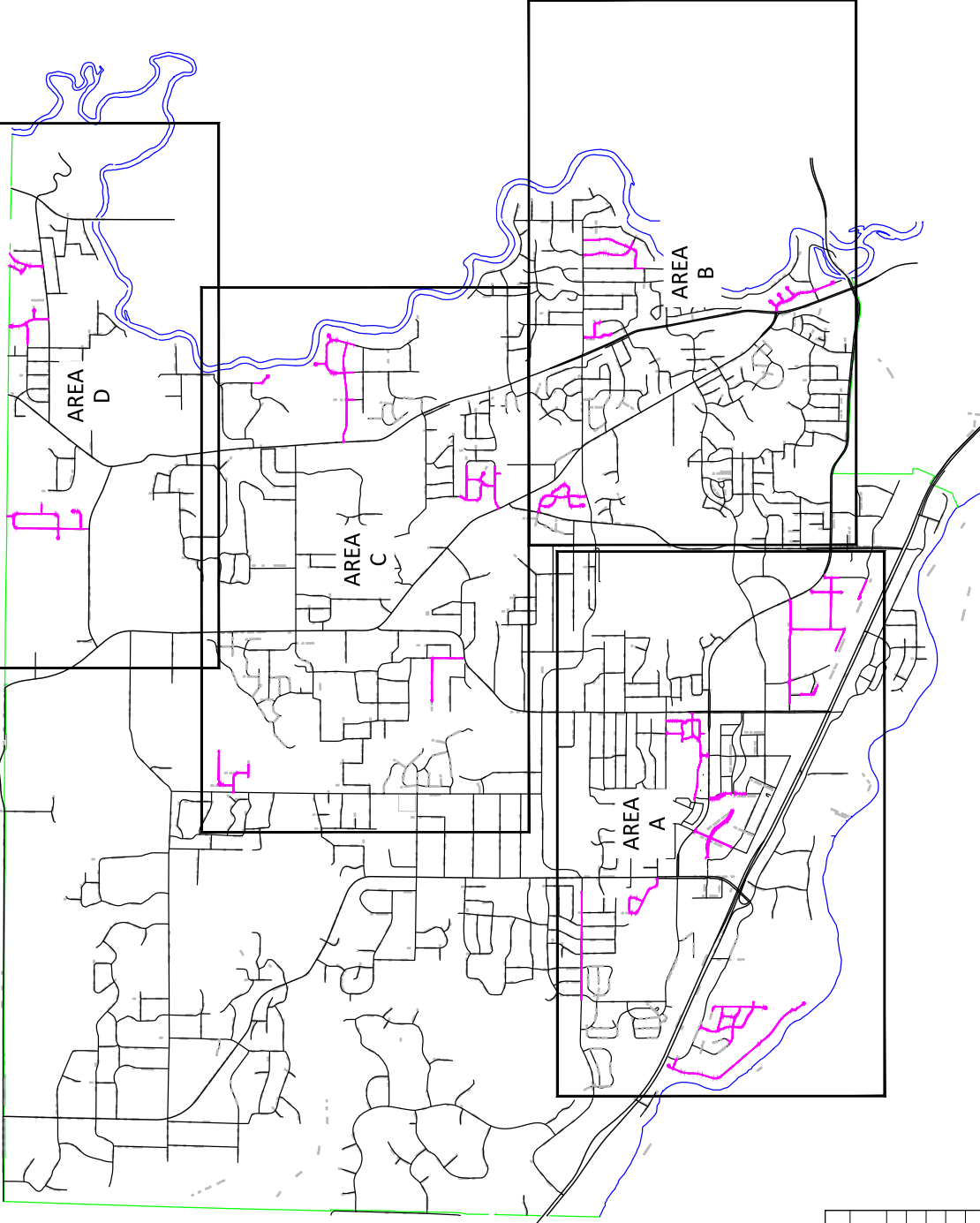
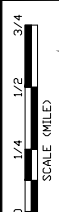
Brian Hagen

Date

01/15/2026 12:56 PM

01/15/2026 02:07 PM

Started On: 01/08/2026 04:27 PM



2026 REJUVENATOR SUMMARY			
PROJECT AREA	LENGTH (MILES)	AREA (SY)	
A	7.76	138317	
B	2.51	44621	
C	3.32	52005	
D	1.97	29724	
TOTAL	15.56	264667	

DATE: 10/18/25

REVISION	

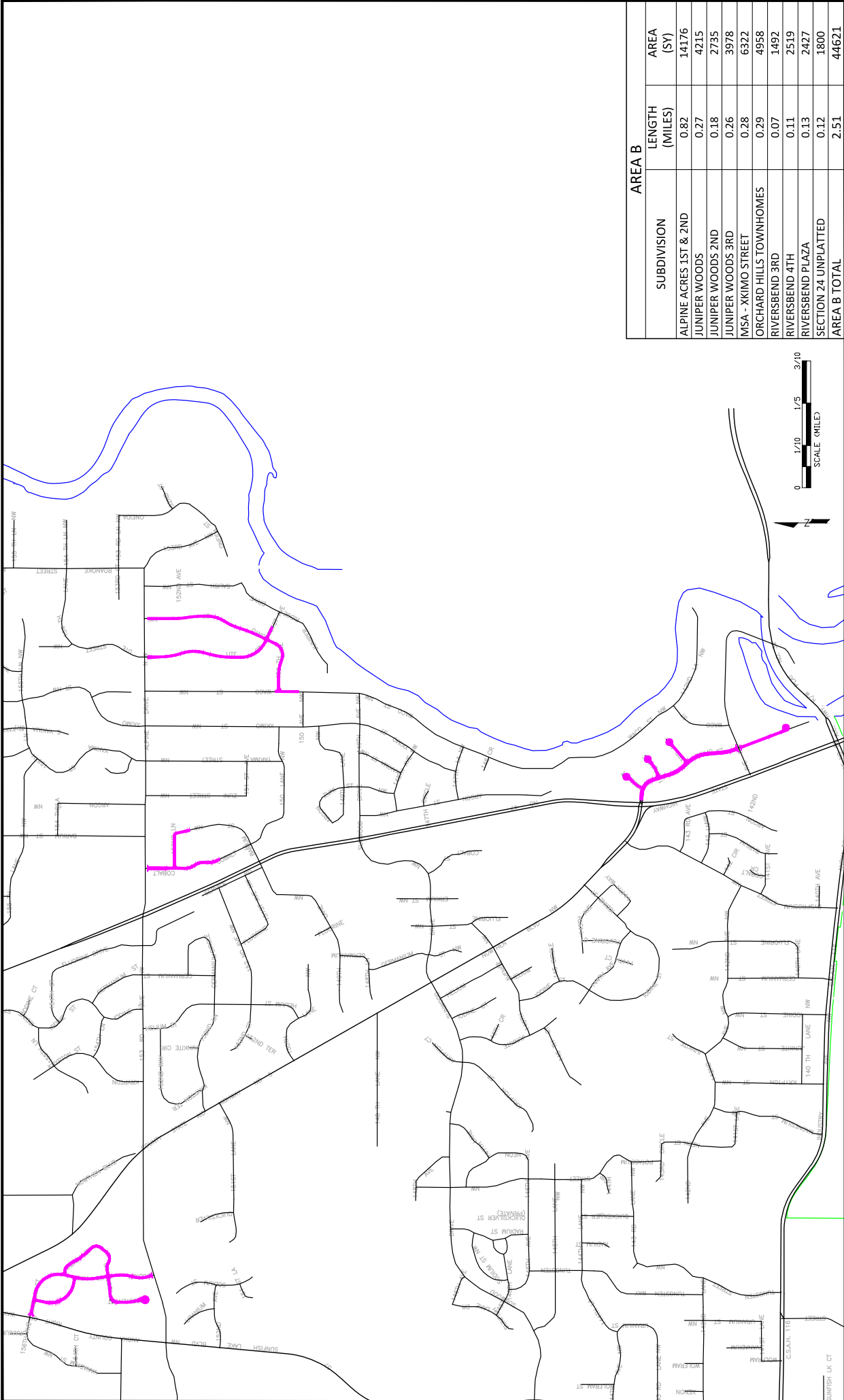
DESIGNED BY: JIF	DATE: 10/18/25
DRAWN BY: JIF	FILE: 26-10
CHECKED BY: JIF	



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

OVERALL

2026 PAVEMENT REJUVENATION IMPROVEMENTS
CITY PROJECT NO. 26-10
CITY OF RAMSEY, MINNESOTA



AREA B		
SUBDIVISION	LENGTH (MILES)	AREA (SY)
ALPINE ACRES 1ST & 2ND	0.82	14176
JUNIPER WOODS	0.27	4215
JUNIPER WOODS 2ND	0.18	2735
JUNIPER WOODS 3RD	0.26	3978
MSA - XKIMO STREET	0.28	6322
ORCHARD HILLS TOWNHOMES	0.29	4958
RIVERSBEND 3RD	0.07	1492
RIVERSBEND 4TH	0.11	2519
RIVERSBEND PLAZA	0.13	2427
SECTION 24 UNPLATTED	0.12	1800
AREA B TOTAL	2.51	44621

DESIGNED BY: JIF

DRAWN BY: JIF

CHECKED BY: JIF

DATE: 10/18/25

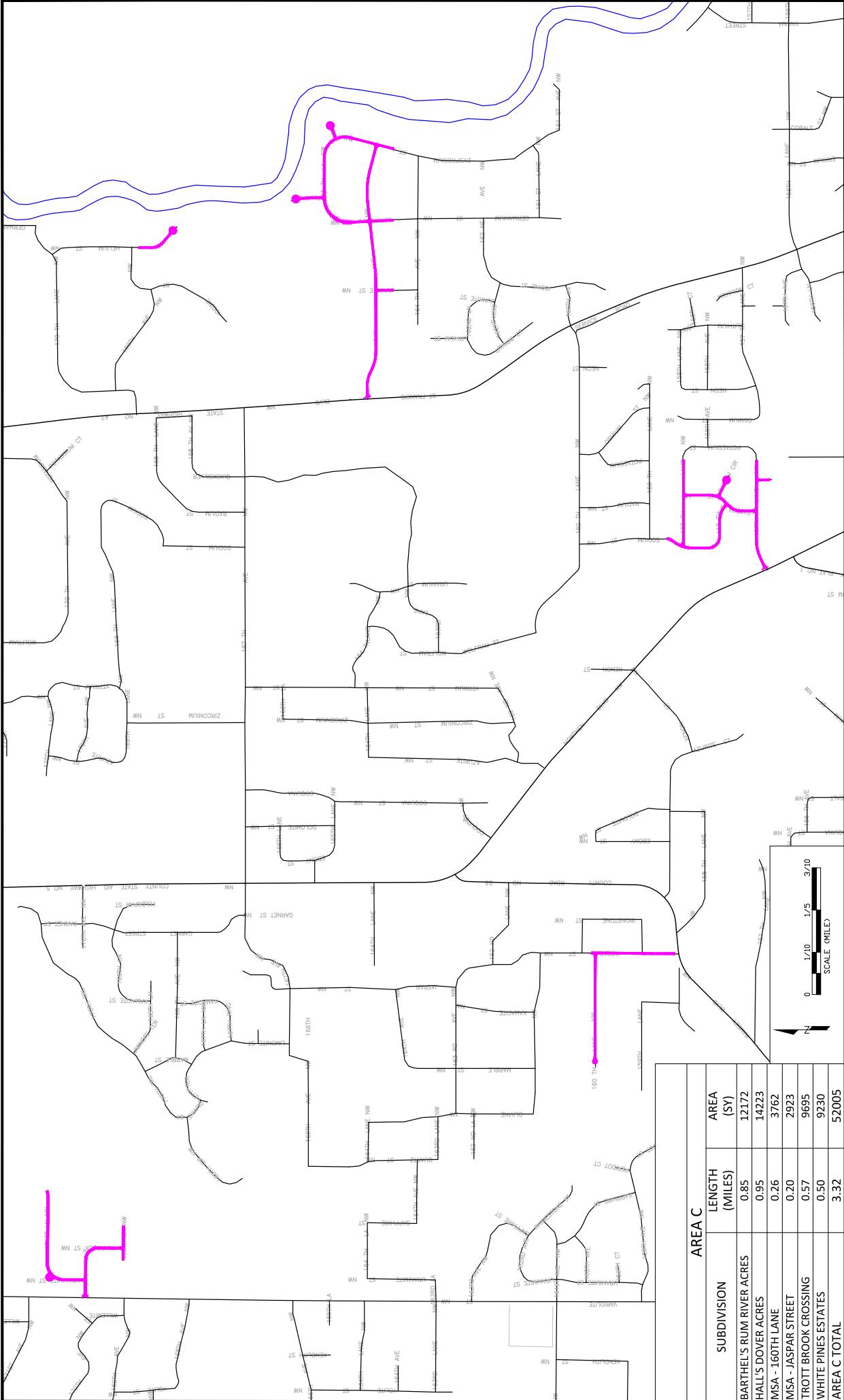
REVISION: 1

CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
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2026 PAVEMENT REJUVENATION IMPROVEMENTS
CITY PROJECT NO. 26-10
CITY OF RAMSEY, MINNESOTA

3

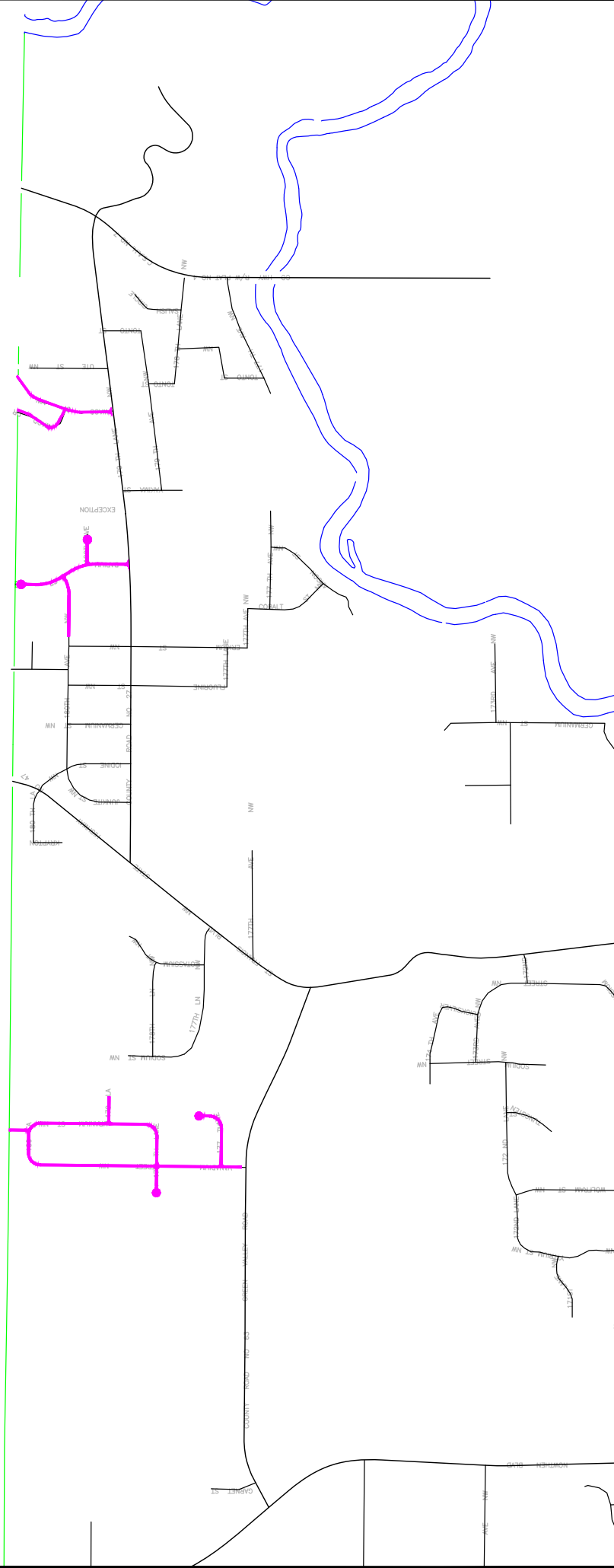
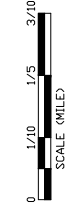
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2026 PAVEMENT REJUVENATION IMPROVEMENTS CITY PROJECT NO. 26-10 CITY OF RAMSEY, MINNESOTA		SHEET 4 OF 5	
CITY OF RAMSEY 7550 SUNWOOD DRIVE RAMSEY, MN 55303 (763) 427-1410 FAX (763) 433-9898		AREA C	
DESIGNED BY: JIF	DATE: 3/8/25	CHECKED BY: JIF	DATE: 26-10
SUBDIVISION		REVISION	
BARTHEL'S RUM RIVER ACRES			
HALL'S DOVER ACRES			
MSA - 160TH LANE			
MSA - JASPAR STREET			
TROT Brook CROSSING			
WHITE PINES ESTATES			
AREA C TOTAL			

AREA C		LENGTH (MILES)	AREA (SY)
BARTHEL'S RUM RIVER ACRES		0.85	12172
HALL'S DOVER ACRES		0.95	14223
MSA - 160TH LANE		0.26	3762
MSA - JASPAR STREET		0.20	2923
TROT Brook CROSSING		0.57	9695
WHITE PINES ESTATES		0.50	9230
AREA C TOTAL		3.32	52005

AREA D		
SUBDIVISION	LENGTH (MILES)	AREA (SY)
FORD BROOK ESTATES 3RD	0.43	7556
RODEO HILLS	1.15	16830
SECTION 01 UNPLATTED	0.36	4527
VALLEY VIEW ACRES	0.02	810
AREA D TOTAL	1.97	29724



		CITY OF RAMSEY 7550 SUNWOOD DRIVE RAMSEY, MN 55303 (763) 427-1410 FAX (763) 433-9898		AREA D		2026 PAVEMENT REJUVENATION IMPROVEMENTS CITY PROJECT NO. 26-10 CITY OF RAMSEY, MINNESOTA		SHEET 5 OF 5 SHEETS
DESIGNED BY:	J/F	DATE:	3/18/25	CHECKED BY:	J/F	DATE:	26-10	
DRAWN BY:	J/F							
DATE:		REVISION:						

MATERIALS ESTIMATE CITY OF RAMSEY IP 26-10 2026 PAVEMENT REJUVENATOR IMPROVEMENTS UPDATED 1/8/2025														
MAP SHEET	SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE- SAC AREA (SF)	CUL-DE- SAC AREA (SY)	TOTAL AREA (SY)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
B	ALPINE ACRES 1ST & 2ND	153RD LANE	SODIUM ST / RADIUM ST	YES	0.05	245	6699	744.3	0	0.0	744.3			2024
		153RD LANE	SODIUM ST / TUNGSTEN ST	YES	0.06	341	9335	1037.2	0	0.0	1037.2			2024
		RADIUM STREET	153RD LN / SODIUM ST	YES	0.15	779	21531	2392.3	0	0.0	2392.3			2024
		SODIUM STREET	ALPINE DR / CR 57	YES	0.35	1844	54690	6076.7	0	0.0	6076.7			2024
		TUNGSTEN STREET	153RD LN / CDS	YES	0.08	428	7713	857.0	8974	997.1	1854.1			2024
		TUNGSTEN STREET	SODIUM ST / SODIUM ST	YES	0.13	671	18644	2071.6		0	2071.6			2024
			SUBDIVISION TOTAL		0.82	4,308	118,612	13,179	8,974	997	14,176			
C	BARTHEL'S RUM RIVER ACRES	164TH LANE	TH 47 / JUNKITE ST	NO	0.26	1355	33023	3669.2	0	0.0	3669.2			2024
		164TH LANE	JUNKITE ST / GERMANIUM ST	NO	0.16	866	20778	2308.7	0	0.0	2308.7			2024
		164TH LANE	GERMANIUM ST / DYSPROSIUM ST	NO	0.18	964	23675	2630.6	0	0.0	2630.6			2024
		DYSPROSIUM STREET	S EOP / 164TH LN	NO	0.04	218	5230	581.1	0	0.0	581.1			2024
		DYSPROSIUM STREET	164TH LN / N EOP	NO	0.07	350	8477	941.9	0	0.0	941.9			2024
		GERMANIUM STREET	S EOP / 164TH LN	NO	0.05	282	6971	774.6	0	0.0	774.6			2024
A	COR	GERMANIUM STREET	164TH LN / N EOP	NO	0.05	238	6236	692.9	0	0.0	692.9			2024
		JUNKITE STREET	S EOP / 164TH LN	NO	0.04	208	5156	572.9	0	0.0	572.9			2024
			SUBDIVISION TOTAL		0.85	4,481	109,546	12,172	0	0	12,172			
A	BOWERS MISSISSIPPI ACRES 1ST, 2ND & 3RD	BOWERS DRIVE	148TH AVE / CDS	NO	0.98	5193	122303	13589.2	6145	682.8	14272.0			2024
			SUBDIVISION TOTAL		0.98	5,193	122,303	13,589	6,145	683	14,272			
D	FORD BROOK ESTATES 3RD	RAMSEY PARKWAY EB	SUNWOOD DR / ZEOLITE ST	YES	0.12	621	16527	1836.3	0	0.0	1836.3		2024	
		RAMSEY PARKWAY EB	ZEOLITE ST / WILLEMITTE ST	YES	0.21	1123	36811	4090.1	0	0.0	4090.1		2024	
		RAMSEY PARKWAY WB	SUNWOOD DR / ZEOLITE ST	YES	0.12	621	16267	1807.4	0	0.0	1807.4		2024	
		RAMSEY PARKWAY WB	ZEOLITE ST / WILLEMITTE ST	YES	0.21	1123	35156	3906.2	0	0.0	3906.2		2024	
		ZEOLITE STREET	SUNWOOD DR / BUNKER LAKE BLVD	YES	0.24	1286	53553	5950.3	0	0.0	5950.3			2024
			SUBDIVISION TOTAL		0.90	4,774	158,314	17,590	0	0	17,590			
A	EBONY	EBONY STREET	141ST ST / MCKINLEY ST	YES	0.08	434	15711	1745.7	0	0.0	1745.7			2024
			SUBDIVISION TOTAL		0.08	434	15,711	1,746	0	0	1,746			
A	GATEWAY INDUSTRIAL PARK	180TH AVENUE	W EOP / BARIUM ST	YES	0.13	677	17231	1914.6	0	0.0	1914.6			2024
		180TH AVENUE	BARIUM ST / CDS	YES	0.06	318	5370	596.7	7435	826.1	1422.8			2024
		BARIUM STREET	179TH LANE / 180TH AVE	YES	0.09	462	12274	1363.8	0	0.0	1363.8			2024
		BARIUM STREET	180TH AVE / 180TH AVE	YES	0.06	300	7595	843.9	0	0.0	843.9			2024
		BARIUM STREET	180TH AVE / CDS	YES	0.10	537	10817	1201.9	7279	808.8	2010.7			2024
			SUBDIVISION TOTAL		0.43	2,294	53,287	5,921	14,714	1,635	7,556			
A	GATEWAY INDUSTRIAL PARK	143RD AVENUE	JASPAR ST / CR 56	YES	0.13	700	26733	2970.3	0	0.0	2970.3			2024
		LIMONITE STREET	142ND AVE / 280' N/O 142ND AVE	YES	0.14	733	35402	3933.6	0	0.0	3933.6			2024
			SUBDIVISION TOTAL		0.27	1,433	62,135	6,904	0	0	6,904			
A	GATEWAY INDUSTRIAL PARK 2ND	141ST AVENUE	BASALT AVE / AZURITE ST	YES	0.09	455	15650	1738.9	0	0.0	1738.9			2024
		AZURITE STREET	BUNKER LAKE BLVD / 141ST AVE	YES	0.09	472	15857	1761.9	0	0.0	1761.9			2024
		BASALT STREET	BUNKER LAKE BLVD / 141ST AVE	YES	0.12	641	22431	2492.3	0	0.0	2492.3			2024
		BASALT STREET	141ST AVE / S EOP	YES	0.06	340	8614	957.1	3692	410.2	1367.3		2024	
			SUBDIVISION TOTAL		0.36	1,908	62,552	6,950	3,692	410	7,360			

MAP SHEET	SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SV)	CUL-DE- SAC AREA (SF)	CUL-DE- SAC AREA (SV)	TOTAL AREA (SV)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
C	HALL'S DOVER ACRES	157TH LANE	CR 5 / E EOP	NO	0.26	1368	33240	3693.3	0	0.0	3693.3			2024
		158TH AVENUE	NW PC SODIUM ST & 158TH LN / SODIUM ST	NO	0.10	536	13261	1473.4	0	0.0	1473.4			2024
		158TH LANE	SODIUM ST / E EOP	NO	0.20	1070	26406	2934.0	0	0.0	2934.0			2024
		RADIUM CIRCLE	RADIUM ST / CDS	NO	0.05	271	3890	432.2	7840	871.1	1303.3			2024
		RADIUM STREET	S EOP / 157TH LN	NO	0.03	154	4087	454.1	0	0.0	454.1			2024
		RADIUM STREET	157TH LN / 158TH AVE	NO	0.18	951	23589	2621.0	0	0.0	2621.0			2024
		SODIUM STREET	NW PC 158TH AVE & SODIUM ST / N EOP	NO	0.12	654	15697	1744.1	0	0.0	1744.1			2024
			SUBDIVISION TOTAL		0.95	5,004	120,170	13,352	7,840	871	14,223			
B	JUNIPER WOODS	150TH LANE	UTE ST & 151ST AVE / W EOP	YES	0.08	426	11227	1247.4	0	0.0	1247.4			2024
		151ST AVENUE	TONTO ST & 150TH AVE / E EOP	YES	0.03	155	4292	476.9	0	0.0	476.9			2024
		TONTO STREET	N EOP / UTE ST & 151ST AVE	YES	0.04	186	4891	543.4	0	0.0	543.4			2024
		UTE STREET	N EOP / TONTO ST & 150TH LN	YES	0.12	657	17527	1947.4	0	0.0	1947.4			2024
			SUBDIVISION TOTAL		0.27	1,424	37,937	4,215	0	0	4,215			
B	JUNIPER WOODS 2ND	UTE STREET	153RD AVE / S EOP	YES	0.18	925	24611	2734.6	0	0.0	2734.6			2024
			SUBDIVISION TOTAL		0.18	925	24,611	2,735	0	0	2,735			
B	JUNIPER WOODS 3RD	TONTO STREET	153RD AVE / S EOP	YES	0.26	1359	35801	3977.9	0	0.0	3977.9			2024
			SUBDIVISION TOTAL		0.26	1,359	35,801	3,978	0	0	3,978			
A	LYNWOOD	149TH LANE	ARMSTRONG BLVD / FERRET ST	YES	0.18	954	24608	2734.2	0	0.0	2734.2			2022
		FERRET STREET	149TH LN / 150TH PL	YES	0.04	197	5323	591.4	0	0.0	591.4			2022
			SUBDIVISION TOTAL		0.22	1,151	29,931	3,326	0	0	3,326			
A	LYNWOOD 2ND	149TH LANE	FERRET ST / GIBBON WAY	YES	0.06	307	7780	864.4	0	0.0	864.4			2023
		150TH LANE	FERRETE ST / GIBBON WAY	YES	0.07	380	9631	1070.1	0	0.0	1070.1			2023
		FERRET STREET	150TH PL / 150TH LN	YES	0.05	238	6028	669.8	0	0.0	669.8			2023
			SUBDIVISION TOTAL		0.18	925	23,439	2,604	0	0	2,604			
A	LYNWOOD 3RD	150TH LANE	GIBBON WAY / HEDGEHOG ST	YES	0.01	79	1995	221.7	0	0.0	221.7			2024
		HEDGEHOG STREET	149TH LN / 150TH LN	YES	0.05	283	7164	796.0	0	0.0	796.0			2024
C	MSA - 160TH LANE	160TH LANE	JASPAR ST / W SECTION LINE	NO	0.26	1374	29846	3316.2	4016	446.2	3762.4		2024	
			SUBDIVISION TOTAL		0.26	1,374	29,846	3,316	4,016	446	3,762			
A	MSA - ALPINE DRIVE	ALPINE DRIVE	PUMA ST / PT 400' W/O CR 83	YES	0.66	3465	99413	11045.9	0	0.0	11045.9			2024
			SUBDIVISION TOTAL		0.66	3,465	99,413	11,046	0	0	11,046			
C	MSA - JASPAR STREET	JASPAR STREET	RAMSEY BLVD / 160TH LN	NO	0.20	1042	26308	2923.1	0	0.0	2923.1		2024	
			SUBDIVISION TOTAL		0.20	1,042	26,308	2,923	0	0	2,923			
A	MSA - MCKINLEY STREET	MCKINLEY STREET	AZULRITE ST / CL SECTION 34	YES	0.13	668	22941	2549.0	0	0.0	2549.0		2024	
		MCKINLEY STREET	EBONY ST / W EOP	YES	0.14	764	21912	2434.7	0	0.0	2434.7		2024	
			SUBDIVISION TOTAL		0.27	1,432	44,853	4,984	0	0	4,984			
B	MSA - XKIMO STREET	XKIMO STREET	142ND AVE / 143RD AVE	YES	0.13	664	26382	2931.3	0	0.0	2931.3			2024
		XKIMO STREET	143RD AVE / XKIMO COURT	YES	0.12	654	25528	2836.4	0	0.0	2836.4			2024
		XKIMO STREET	XKIMO COURT / TH 47	YES	0.03	144	4985	553.9	0	0.0	553.9			2024
			SUBDIVISION TOTAL		0.28	1,462	56,895	6,322	0	0	6,322			

MAP SHEET	SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SV)	CUL-DE- SAC AREA (SF)	CUL-DE- SAC AREA (SV)	TOTAL AREA (SV)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
B	ORCHARD HILLS TOWNHOMES	152ND LANE	COBALT ST / BARIUM ST	YES	0.08	414	11500	1277.8	0	0.0	1277.8		2024	
		BARIUM STREET	152ND LN / S EOP	YES	0.04	192	5042	560.2	0	0.0	560.2		2024	
		COBALT STREET	152ND LN / S EOP	YES	0.11	586	16361	1817.9	0	0.0	1817.9		2024	
		COBALT STREET	152ND LN / ALPINE DR	YES	0.06	335	11720	1302.2	0	0.0	1302.2		2024	
			SUBDIVISION TOTAL		0.29	1,527	44,623	4,958	0	0	4,958			
A	RAMSEY TOWN CENTER	CENTER STREET	145TH AVE / E RAMSEY PKWY	YES	0.07	376	13481	1497.9	0	0.0	1497.9		2024	
			SUBDIVISION TOTAL		0.07	376	13,481	1,498	0	0	1,498			
A	RAMSEY TOWN CENTER 7TH	CENTER STREET	E RAMSEY PKWY / CENTER ST MEDIAN	YES	0.10	530	22433	2492.6	0	0.0	2492.6			2024
		CENTER STREET	CENTER ST MEDIAN / CR 116	YES	0.04	188	10430	1158.9	0	0.0	1158.9			2024
		WATERFRONT PARK PARKING LOT	WEST SIDE OF CENTER STREET	YES	0.06	310	8914	990.4	0	0.0	990.4	2024		
			SUBDIVISION TOTAL		0.19	1,028	41,777	4,642	0	0	4,642			
B	RIVERSBEND 3RD	143RD AVENUE	XXIMO ST / CDS	YES	0.07	367	7284	809.3	6148	683.1	1492.4			2024
			SUBDIVISION TOTAL		0.07	367	7,284	809	6,148	683	1,492			
B	RIVERSBEND 4TH	143RD LANE	XXIMO ST / CDS	YES	0.06	300	5617	624.1	6160	684.4	1308.6			2024
		XXIMO COURT	XXIMO ST / CDS	YES	0.05	279	4271	474.6	6623	735.9	1210.4			2024
B	RIVERSBEND PLAZA	XXIMO STREET	142ND AVE / CDS	YES	0.13	670	14479	1608.8	7360	817.8	2426.6			2024
			SUBDIVISION TOTAL		0.13	670	14,479	1,609	7,360	818	2,427			
A	RIVERSTONE SOUTH	145TH LANE	QUINTANA ST / SNOWY OWL ST	YES	0.13	674	16825	1869.4	0	0.0	1869.4	2022		
		146TH LANE	RABBIT ST / SNOWY OWL ST	YES	0.09	501	12527	1391.9	0	0.0	1391.9	2022		
		148TH AVENUE	BOWERS DR / RIVERDALE DR	NO	0.05	286	8781	975.7	0	0.0	975.7	2022		
		BOWERS DRIVE	148TH AVE / CDS	NO	0.05	246	2912	323.6	7800	866.7	1190.2	2022		
		PEARSON STREET	145TH LN / W EOP	YES	0.03	172	4399	488.8	0	0.0	488.8	2023		
		QUINTANA STREET	145TH LN / SNOWY OWL ST	YES	0.09	493	14238	1582.0	0	0.0	1582.0	2022		
		QUINTANA STREET	SNOWY OWL ST / CDS	YES	0.08	446	9966	1107.3	8265	918.3	2025.7	2022		
		SNOWY OWL STREET	145TH LN / QUINTANA ST	YES	0.19	1027	28310	3145.6	0	0.0	3145.6	2022		
		SNOWY OWL STREET	145TH LN / 146TH LN	YES	0.09	487	13784	1531.6	0	0.0	1531.6	2022		
		SNOWY OWL STREET	146TH LN / 147TH AVE	YES	0.07	391	11556	1284.0	0	0.0	1284.0	2022		
		SNOWY OWL STREET	RIVERDALE DR / 147TH AVE	YES	0.04	210	4652	516.9	0	0.0	516.9	2022		
			SUBDIVISION TOTAL		0.93	4,933	127,950	14,217	16,065	1,785	16,002			
		146TH LANE	QUINTANA ST / RABBIT ST	YES	0.05	255	6430	714.4	0	0.0	714.4	2023		
		147TH AVENUE	QUINTANA ST / W EOP	YES	0.03	139	3378	375.3	0	0.0	375.3	2023		
		QUINTANA STREET	145TH LN / 146TH LN	YES	0.09	495	12047	1338.6	0	0.0	1338.6	2023		
A	RIVERSTONE SOUTH 2ND	QUINTANA STREET	146TH LN / 147TH AVE	YES	0.05	282	6861	762.3	0	0.0	762.3	2023		
		RABBIT STREET	145TH LN / 146TH LN	YES	0.08	430	10899	1211.0	0	0.0	1211.0	2023		
			SUBDIVISION TOTAL		0.30	1,601	39,615	4,402	0	0	4,402			
		PEARSON STREET	TIGER ST / E EOP	YES	0.07	393	9552	1061.3	0	0.0	1061.3	2023		
		TIGER STREET	PEARSON ST / N EOP	YES	0.02	113	2761	306.8	0	0.0	306.8	2023		
A	RIVERSTONE SOUTH 3RD		SUBDIVISION TOTAL		0.10	506	12,313	1,368	0	0	1,368			

MAP SHEET	SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SV)	CUL-DE-SAC AREA (SF)	CUL-DE-SAC AREA (SV)	TOTAL AREA (SV)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR
D	RODEO HILLS	177TH LANE	VANADIUM ST / CDS	NO	0.15	796	16730	1858.9	6964	773.8	2632.7			2024
		178TH LANE	W EOP / VANADIUM ST	NO	0.04	206	5212	579.1	0	0.0	579.1			2024
		178TH LANE	VANADIUM ST / URANIUM ST	NO	0.08	425	10480	1164.4	0	0.0	1164.4			2024
		179TH LANE	URANIUM ST / E EOP	NO	0.06	294	7324	813.8	0	0.0	813.8			2024
		180TH LANE	VANADIUM ST / URANIUM ST	NO	0.08	409	9826	1091.8	0	0.0	1091.8			2025
		URANIUM STREET	178TH LN / 179TH LN	NO	0.10	512	12296	1366.2	0	0.0	1366.2			2024
		URANIUM STREET	179TH LN / 180TH LN	NO	0.16	865	20765	2307.2	0	0.0	2307.2			2024
		URANIUM STREET	180TH LN / N EOP	NO	0.04	216	5412	601.3	0	0.0	601.3			2024
		VANADIUM STREET	CR 63 / 177TH LN	NO	0.04	228	5465	607.2	0	0.0	607.2			2024
		VANADIUM STREET	177TH LN / 178TH LN	NO	0.14	719	17268	1918.7	0	0.0	1918.7			2024
A	TOWN CENTER GARDENS 2ND	VANADIUM STREET	178TH LN / 180TH LN	NO	0.27	1405	33731	3747.9	0	0.0	3747.9			2024
		SUBDIVISION TOTAL			1.15	6,075	144,309	16,057	6,964	774	16,830			
		147TH LANE	147TH CIR / CENTER ST	YES	0.10	542	14523	1613.7	0	0.0	1613.7		2024	
		SUBDIVISION TOTAL			0.10	542	14,523	1,614	0	0	1,614			
		WACO DRIVE	WACO ST / N LINE SECTION 01	YES	0.13	689	14703	1633.7	0	0.0	1633.7			2024
		WACO STREET	179TH LN / WACO DR	YES	0.10	523	11589	1287.7	0	0.0	1287.7			2024
		WACO STREET	WACO DR / N LINE SECTION 01	YES	0.13	678	14454	1606.0	0	0.0	1606.0			2024
		SUBDIVISION TOTAL			0.36	1,890	40,746	4,527	0	0	4,527			
		150TH LANE	WACO ST / W EOP JUNIPER WOODS	YES	0.06	327	9140	1015.6	0	0.0	1015.6			2024
		WACO STREET	150TH AVE / 150TH LN	NO	0.06	294	7057	784.1	0	0.0	784.1		2024	
A	SECTION 27 UNPLATTED	SUBDIVISION TOTAL			0.12	621	16,197	1,800	0	0	1,800			
		141ST AVENUE	BASALT ST / EBONY ST	YES	0.22	1175	39820	4424.4	0	0.0	4424.4			2024
		143RD AVENUE	JASPAR ST / EBONY ST	YES	0.31	1638	60666	6740.7	0	0.0	6740.7			2024
		143RD AVENUE	EBONY ST / CR 116	YES	0.18	929	34392	3821.3	0	0.0	3821.3			2024
		EBONY STREET	141ST AVE / 143RD AVE	YES	0.24	1267	45501	5055.7	0	0.0	5055.7		2024	
		SUBDIVISION TOTAL			0.95	5,009	180,379	20,042	0	0	20,042			
		147TH LANE	RHINESTONE ST / RAMSEY BLVD	YES	0.28	1457	39048	4338.7	0	0.0	4338.7		2024	
		147TH TERRACE	147TH LN / OLIVINE ST	YES	0.11	591	15999	1777.7	0	0.0	1777.7		2024	
		OLIVINE STREET	147TH TER / 147TH LN	YES	0.04	215	6071	674.6	0	0.0	674.6		2024	
		PERIDOT STREET	147TH TER / WELL HOUSE	YES	0.02	117	2275	252.8	0	0.0	252.8		2024	
A	TOWN CENTER GARDENS 3RD	RHINESTONE STREET	CR 116 / 147TH LN	YES	0.05	242	9293	1032.6	0	0.0	1032.6		2024	
		SUBDIVISION TOTAL			0.50	2,622	72,686	8,076	0	0	8,076			
		OLIVINE STREET	147TH LN / N EOP	YES	0.05	289	7878	875.3	0	0.0	875.3		2024	
		PERIDOT STREET	147TH LN / 148TH LN	YES	0.07	354	9912	1101.3	0	0.0	1101.3		2024	
		SUBDIVISION TOTAL			0.12	643	17,790	1,977	0	0	1,977			
		147TH LANE	147TH CIR / 147TH CIR	YES	0.12	656	17368	1929.8	0	0.0	1929.8		2024	
		147TH LANE	147TH CIR / RHINESTONE ST	YES	0.05	261	6919	768.8	0	0.0	768.8		2024	
		148TH LANE	PERIDOT ST / OLIVINE ST	YES	0.12	632	17019	1891.0	0	0.0	1891.0		2024	
		OLIVINE STREET	148TH LN / 149TH AVE	YES	0.10	554	15300	1700.0	0	0.0	1700.0		2024	
		PERIDOT STREET	148TH LN / 149TH AVE	YES	0.10	519	14017	1557.4	0	0.0	1557.4		2024	
A	TOWN CENTER GARDENS 3RD	SUBDIVISION TOTAL			0.50	2,622	70,623	7,847	0	0	7,847			
		147TH LANE	147TH CIR / 147TH CIR	YES	0.12	656	17368	1929.8	0	0.0	1929.8		2024	
		147TH LANE	147TH CIR / RHINESTONE ST	YES	0.05	261	6919	768.8	0	0.0	768.8		2024	
		148TH LANE	PERIDOT ST / OLIVINE ST	YES	0.12	632	17019	1891.0	0	0.0	1891.0		2024	
		OLIVINE STREET	148TH LN / 149TH AVE	YES	0.10	554	15300	1700.0	0	0.0	1700.0		2024	
		PERIDOT STREET	148TH LN / 149TH AVE	YES	0.10	519	14017	1557.4	0	0.0	1557.4		2024	
		SUBDIVISION TOTAL			0.50	2,622	70,623	7,847	0	0	7,847			
		147TH LANE	147TH CIR / 147TH CIR	YES	0.12	656	17368	1929.8	0	0.0	1929.8		2024	
		147TH LANE	147TH CIR / RHINESTONE ST	YES	0.05	261	6919	768.8	0	0.0	768.8		2024	
		148TH LANE	PERIDOT ST / OLIVINE ST	YES	0.12	632	17019	1891.0	0	0.0	1891.0		2024	

MAP SHEET	SUBDIVISION	STREET	SEGMENT DESCRIPTION	CONC. C&G (YES/NO)	LENGTH (MILES)	LENGTH (FEET)	AREA (SF)	AREA (SY)	CUL-DE- SAC AREA (SF)	CUL-DE- SAC AREA (SY)	TOTAL AREA (SY)	CONSTR. YEAR	OVERLAY YEAR	RECON. YEAR	
C	TROTT BROOK CROSSING	170TH AVENUE	TRAPROCK ST / URANIMITE ST	YES	0.07	371	10138	1126.4	0	0.0	1126.4	2023			
		170TH AVENUE	URANIMITE ST / VARIOLITE ST	YES	0.04	208	6397	710.8	0	0.0	710.8	2023			
		170TH LANE	TRAPROCK ST / E EOP	YES	0.05	281	7684	853.8	0	0.0	853.8	2023			
		170TH LANE	TRAPROCK ST / W EOP	YES	0.03	148	4051	450.1	0	0.0	450.1	2023			
		171ST LANE	URANIMITE ST / W CDS	YES	0.20	1066	29138	3237.6	0	0.0	3237.6	2024			
		TRAPROCK STREET	170TH LN / 170TH AVE	YES	0.08	421	11724	1302.7	0	0.0	1302.7	2023			
		URANIMITE STREET	170TH AVE / 171ST LN	YES	0.08	422	11743	1304.8	0	0.0	1304.8	2023			
		URANIMITE STREET	171ST LN / W CDS	YES	0.01	77	0	0.0	6376	708.4	708.4	2023			
		SUBDIVISION TOTAL				0.57	2,994	80,875	8,986	6,376	708	9,695			
D	VALLEY VIEW ACRES	178TH LANE	CDS / E EOP	NO	0.02	124	404	44.9	6889	765.4	810.3			2024	
		SUBDIVISION TOTAL				0.02	124	404	45	6,889	765	810			
C	WHITE PINES ESTATES	165TH LANE	FLUORINE ST / DYSPROSIUM ST	YES	0.12	653	16761	1862.3	0	0.0	1862.3			2024	
		165TH LANE	DYSPROSIUM ST / CDS	YES	0.04	214	2489	276.6	7740	860.0	1136.6			2024	
		DYSPROSIUM STREET	S EOP / 165TH LN	YES	0.03	176	4447	494.1	0	0.0	494.1			2024	
		DYSPROSIUM STREET	165TH LN / 165TH LN	YES	0.03	144	3643	404.8	0	0.0	404.8			2024	
		FLUORINE STREET	165TH LN / CDS	YES	0.08	407	7303	811.4	7767	863.0	1674.4			2024	
		GERMANIUM STREET	S EOP / FLUORINE ST	YES	0.09	498	13732	1525.8	0	0.0	1525.8			2024	
		HELIUM STREET	N EOP / S CDS	YES	0.11	568	11448	1272.0	7740	860.0	2132.0			2024	
		SUBDIVISION TOTAL				0.50	2,660	59,823	6,647	23,247	2,583	9,230			

Public Works Committee**Meeting Date:** 01/20/2026**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
- Bids advertised
- 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 Street Reconstructions

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

#26-04 Countryside Estates & Wildwood Acres Street Reconstructions

- Prepared plans and specifications in-house
- Bids advertised
- 2026 construction proposed

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

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

#26-06 Riverside West Street Reconstructions

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

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

- Prepared plans and specifications in-house
- Bids advertised
- 2026 construction proposed

#26-08 2026 Neighborhood Pavement Overlay Improvements

- Design services RFP issued for plans and specifications preparation
- 2026 construction proposed

#26-09 2026 Crack Seal Improvements

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

- *See separate case*

#26-10 2026 Pavement Rejuvenation Improvements

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

#26-11 2026 Pavement Marking Improvements

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

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

- Construction complete
- Closing project out

#25-04 Dickenson's Mississippi Estate Street Reconstruction

- Construction complete
- Closing project out

#25-06 Sortebergs Street Reconstruction

- Construction complete
- Closing project out

#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 all intersections
- 2026 construction proposed

#25-58 Waterfront Water Play Area Improvements

- City utilities work complete (IP #25-51)
- Mass grading work complete (IP #25-62)
- Final plans complete
- LRRWMO Permit application to be considered for approval on February 19th
- Construction start late February/early March
- Construction completed by July
- *See separate case*

#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 tour scheduled for February 24th

#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

- 2027 Sunfish Lake Boulevard Reconstruction proposed north of Bunker Lake Boulevard.

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 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

- N/A

PWC Future Topics Calendar Discussion Items

See calendar in following case.

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: 01/15/2026

Reviewed By

Brian Hagen

Date

01/15/2026 02:07 PM

Started On: 01/14/2026 03:59 PM

Public Works Committee**Meeting Date:** 01/20/2026**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 Calendar Jan2026

Form Review**Inbox**

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 01/15/2026

Reviewed By

Brian Hagen

Date

01/15/2026 02:07 PM

Started On: 01/14/2026 04:00 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>)
Apr 2026	COR Street Lighting Improvements (<i>Westby</i>)
Jan 2026	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>)

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