



MAYOR & COUNCIL COMMUNICATION

DATE: March 3, 2015
REGULAR
ITEM 8

AGENDA ITEM: Eagle Point Boulevard Street and Sanitary Sewer Improvements – Resolution Receiving Feasibility Report and Calling Hearing on Improvement

SUBMITTED BY: Ryan Stempski, Assistant City Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Adam Bell, City Clerk
Cathy Bendel, Finance Director
Jack Griffin, City Engineer
Dave Snyder, City Attorney

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Engineer
- Report/Presentation..... City Engineer
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

POLICY RECOMMENDER: Engineering.

FISCAL IMPACT: None.

The Feasibility Report was previously authorized. Calling for and conducting the Public Improvement Hearing is included in the feasibility report scope of services.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider adopting Resolution No. 2015-16 receiving the Feasibility Report and calling for a Public Improvement Hearing for the Eagle

Point Boulevard Street and Sanitary Sewer Improvements to be held on April 7, 2015. The recommended motion for this action is as follows:

“Move to adopt Resolution No. 2015-16, receiving the Feasibility Report and calling Hearing for the Eagle Point Boulevard Street and Sanitary Sewer Improvements.”

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Complaints regarding street condition and requests to address these problems have been received from property owners along Eagle Point Boulevard over the past few years. In 2013, a petition was received to pursue an improvement, however the City did not have sufficient bonding capacity to include the project in the CIP.

In the fall of 2014, the City amended the 2015-2019 CIP, which created bonding capacity to enable the City to pursue improvements to Eagle Point Boulevard in 2015. In January 2015, the City received a petition to represent at least 35% of the properties to be benefitted by the improvements. A feasibility report was authorized by the City Council on January 20, 2015 in order to ready these improvements for 2015 construction. The feasibility report is needed to meet state statutory requirements if any portion of the project is to be assessed to benefitting properties. The report identifies the necessary improvements, the estimated project costs, the assessment methodology and preliminary assessment amounts to be levied against properties adjacent to and benefitting from the street and sanitary sewer improvements.

The improvements consist of the following:

- Reconstruction of approximately 3,500 feet of commercial street, 40 feet wide from back of curb to back of curb.
- Placement of granular drainage subbase with draitile to address frost heaving actions from underlying soils.
- Extension of storm sewer and additional catch basins to improve surface drainage.
- Extension of sanitary sewer to provide service to the Inwood PUD development.

The total estimated project cost is \$1,351,000. The street improvement portion is \$1,243,000 and the sanitary sewer improvement portion is \$108,000. The improvements would be 100% assessed against the benefitting properties consistent with the City’s Special Assessment Policy (all properties are commercial). Due to the irregular shaped lots along Eagle Point Boulevard, four separate assessment methodologies were analyzed in the report. On February 19, 2015 a property owner meeting was held to review the proposed scope of improvements and to present the alternative assessment methodologies. The City Administrator led a discussion that resulted in a consensus to assess the abutting properties using the area method. The area method is therefore the assessment methodology recommended in the report. However, the final assessment methodology should be decided by the city council upon hearing from the property owners at the public improvement hearing, tentatively scheduled for April 7th.

Assessments for street improvements are levied over 10 years. The sanitary sewer improvements would be 100% assessed to the Inwood PUD development and would be secured to the City

through a Waiver Agreement. The feasibility report findings and recommendations will be further presented at the meeting.

RECOMMENDATION:

Staff is recommending that the City Council adopt Resolution No. 2015-16, receiving the Feasibility Report and calling Hearing for the Eagle Point Boulevard Street and Sanitary Sewer Improvements. The recommended motion for this action is as follows:

“Move to adopt Resolution No. 2015-16, receiving the Feasibility Report and calling Hearing for the Eagle Point Boulevard Street and Sanitary Improvements.”

ATTACHMENT(S):

1. Resolution 2015-16 Receiving Report and Calling for Hearing on Improvements.
2. Notice of Hearing on Improvement.
3. Location Map.
4. Project Schedule.
5. Feasibility Report *(available for review at City Hall)*