

June 17, 2021

Honorable Mayor and Councilmembers
City of Ham Lake
15544 Central Avenue NE
Ham Lake, Minnesota 55304

Re: Polk Street Feasibility Study

Dear Mayor and Council Members.

The City Council directed the preparation of this report on August 19, 2019 regarding the proposed GCI, LLC lot division of 855 Constance Boulevard (Figure 1). The City Council ordered an update on June 7th, 2021. The purpose of this report is to determine the project necessity, feasibility, cost effectiveness and recommendations on construction. The proposed improvements are for the 810-foot segment of Polk Street from 165th Avenue south to County Ditch 58 (Figure 2).

Existing Conditions:

Polk Street is approximately 1,320 feet long. The 510-foot segment from Constance Boulevard to County Ditch 58 was upgraded to a paved street in 2003. North of County Ditch 58, Polk Street is a 20-foot wide sand road. County Ditch 58 passes under Polk Street through a 60-inch RCP draining to the southwest. The culvert was installed as part of the 2003 project. A street high point exists approximately 100 feet south of 165th Avenue.

Soils:

Soils were evaluated using the Anoka County Soils Map. The soils in the area consist of Zimmerman Fine Sand and Isanti Fine Sandy Loam (Figure 3). The Zimmerman Fine Sand is suitable for road subbase, and is generally well drained. The Isanti Fine Sandy Loam is in narrow low-lying areas near organic soils. It has high water tables and is poorly drained, usually requiring proper drainage and/or placement of suitable fill for roadway construction. Due to the high water tables, the Isanti Fine Sandy Loam is not suitable for stormwater infiltration. Organic soils extend from County Ditch 58 to approximately 300 feet to the north. Any cut material will be used for fill. The estimated excavation and granular borrow quantities are included in the estimated project cost.

Wetlands and Flood Zone:

Wetlands exist adjacent to the proposed street improvements. Figure 4 illustrates the approximate wetland locations based on the National Wetland Inventory. Wetlands affected by the proposed improvements would be delineated prior to beginning preparation of plans. The Flood Zone Map, Figure 5, shows an area adjacent to County Ditch 58 within Zone A (100-year flood area).

Right-of-Way and Easements:

The Family of Christ Lutheran Church dedicated the easterly 33-feet of Polk Street right-of-way with the attached plat of God's Harvest Acres (Figure 6). GCI, LLC dedicated the westerly 33-feet of Polk Street right-of-way with a 10-foot drainage and utility easement and a temporary cul-de-sac easement at 165th Avenue. GCI, LLC also dedicated approximately 20,000 square feet of drainage and utility easement that will be utilized for stormwater treatment. There is a

50-foot-wide prescriptive easement on each side of the County Ditch 58 centerline.

Proposed Improvements:

Polk Street is proposed to be constructed to the City urban street standard of 1-inch of bituminous wear course, 2-inches of bituminous base course, and 4-inches of class 5 aggregate base (Figure 7). The street section has a pavement width of 26-feet with D-312 modified concrete curb and gutter on each side. Catch basins and storm sewer would convey storm run-off to a stormwater pond, located on the north side of County Ditch 58 within the dedicated storm easement. Figure 8 is a map of the proposed improvements. Construction of the urban section with concrete curb and gutter would require less maintenance and right-of-way compared to ditches, and will convey runoff away from the new street base and subgrade into a treatment and ponding area.

Cost Estimate:

The project cost estimates are based on anticipated 2022 construction prices plus a 17% project development cost, an 8% engineering and inspection cost, and a 5% contingency cost (Table 1). The projected costs have increased as a result of the current market and apparent rise in costs of materials such as concrete pipe and bituminous pavement. The final design has not been completed and therefore unknown work is not included in the estimate. Where additional costs may arise are additional subgrade correction and storm water treatment.

Anticipated Revenues:

City policy is to assess benefited parcels for the improvement. 16446 Polk Street would have one active assessment and three deferred assessments. The City of Ham Lake executed a Development Agreement with the Family of Christ Lutheran Church in 2002. Per item 4C (Figure 9) the Church will only be assessed for future road improvements when future development of the Church property is proposed. Therefore, there are four deferred assessments for the Church. The 965 Constance Boulevard parcel and the 16525 Polk Street parcel would have one active assessment. The total number of assessments is 10, with 3 active and 7 deferred (Figure 10).

Estimated Construction Cost	\$ 547,165.32
3 Active Assessments (\$20,000/Each)	\$ 60,000.00 (11.0%)
7 Deferred Assessments (\$20,000/Each)	\$ 140,000.00 (25.6%)
City Contribution	\$ 347,164.32 (63.4%)

Sincerely,

RFC Engineering, Inc.



Tom Collins, P.E.
Ham Lake City Engineer

LOT DIVISION

~for~ GCI, LLC

~of~ 855 CONSTANCE BOULEVARD NE
HAM LAKE, MN 55304

EXISTING PROPERTY DESCRIPTION:

The North One-Half of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota.

EXCEPT: That part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, lying southeasterly of the centerline of County Ditch No. 58.

EXCEPT: The west 300.00 feet of the east 600.00 feet of the south 581.00 feet of the Northwest Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota.

EXCEPT: The Northwest Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota, except the east 600.00 feet of the south 581.00 feet thereof.

EXCEPT: The east 300.00 feet of the south 581.00 feet of the Northwest Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota.

(Per Trustee's Deed dated 10/28/17)

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A:
That part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota which lies northerly of the following described line:

Commencing at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 00 degrees 32 minutes 22 seconds East, along the west line of said Northeast Quarter of the Northeast Quarter, a distance of 484.68 feet to the point of beginning of the line to be described; thence North 88 degrees 03 minutes 51 seconds East a distance of 689.58 feet; thence South 53 degrees 34 minutes 15 seconds East a distance of 301.90 feet; thence South 57 degrees 27 minutes 33 seconds East a distance of 253.11 feet; thence South 46 degrees 49 minutes 13 seconds East a distance of 154.30 feet to the centerline of County Ditch No. 58; thence northeasterly along the centerline of said ditch to the east line of said Northeast Quarter of the Northeast Quarter and said line there terminating.

PARCEL B:
That part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota which lies northwesterly of the centerline of County Ditch No. 58 and lies southerly of the following described line:

Commencing at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 00 degrees 32 minutes 22 seconds East, along the west line of said Northeast Quarter of the Northeast Quarter, a distance of 484.68 feet to the point of beginning of the line to be described; thence North 88 degrees 03 minutes 51 seconds East a distance of 689.58 feet; thence South 53 degrees 34 minutes 15 seconds East a distance of 301.90 feet; thence South 57 degrees 27 minutes 33 seconds East a distance of 253.11 feet; thence South 46 degrees 49 minutes 13 seconds East a distance of 154.30 feet to the centerline of County Ditch No. 58 and said line there terminating.

PROPOSED DRAINAGE AND UTILITY EASEMENT DESCRIPTIONS:

An easement for drainage and utility purposes over, under and across the northerly 10 feet, the westerly 10 feet, the northerly 30 feet of the southerly 90 feet, the southeasterly 10 feet and the westerly 10 feet of the easterly 43 feet of that part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota which lies northwesterly of the centerline of County Ditch No. 58.

Together with a 20 foot wide easement for drainage and utility purposes. The centerline of said easement is described as follows:

Commencing at the northwest corner of said Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 00 degrees 32 minutes 22 seconds East, along the west line of said Northeast Quarter of the Northeast Quarter, a distance of 484.68 feet to the point of beginning of the centerline to be described; thence North 88 degrees 03 minutes 51 seconds East a distance of 689.58 feet; thence South 53 degrees 34 minutes 15 seconds East a distance of 301.90 feet; thence South 57 degrees 27 minutes 33 seconds East a distance of 253.11 feet; thence South 46 degrees 49 minutes 13 seconds East a distance of 154.30 feet to the centerline of County Ditch No. 58 and said centerline there terminating.

PROPOSED ROADWAY EASEMENT DESCRIPTION:

An easement for public roadway purposes over, under and across the south 60 feet and the east 33 feet of that part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota which lies northwesterly of the centerline of County Ditch No. 58.

PROPOSED TRAIL EASEMENT DESCRIPTION:

An easement for public trail purposes over, under and across the north 20 feet of the south 80 feet of that part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota which lies northwesterly of the centerline of County Ditch No. 58.

Area of proposed trail easement = 15,775 sq. ft.

LEGEND

- DENOTES SET 1/2 INCH IRON PIPE MARKED RLS 41578
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES GAS METER
- DENOTES TELEPHONE PEDESTAL
- DENOTES FENCE
- DENOTES WELL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES POWER POLE AND OVERHEAD WIRES
- DENOTES ELECTRIC METER
- DENOTES SOIL BORING. (BY TRADEWELL AND ASSOCIATES)
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES NATIONAL WETLAND INVENTORY PER GIS DATA

BENCHMARK

MNDOT GEODETIC STATION 0208 T
ELEVATION: 911.42 (NAVD 88)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 3/26/2019.
- Bearings shown are on Anoka County datum.
- Parcel ID Number: 18-32-23-11-0001.
- Curb shots are taken at the top and back of curb.
- This survey was prepared using Title Commitment File No. 1709-1184-CC issued by Old Republic National Title Insurance Company dated effective on 8/28/17.
- Contours shown MN DNR Udar website and supplemented with field shots gathered by E.G. Rud and Sons, Inc.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone A (No base flood elevation determined), according to Flood Insurance Rate Map Community No. 270674 Panel No. 0215 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.

PROPOSED POND EASEMENT DESCRIPTION:

A perpetual easement for drainage and utility purposes over, under, and across that part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota which lies northwesterly of the centerline of County Ditch No. 58 and is described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 00 degrees 48 minutes 50 seconds East, along the east line of said Northeast Quarter of the Northeast Quarter, a distance of 795.85 feet to the point of beginning of the easement to be described; thence South 89 degrees 11 minutes 31 seconds West a distance of 229.30 feet; thence South 00 degrees 48 minutes 29 seconds East a distance of 235.17 feet to said centerline of County Ditch No. 58; thence northeasterly along said centerline to the east line of said Northeast Quarter of the Northeast Quarter; thence North 00 degrees 48 minutes 50 seconds West, along said east line, a distance of 74.97 feet to the point of beginning.

Area of proposed drainage and utility easement = 36,414 sq. ft.

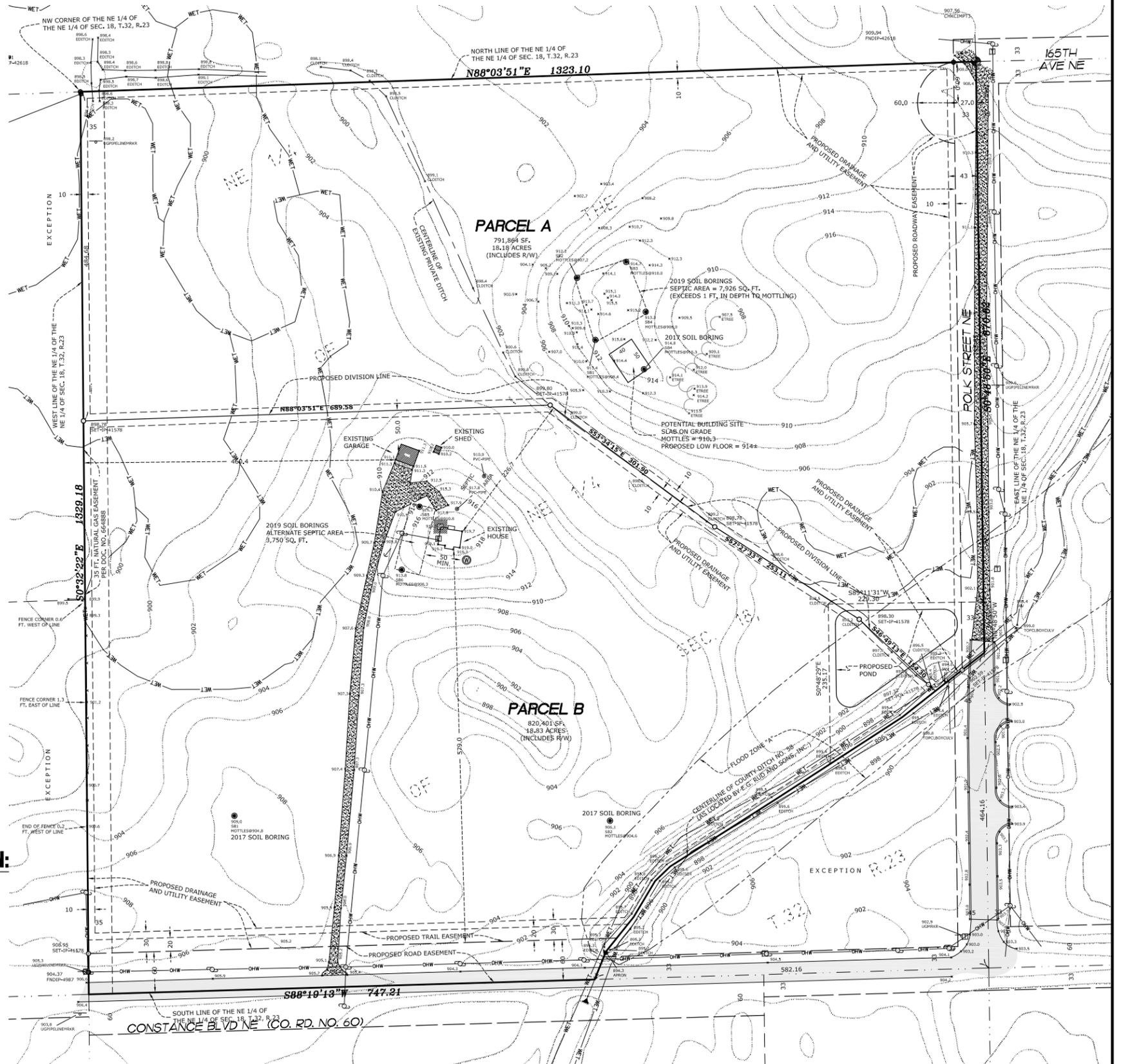
PROPOSED CUL-DE-SAC EASEMENT DESCRIPTION:

An easement for public roadway purposes over, under and across that part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 32, Range 23, Anoka County, Minnesota, which lies within the circumference of a circle having a radius of 60 feet. The center of said circle is a point 27.00 feet west of the east line of said Northeast Quarter of the Northeast Quarter, and 60.00 feet south of the north lot line of said Northeast Quarter of the Northeast Quarter, as measured at right angles to said east and north lines.

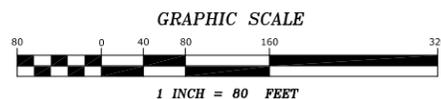
Area of proposed roadway easement = 4,936 sq. ft.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 12/13/2019 License No. 41578



E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



DRAWN BY:	BAB	JOB NO.:	19160PP	DATE:	4/4/19
CHECK BY:	JER	FIELD CREW:	DT/CT		
1	8/29/19	ADD'L TOP/LOCATE BORINGS		BAB	
2	9/23/19	LOT DIVISION		BAB	
3	10/4/19	CITY COMMENTS		BAB	
4	10/24/19	ADD TRAIL EASEMENT AREA		BAB	
5	12/13/19	ADD POND & R/W EASEMENT		BCD	
NO.	DATE	DESCRIPTION		BY	

Figure 1



Description
LOCATION MAP

Project
FEASIBILITY STUDY
POLK STREET

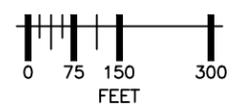
Drawn
EMP

Date
6/17/21

Project No.
1902.093

Figure No.
2

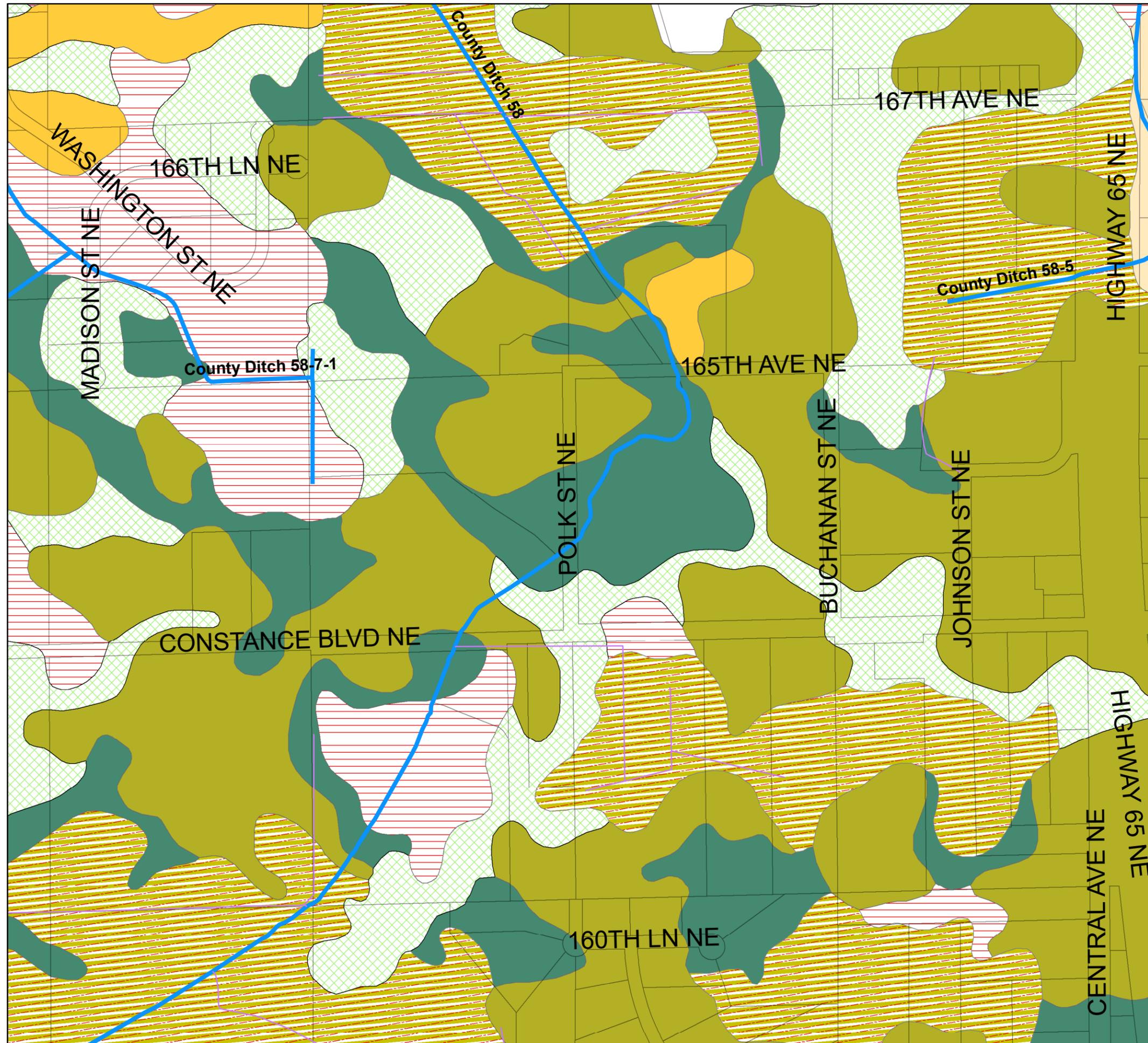
13635 Johnson Street
Ham Lake, MN 55304
Voice: 763.862.8000
Fax: 763.862.8042





HAM LAKE, MINNESOTA

SOIL CLASSIFICATIONS



Legend

Ditches

-  Private Ditch
-  County Ditch

SOIL TYPES

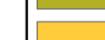
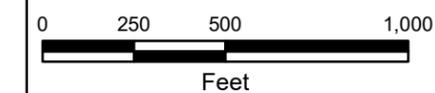
-  Isanti Fine Sandy Loam (Iw)
-  Lino Loamy Fine Sand (LnA)
-  Markey Muck (Ma)
-  Marsh (Mc)
-  Rifle Mucky Peat (Rf)
-  Zimmerman Fine Sand B (ZmB)
-  Zimmerman Fine Sand C (ZmC)

Figure 3

Soils Classifications:

This document is intended to be used as a general indicator of soil type, location, and distribution. It is not a legal record. The map is not intended to be used as a precise locator of soil boundaries, for site specific planning or management, or for regulatory purposes. Please refer to a soil survey for more information.



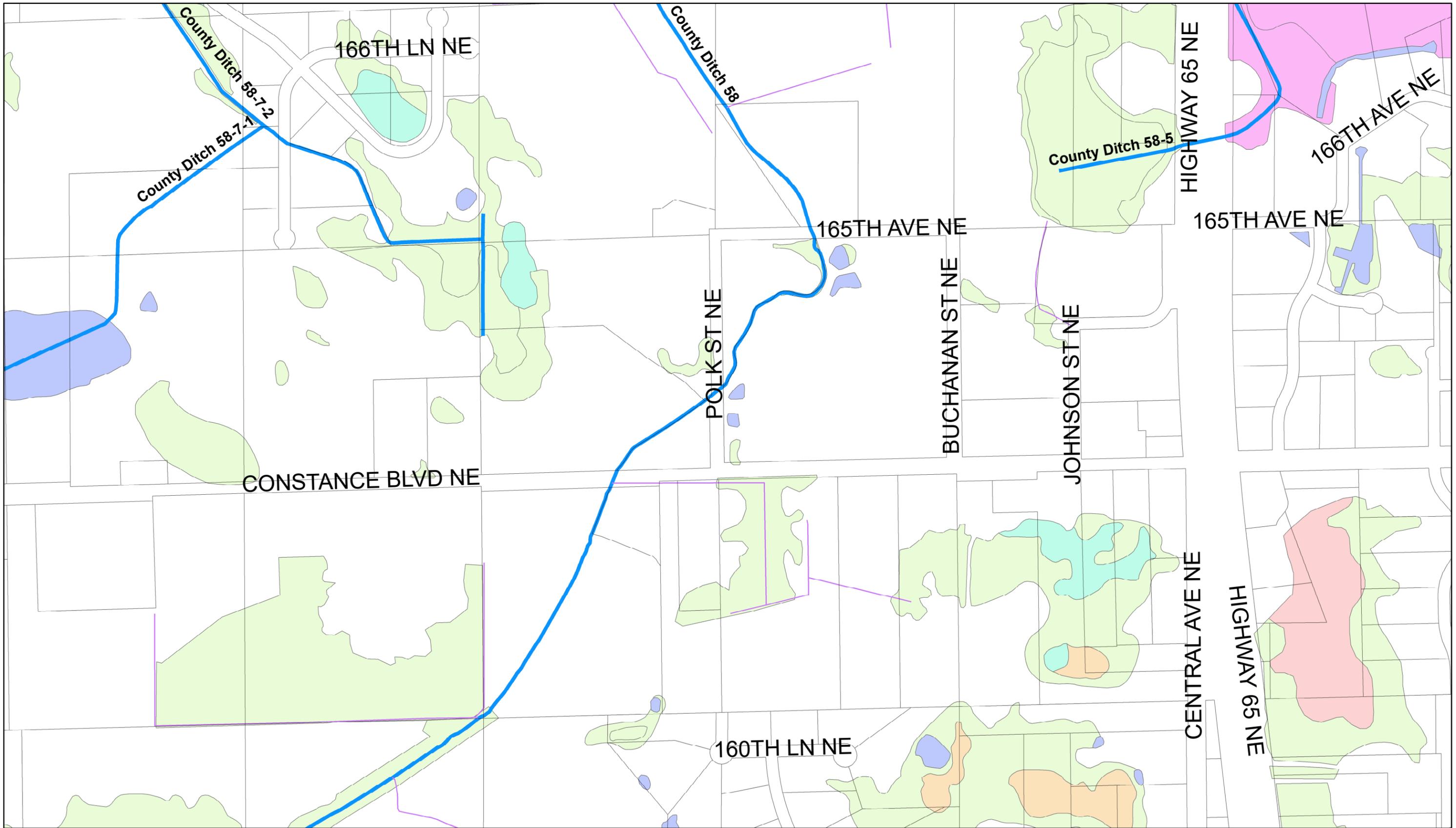
MAP DATE:

6/17/2021

Sources:

- Anoka County Engineering & Surveying Departments
- Land Management Information Center (LMIC) MNPLANNING
- RFC Engineering, Inc.



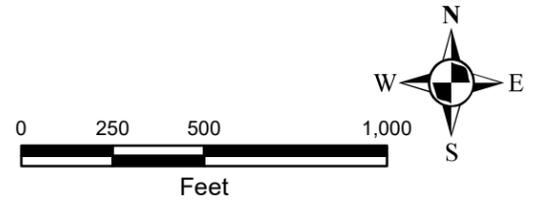


Sheet Title:
NATIONAL WETLAND INVENTORY

Project:
FEASIBILITY STUDY
POLK STREET

Legend:

- | | | |
|------------------------|------------------------|----------------|
| Emergent Wetland | Pond | Ditches |
| Forested Wetland | Shrub Wetland | |
| Forested/Shrub Wetland | Shrub/Emergent Wetland | |
| | County Ditch | Private Ditch |



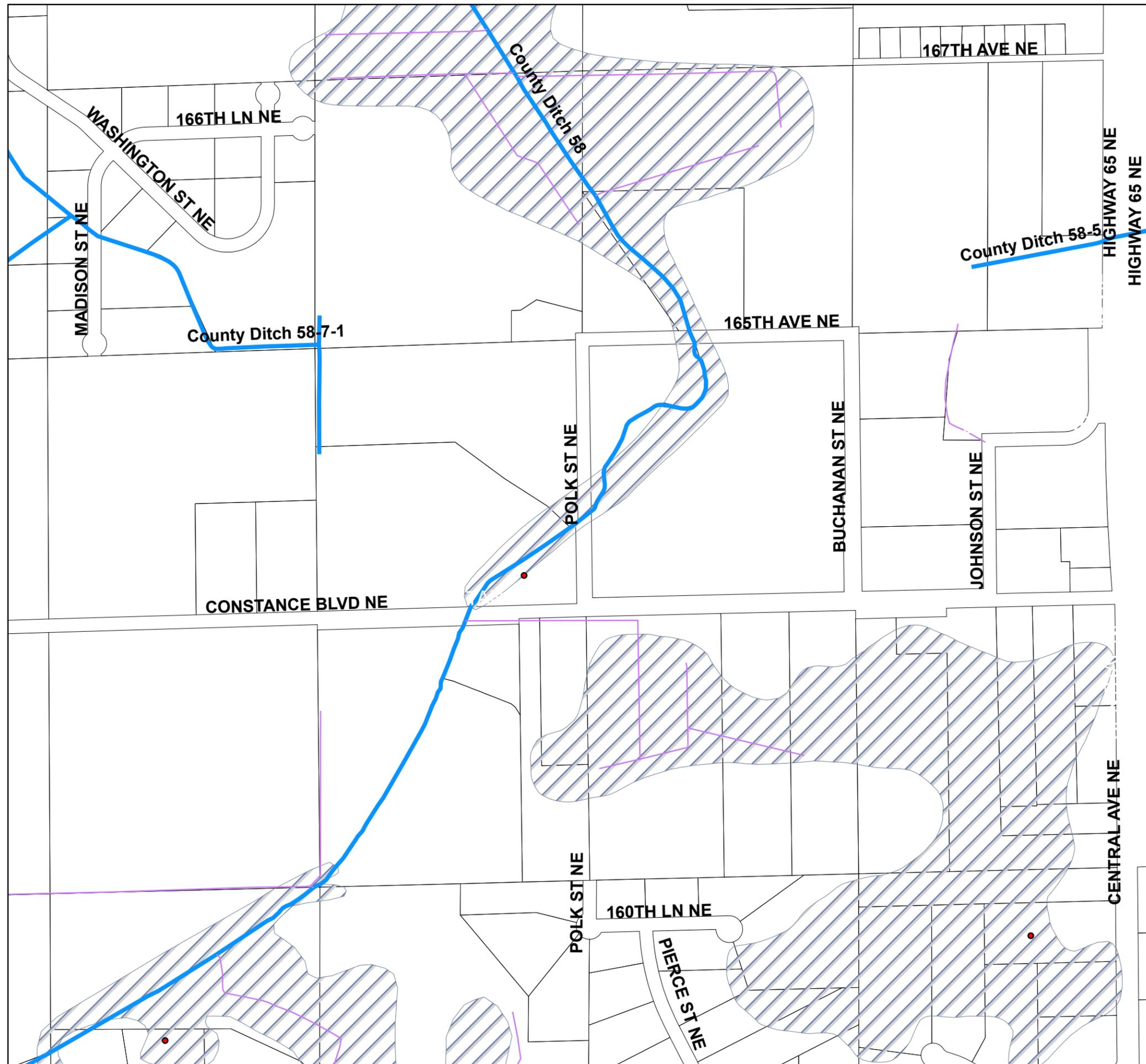
Date: 6/17/2021 Project No. 1902.093 FIGURE 4

13635 Johnson Street
Ham Lake, MN 55304
Voice: 763.862.8000
Fax: 763.862.8042



HAM LAKE, MINNESOTA

FLOOD ZONE MAP



Legend

Ditches

- Private Ditch
- County Ditch

Flood Zone

- Zone A

FEMA-LOMA

- FEMA-LOMA STRUCTURE

0 250 500 1,000
Feet

Map Date: 6/17/2021

ABBREVIATIONS:
 FEMA - Federal Emergency Management Agency
 LOMA - Letter of Map Amendment
 Zone A - 1% probability of flood in any given year.
 (100 Year Flood)
 Zone A Floodway - the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the 100 year flood without cumulatively increasing the water surface elevation more than a designated height.

FLOODPLAIN MAP:
 Features portrayed on this map are a graphical representation, and should be viewed in this context.

Sources:
 Anoka County Engineering & Surveying Departments
 Federal Emergency Management Agency (National Flood Insurance Program)

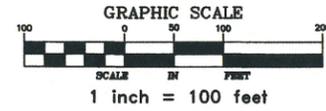
FIGURE 5

OFFICIAL PLAT

Office of REGISTRAR OF TITLES
STATE OF MINNESOTA
COUNTY OF ANOKA 440993.0
I hereby certify that the within instrument was
filed in this office on March 11, 2004
at 1:00 o'clock P M
Maureen J. Devine, Registrar of Titles
By [Signature]
Deputy Registrar of Titles

GOD'S HARVEST ACRES

BK 19 of TDRNS, pg 8
CITY OF HAM LAKE
COUNTY OF ANOKA
SEC. 17, T32, R23.

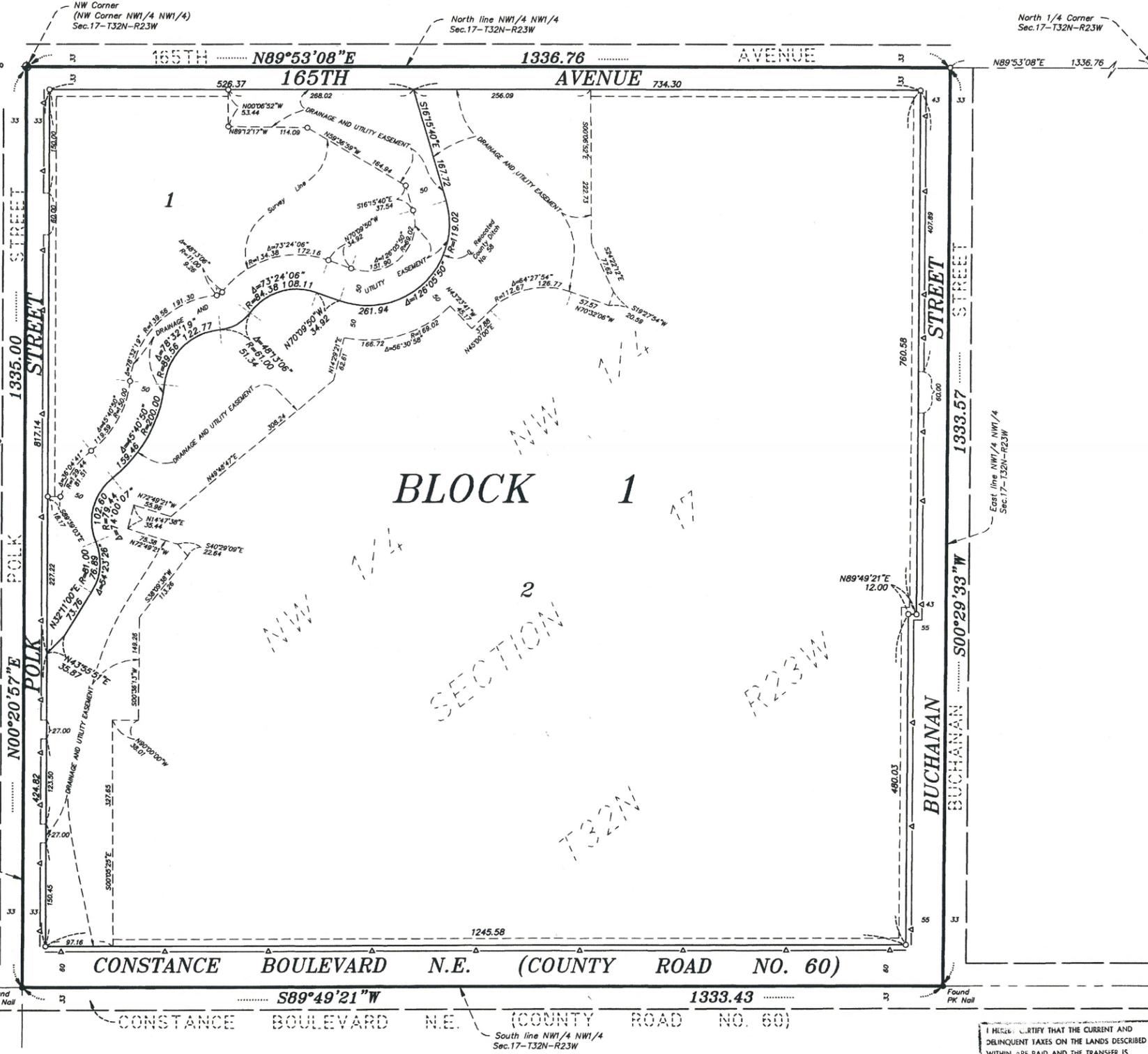


NOTES:

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET, MARKED WITH A PLASTIC CAP INSCRIBED "RLS 19421"
- DENOTES MONUMENT FOUND
- ⊕ DENOTES ANOKA COUNTY MONUMENT
- △ DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY AND THE CITY OF HAM LAKE

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF THE NORTHWEST QUARTER OF SEC.17-T32N-R23W IS ASSUMED TO HAVE A BEARING OF S89°49'21"W.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES UNLESS OTHERWISE SHOWN ON THE PLAT.



KNOW ALL PERSONS BY THESE PRESENTS: That Family of Christ Lutheran Church—Missouri Synod, a non-profit corporation under the laws of the State of Minnesota, owner and proprietor and that Lutheran Church Extension Fund—Missouri Synod, a non-profit corporation under the laws of the State of Missouri, mortgagee of the following described property situated in the County of Anoka, State of Minnesota to wit:
The Northwest Quarter of the Northwest Quarter of Section 17, Township 32, Range 23, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as GOD'S HARVEST ACRES, and do hereby donate and dedicate to the public use forever the boulevard, streets, avenue and easements for drainage and utility purposes, and also dedicates to the County of Anoka and the City of Ham Lake the right of access onto County Road No. 60, Buchanan Street and Polk Street as shown on the plat.

In witness whereof said Family of Christ Lutheran Church—Missouri Synod, a non-profit corporation, has caused these presents to be signed by its proper officer this 25th day of February, 2004.

FAMILY OF CHRIST LUTHERAN CHURCH—MISSOURI SYNOD

[Signature]
Joy T. Squires, Executive Director

In witness whereof said Lutheran Church Extension Fund—Missouri Synod, a non-profit corporation, has caused these presents to be signed by its proper officer this 1st day of March, 2004.

LUTHERAN CHURCH EXTENSION FUND—MISSOURI SYNOD

[Signature]
Gerald E. Wendt, Senior Vice President

STATE OF Minnesota
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 25th day of February, 2004, by Joy T. Squires, as Executive Director, of Family of Christ Lutheran Church—Missouri Synod, a non-profit corporation, on behalf of the Corporation.

[Signature]
ERIC E. WIEDERHOLD
NOTARY PUBLIC—MINNESOTA
My Commission Expires Jan. 31, 2006

[Signature]
Notary Public, Anoka County, Minnesota
My commission expires 11/31/05

STATE OF Missouri
COUNTY OF ST. LOUIS

The foregoing instrument was acknowledged before me this 1st day of March, 2004, by Gerald E. Wendt, as Senior Vice President, of Lutheran Church Extension Fund—Missouri Synod, a non-profit corporation, on behalf of the Corporation.

[Signature]
Notary Public, ST. LOUIS County, Missouri
My commission expires May 24, 2004

I, Blake L. Rivard hereby certify that I have surveyed and platted the property described on this plat as GOD'S HARVEST ACRES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown within one year after the recording date of this plat; that the outside boundary lines are correctly designated on the plat and that there are no wetlands as defined in MS 505.02, Subd. 1 or public highways to be designated on said plat other than as shown.

[Signature]
Blake L. Rivard, Land Surveyor
Minnesota License No. 19421

STATE OF MINNESOTA
COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 24th day of February, 2004 by Blake L. Rivard, Land Surveyor.

[Signature]
ANITA M. SPADING
NOTARY PUBLIC—MINNESOTA
My Commission Expires Jan. 31, 2006

[Signature]
Notary Public, Ham Lake County, Minnesota
My commission expires Jan 31, 2005

The foregoing plat of GOD'S HARVEST ACRES was approved and accepted by the City Council of Ham Lake, Minnesota at a regular meeting thereof held this 17th day of February, 2004. If applicable, the written comments and recommendations of the Commissioner of Transportation and County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF HAM LAKE, MINNESOTA

By [Signature], Mayor

By [Signature], Clerk

Checked and approved this 3rd day of MARCH, 2004

[Signature]
Anoka County Surveyor

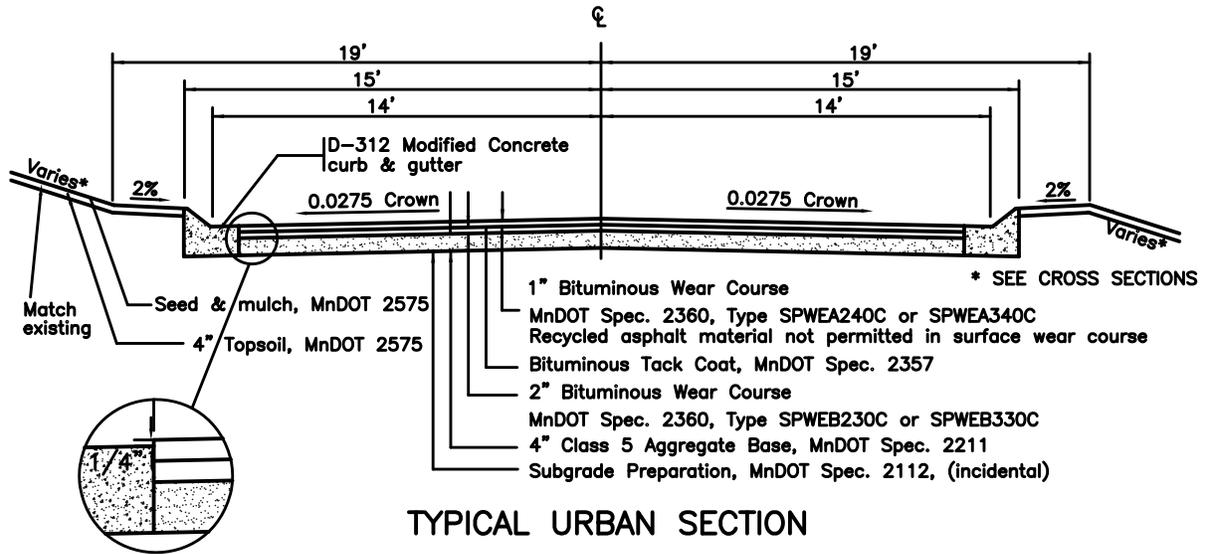
I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED
Mar 11, 2004
MAUREEN J. DEVINE
PROPERTY TAX ADMINISTRATOR
BY [Signature]
DEPUTY PROPERTY TAX ADMINISTRATOR



MIDWEST
Land Surveyors & Civil Engineers, Inc.

2004041850 \$160.00

Figure 6



TYPICAL STREET SECTION RFC-366E11
NOT TO SCALE

Sheet Title
TYPICAL STREET SECTION

Drawn
EMP

Date
6/17/21

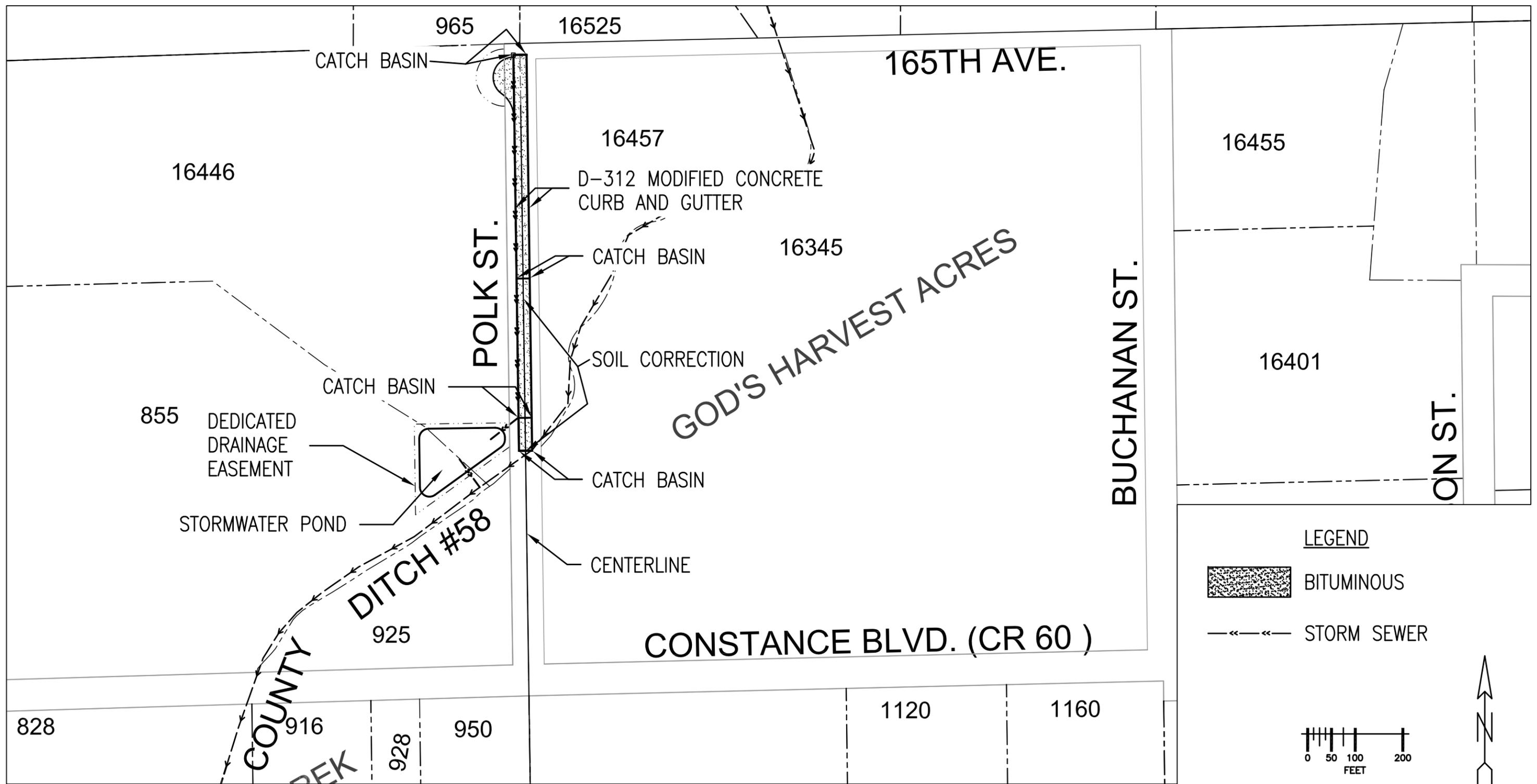
Project No.
1902.93

Figure No.
7

Project
FEASIBILITY STUDY
POLK STREET

13635 Johnson Street
Ham Lake, MN 55304
Telephone (763) 862-8000
Fax (763) 862-8042





Description
 PROPOSED IMPROVEMENTS MAP

Drawn
 JRY

Date
 10/2/19

Project No.
 1902.093

Figure No.
 8

Project
 FEASIBILITY STUDY
 POLK STREET

13635 Johnson Street
 Ham Lake, MN 55304
 Voice: 763.862.8000
 Fax: 763.862.8042



CONSTRUCTION COST ESTIMATE
Polk Street from 165th Avenue to 810 Feet South

Table 1
6/17/2021

ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST QTY	UNIT PRICE	TOTAL
2021.501	MOBILIZATION	LUMP SUM	1	\$30,000.00	\$30,000.00
2101.505	CLEARING	ACRE	1.1	\$9,300.00	\$10,230.00
2101.505	GRUBBING	ACRE	1.1	\$4,500.00	\$4,950.00
2104.502	REMOVE CONCRETE FLUME	EACH	2	\$500.00	\$1,000.00
2104.502	REMOVE SIGN	EACH	1	\$53.30	\$53.30
2104.502	SALVAGE MAIL BOX SUPPORT	EACH	3	\$21.40	\$64.20
2104.503	SAWING BITUMINOUS PAVEMENT	LIN FT	31	\$3.90	\$120.90
2105.607	COMMON EXCAVATION	CU YD	1,310	\$24.60	\$32,226.00
2105.607	MUCK EXCAVATION	CU YD	1,000	\$17.90	\$17,900.00
2105.607	SUBGRADE EXCAVATION	CU YD	800	\$18.20	\$14,560.00
2105.607	CHANNEL AND POND EXCAVATION	CU YD	2,000	\$20.30	\$40,600.00
2105.607	GRANULAR BORROW (CV)	CU YD	1,000	\$27.80	\$27,800.00
2211.507	AGGREGATE BASE (CV) CLASS 5 - BIT DRIVEWAY	CU YD	15	\$37.50	\$562.50
2211.509	AGGREGATE BASE CLASS 5	TON	537	\$21.40	\$11,491.80
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.0" THICK	SQ YD	135	\$23.70	\$3,199.50
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2;C)	TON	165	\$101.70	\$16,780.50
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (2;C)	TON	331	\$87.70	\$29,028.70
2501.502	15" RC PIPE APRON	EACH	1	\$1,350.00	\$1,350.00
2501.502	24" RC PIPE APRON	EACH	1	\$1,700.00	\$1,700.00
2501.602	TRASH GUARD FOR 15" PIPE APRON	EACH	1	\$600.00	\$600.00
2501.602	TRASH GUARD FOR 24" PIPE APRON	EACH	1	\$1,200.00	\$1,200.00
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	760	\$68.20	\$51,832.00
2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	292	\$79.10	\$23,097.20
2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	100	\$119.30	\$11,930.00
2506.602	INSTALL CATCH BASIN	EACH	4	\$3,100.00	\$12,400.00
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	4	\$2,300.00	\$9,200.00
2511.504	GEOTEXTILE FILTER TYPE 1	SQ YD	8	\$5.40	\$43.20
2511.507	RANDOM RIPRAP CLASS III	CU YD	13.1	\$145.60	\$1,907.36
2531.503	CONCRETE CURB AND GUTTER DESIGN D312 (MODIFIED)	LIN FT	1,670	\$14.60	\$24,382.00
2540.602	INSTALL MAIL BOX SUPPORT	EACH	3	\$157.90	\$473.70
2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$10,000.00	\$10,000.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	8	\$180.00	\$1,440.00
2573.502	CULVERT END CONTROLS	EACH	3	\$285.00	\$855.00
2573.503	SILT FENCE; TYPE MS	LIN FT	1,500	\$2.90	\$4,350.00
2574.507	COMMON TOPSOIL BORROW	CU YD	360	\$33.50	\$12,060.00
2575.605	TURF ESTABLISHMENT	ACRE	1	\$7,500.00	\$7,500.00
TOTAL ESTIMATED CONSTRUCTION COST					\$416,887.86
PROJECT DEVELOPMENT COSTS (17%)					\$70,870.94
CONSTRUCTION ENGINEERING & INSPECTION COSTS (8%)					\$33,351.03
TOTAL PROJECT COST					\$521,109.83
CONTINGENCY (5%)					\$26,055.49
TOTAL PROJECT COST WITH CONTINGENCY					\$547,165.32
3 Active Assessments (\$20,000/Each)					\$60,000.00
7 Deferred Assessments (\$20,000/Each)					\$140,000.00
City Cost					\$347,165.32

- 3) Establishes a timetable for the construction of such improvements, based on anticipated traffic volume thresholds, and
- 4) Provides for a basic geometric design of the intersection improvements.

B. Costs and Improvements

The cost of the Traffic Study shall be borne by Developer. The City Council shall consider the results of the study, and determine whether intersection improvements referenced in paragraph 4(A)(2) above are warranted by the study as a consequence of the Phase II improvements. The Developer reserves the right to argue to the City Council that the intersection improvements are not necessary, or that the Council should not require their installation. This agreement does not obligate Developer to pay any particular share of such intersection improvement costs, but Developer acknowledges that Developer is aware that under the current City policy, unless modified by the City, no municipal funds would be allocated toward such costs, such that in the absence of sources of funds to complete intersection improvements ordered by the Council, no further development would be permitted, under current City policy, for Phase II Elements which add to traffic volumes which contributed to the need for such improvements.

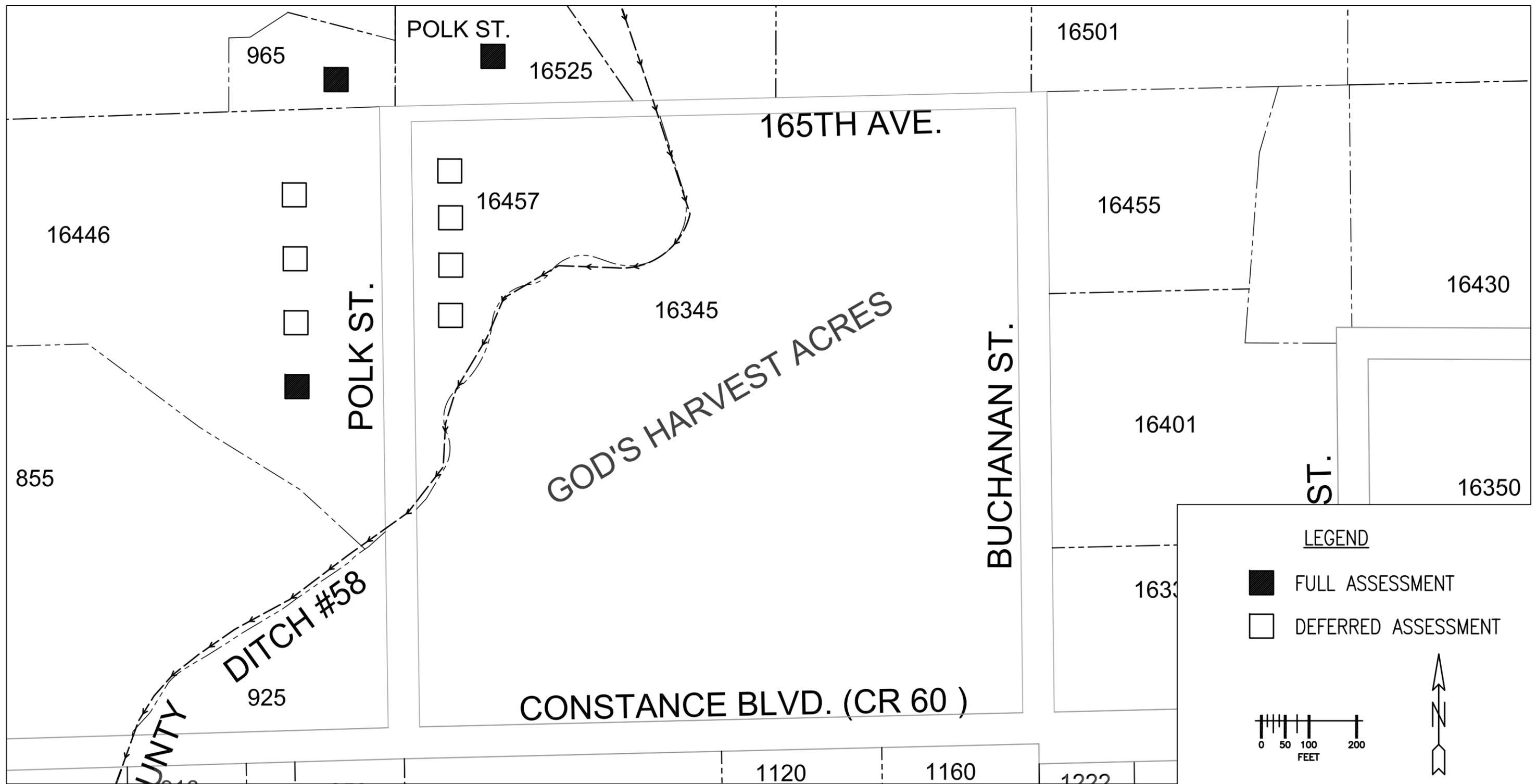


C. Future Special Assessments for Polk Street NE

Developer acknowledges that by discharging its obligation to pay for a share of assessments for the road improvements contemplated in Phase I, developer is not absolved of any responsibility to contribute to future road improvement costs for future road improvements that may be undertaken on Polk Street NE, between Constance Boulevard NE and 165th Avenue NE. Developer further acknowledges that while it is the City's present policy to specially assess the cost of improving streets such as Polk Street NE, it is also the policy of City, unless the policy is modified by the City, to require a land developer to pay for any costs of the paving of such a street which cannot be recovered through special assessments at the City's prevailing unit amount of assessment. It is possible, therefore, that future development of any land use on Developer's land which would benefit by the paving of Polk Street NE may require a substantial Developer contribution toward that end. This agreement does not obligate Developer to pay any particular share of such paving costs, but Developer acknowledges that Developer is aware that under the current City policy, unless modified by the City, no municipal funds would be allocated toward such paving, such that in the absence of sources of funds to complete the paving, no further development will be permitted for Phase II Elements which add to traffic volumes on Polk Street NE.

5. Municipal Determination of Traffic Study Need

Notwithstanding the foregoing, the City may, in its discretion, order a Traffic Study similar to that contemplated by paragraph 4(A) above, earlier than the time at which any



Description
ASSESSMENT MAP

Drawn
JRY

Date
6/17/21

Project No.
1902.093

Figure No.
10

Project
FEASIBILITY STUDY
POLK STREET

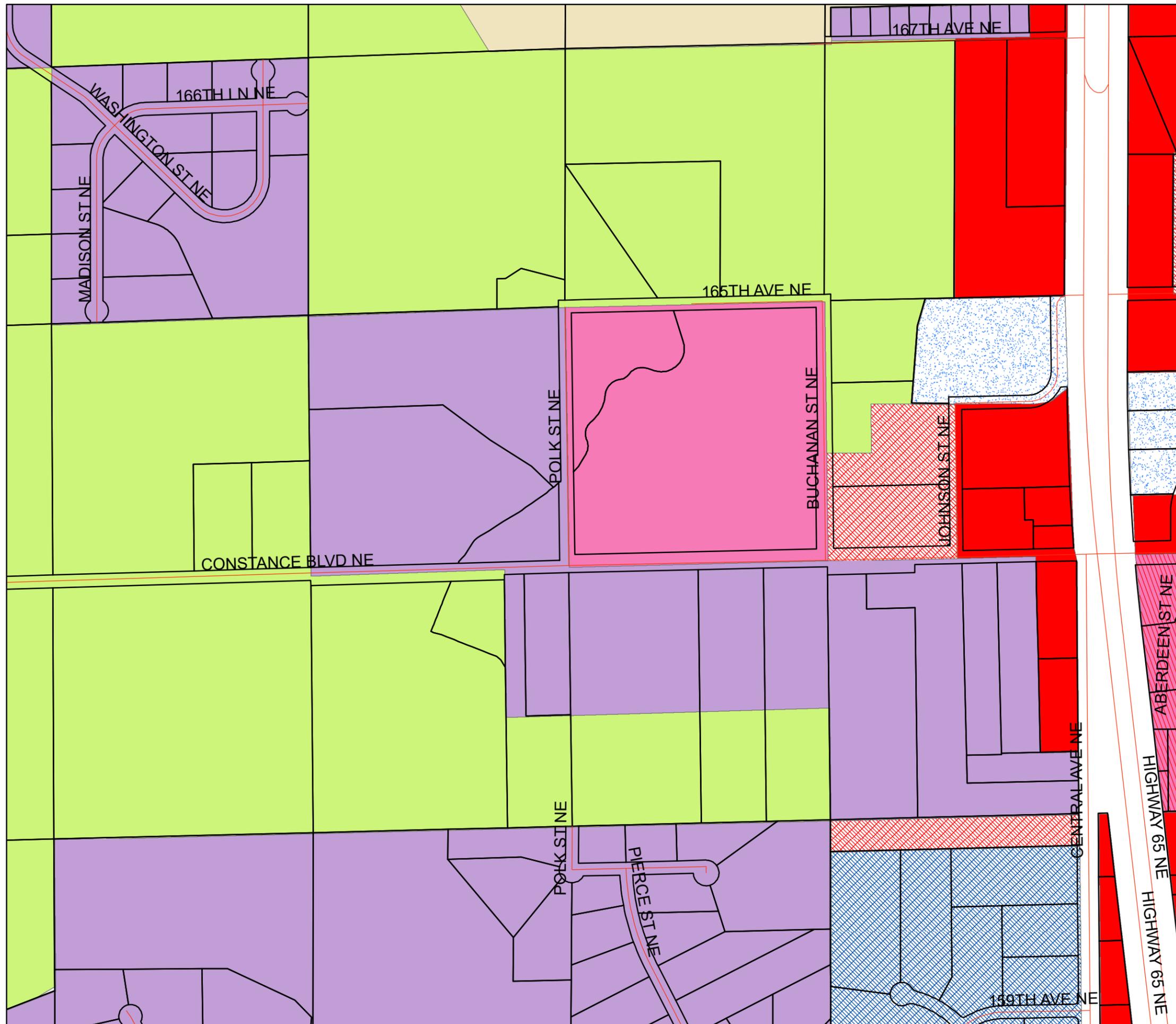
13635 Johnson Street
Ham Lake, MN 55304
Voice: 763.862.8000
Fax: 763.862.8042





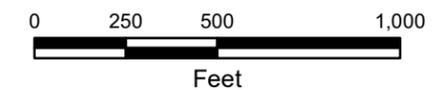
HAM LAKE, MINNESOTA

ZONING MAP



LEGEND

-  R-A Rural Single Family Residential
-  R-1 Single Family Residential
-  R-M Residential/Manufactured Mobile Homes
-  CD-1 Commercial Development Tier 1
-  CD-2 Commercial Development Tier 2
-  I-1 Light Industry
-  I-P Industrial Park
-  PUD Planned Unit Development
-  PUD - CD-1 Underlying Use
-  TOD Traditional Use Overlay Districts
-  Park



MAP DATE:
Latest Map Amendment: Ordinance 21-04

6/17/2021



Figure 11