

7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

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October 27, 2025

**Re: Proposed Flintwood Hills 2<sup>nd</sup> & 3<sup>rd</sup> Reconstruction**

City Improvement Project #26-05 proposes to reconstruct the streets within the Flintwood Hills 2<sup>nd</sup> & 3<sup>rd</sup> subdivision, generally located east of Dysprosium Street between CSAH 116 and Nowthen Boulevard (CSAH 5). A figure showing the scope of this project is attached. This project is included in the 2026 – 2035 Capital Improvement Program (CIP) for reconstruction in the summer of 2026. Property owners will not be assessed for these improvements.

A public open house meeting for the above-referenced project will occur from 6:30 – 7:30 PM on Wednesday, November 12, 2026, in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive NW. The purpose of the meeting is to present information on the proposed project to owners of the properties directly impacted by this project.

On June 24, 2025, the Ramsey City Council ordered staff to prepare plans and specifications for this improvement project. Plans will be developed over the next several weeks, before going back to City Council to approve the final plans and authorize staff to advertise the project for bids.

Preliminary Project Schedule:

- Fall 2025 Staff prepares plans and specifications
- Winter 2026 City Council approves plans and authorizes bidding.
- Winter/Spring 2026 Bids are received and publicly opened. City Council awards a construction contract to the lowest responsible bidder.
- Spring 2026 Anticipated start of construction; this will be impacted by the contractor's proposed schedule; construction may not start until the summer months.
- Summer 2026 Project construction

Storm Water Improvements:

Storm water management is being considered for this street reconstruction project. If you have any specific drainage concerns regarding your property or the neighborhood as a whole, or any other concerns you would like to discuss, please contact me at [JFeriancek@cityoframsey.com](mailto:JFeriancek@cityoframsey.com) or (763) 433-9893. City staff would be happy to meet you on site to review any concerns in preparation for this project.

Property Impacts:

Access to abutting properties will be maintained throughout construction as best as practical. City Staff will work with all property owners during construction to ensure they are informed in advance of any work that will affect and/or interrupt access to their property for any length of time, particularly due to reconstructing driveway aprons. Access for emergency services will be maintained throughout construction.

Private lawn irrigation systems and underground invisible fences may be impacted by this work. Relocating and/or repairing private irrigation systems within public right of ways as needed to accommodate construction is the responsibility of the property owner. If you have a below ground irrigation system, you will be asked to mark your sprinkler heads with flags or stakes to assist the contractor in preventing or minimizing damage to your system during construction. To help ensure that your system will not be damaged during the project, please relocate sprinkler heads and other system components located within the construction limits. City Staff will mark construction limits for you upon request.

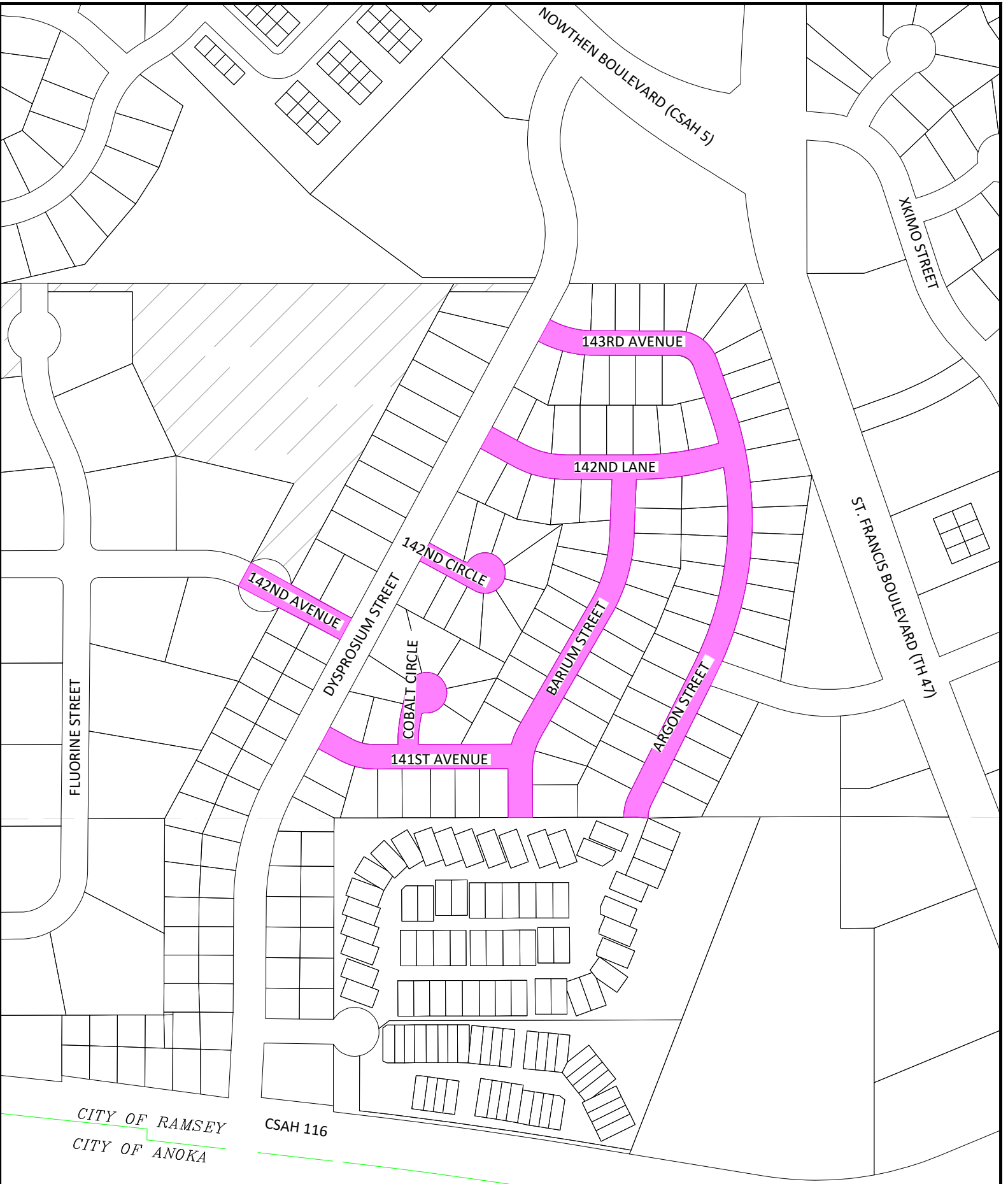
Detailed information about the proposed project, along with funding sources will be shared. More information on City Improvement Project #26-03 can be found on the project webpage: <https://www.cityoframsey.com/1112/Flintwood-Hills-2nd-3rd-Reconstructions>.

Again, please feel free to contact me at [JFeriancek@cityoframsey.com](mailto:JFeriancek@cityoframsey.com) or (763) 433-9893 with any questions or input related to this project. If the project moves forward to construction, you will receive another letter containing more information on the project, including an updated schedule, who to contact during construction, and reminding you to mark underground irrigation lines and components with flags if applicable.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Feriancek".

Joe Feriancek  
Assistant City Engineer



IP 26-05  
FLINTWOOD HILLS 2ND & 3RD  
PROJECT SCOPE

