



MAYOR & COUNCIL COMMUNICATION

DATE: April 5, 2016
REGULAR
ITEM 16

AGENDA ITEM: Old Village Phase 2 Street, Drainage and Utility Improvements – Resolution Receiving Feasibility Report, Adopting Project Assessment Policy and Calling Hearing on Improvement

SUBMITTED BY: Chad J. Isakson, Assistant City Engineer

THROUGH: Kristina Handt, City Administrator

REVIEWED BY: Jack Griffin, City Engineer
Cathy Bendel, Finance Director

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 a Resolution receiving the Feasibility Report, Adopting Project Assessment Policy and calling for a Public Improvement Hearing for the Old Village Phase 2 Street, Drainage and Utility Improvements to be held on May 3, 2016.

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

A feasibility report was authorized by the City Council on February 2, 2016 in order to ready these improvements for 2016 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 report addresses street, drainage and utility improvements for the following corridors:

- 30th Street North, from the Lake Elmo Avenue to Lisbon Avenue North.
- Lake Elmo Avenue North from 500-feet south of 30th Street North to CSAH 14.
- 34th Street from Lake Elmo Avenue to 150-feet west
- 35th Street from Lake Elmo Avenue to the dead end
- 36th Street from Lake Elmo Avenue to 200-feet west

The total estimated project cost for the Phase 2 improvements is \$9,312,677. The estimated total cost of the street and landscape improvements are \$5,810,611, sanitary sewer improvements are \$1,436,740, streetscape improvements are \$81,000, regional drainage improvements are \$254,016, and water system improvements are \$1,730,310.

The street and landscape improvements and extension of sanitary sewer are proposed to be assessed against the benefitting properties consistent with the City's Special Assessment Policy. Street improvement assessments are proposed at a rate of 30% for residential properties using a unit method, and 100% for commercial properties based upon the actual front footage. Extension of sanitary sewer is 100% paid for by the benefitting property owners using a residential equivalent unit method. The remainder of the project costs are proposed to be paid through a combination of municipal state aid funds, water enterprise funds, and general funds.

Due to the unique nature of the Village project, the Finance Committee was directed to review and consider multiple assessment methodologies. The feasibility report presents the assessment methodology as recommended by the Finance Committee and approved by the City Council as a part of the Phase 1 Improvements feasibility report process.

Assessments for street improvements are levied over 10 years while the sanitary sewer improvements would be levied over a 20 year period. Additional cost breakdown, assessment information, and financial detail is presented in the Feasibility Report.

RECOMMENDATION:

Staff is recommending that the City Council adopt Resolution No. 2016-24, receiving the Feasibility Report, Adopting Project Assessment Policy and calling Hearing for the Old Village Phase 2 Street, Drainage and Utility Improvements. The recommended motion for this action is as follows:

“Move to adopt Resolution No. 2016-24, receiving the Feasibility Report, Adopting Project Assessment Policy and Calling Hearing for the Old Village Phase 2 Street, Drainage and Utility Improvements.”

ATTACHMENT(S):

1. Resolution 2016-24 Receiving Report, Adopting Project Assessment Policy 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*)

**CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA**

RESOLUTION NO. 2016-24

**A RESOLUTION RECEIVING A FEASIBILITY REPORT AND
ADOPTING PROJECT ASSESSMENT POLICY FOR THE
OLD VILLAGE PHASE 2 STREET, DRAINAGE AND UTILITY
IMPROVEMENTS AND CALLING HEARING ON IMPROVEMENT**

WHEREAS, pursuant to city council authorization, adopted on February 2, 2016, a feasibility report has been prepared by FOCUS Engineering, Inc. for the Old Village Phase 2 Street, Drainage and Utility Improvements; and

WHEREAS, the feasibility report recommends that benefitting properties be assessed all or a portion of the cost of the improvements pursuant to the city's Special Assessment Policy and Minnesota Statutes, Chapter 429; and

WHEREAS, the feasibility report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW, THEREFORE, BE IT RESOLVED,

1. That the City Council will consider the improvements in accordance with the report and the assessments of the abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total project cost of \$9,312,677; consisting of the street and landscape improvements at \$5,810,611, sanitary sewer improvements at \$1,436,740, streetscape improvements at \$81,000, regional drainage improvements at \$254,016, and water system improvements of \$1,730,310.
2. A public hearing shall be held on such proposed improvements on the 3rd day of May, 2016, in the council chambers of the City Hall at or approximately after 7:00 P.M. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTH DAY OF APRIL, 2016.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)
ATTEST:

Julie Johnson
City Clerk

CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
OLD VILLAGE PHASE 2 STREET, DRAINAGE AND UTILITY IMPROVEMENTS

Notice is hereby given that the City Council of Lake Elmo will meet in the council chambers of the city hall at or approximately after 7:00 P.M. on Tuesday, May 3, 2016, to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111;

The street, landscape and streetscape improvements are proposed along Lake Elmo Avenue from 500 feet south of 30th Street North to CSAH 14 and 30th Street from Lake Elmo Avenue to Lisbon Avenue North, 34th Street from Lake Elmo Avenue to 150-feet west, 35th Street from Lake Elmo Avenue to the dead end, and 36th Street from Lake Elmo Avenue to 200-feet west. The improvements consist of reconstruction of the existing streets with concrete curb and gutter, installation of a storm sewer system, replacement of aged watermain, boulevard trees, ornamental street lights, and sidewalk installation.

The sanitary sewer improvements include the extension of existing sanitary sewer along Lake Elmo Avenue from 500 feet south of 30th Street North to CSAH 14 and 30th Street from Lake Elmo Avenue to 200 feet east of Legion Avenue, 34th Street from Lake Elmo Avenue to 150-feet west, 35th Street from Lake Elmo Avenue to the dead end, and 36th Street from Lake Elmo Avenue to 200-feet west. Improvements will include a service stub to each benefitting property to the property line.

The area proposed to be assessed for the street improvements include the properties directly abutting Lake Elmo Avenue, 30th Street, 34th Street, 35th Street, and 36th Street as detailed above.

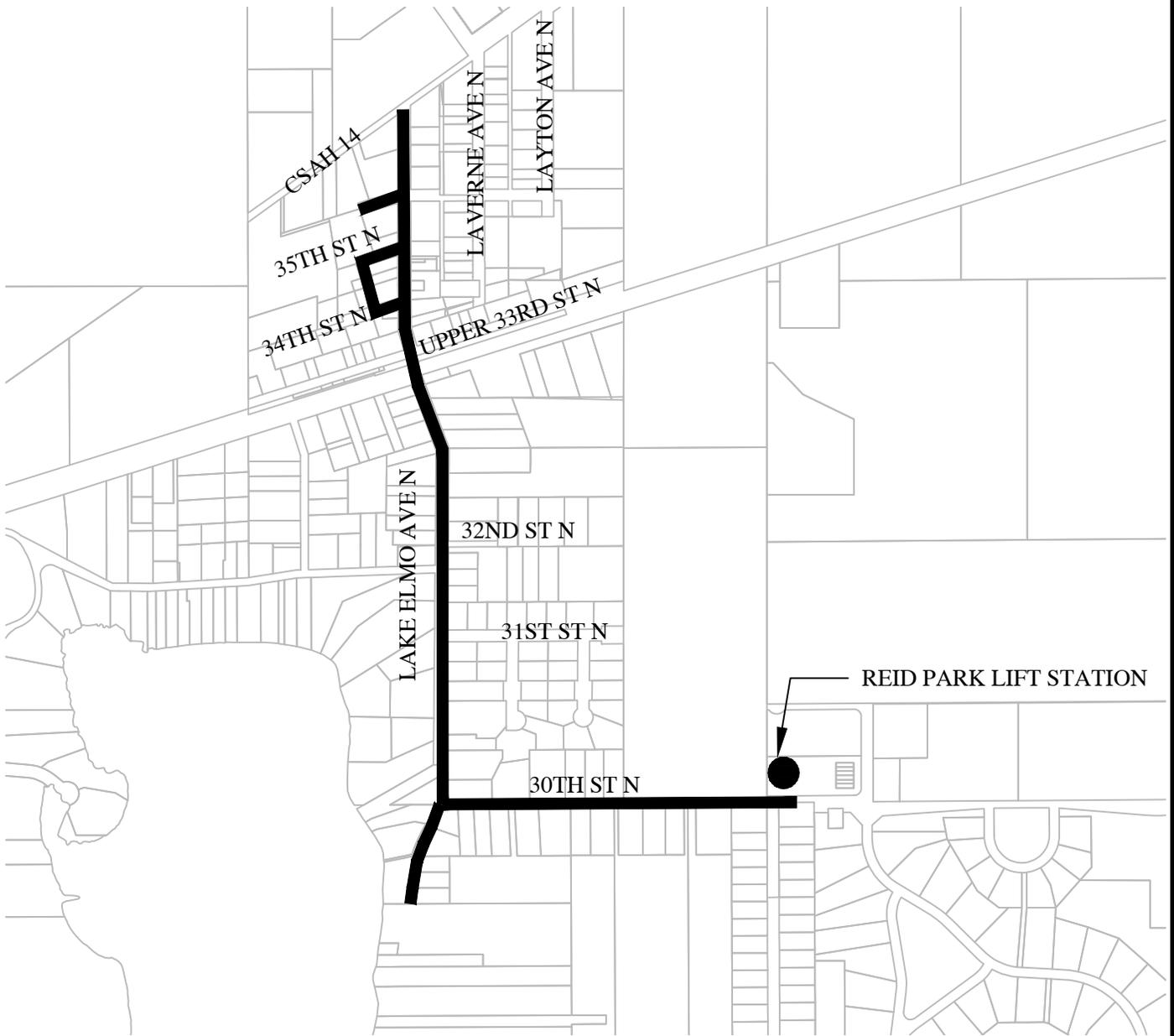
The total estimated project cost for the Phase 2 improvements is \$9,312,677. The estimated total cost of the street and landscape improvements are \$5,810,611, sanitary sewer improvements are \$1,436,740, streetscape improvements are \$81,000, regional drainage improvements are \$254,016, and water system improvements are \$1,730,310. The watermain replacement and regional storm sewer system will not be assessed. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desiring to be heard with reference to the proposed improvements will be heard at this meeting.

DATED: April 5, 2016

BY ORDER OF THE LAKE ELMO CITY COUNCIL

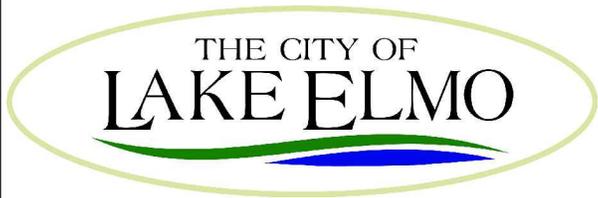
Mike Pearson, Mayor

(Published in the Oakdale-Lake Elmo Review on April 13, 2016 and April 20, 2016)



LEGEND

█ OLD VILLAGE PHASE 2 - STREET, DRAINAGE AND UTILITY IMPROVEMENTS



FOCUS
ENGINEERING

OLD VILLAGE STREET,
DRAINAGE AND UTILITY
IMPROVEMENTS
PROJECT NO. 2016.124
MARCH, 2016

EXHIBIT NO. 1
LOCATION MAP
OLD VILLAGE PHASE 2 STREET, DRAINAGE
AND UTILITY IMPROVEMENTS

PROJECT SCHEDULE
CITY OF LAK ELMO

OLD VILLAGE PHASE 2: STREET, DRAINAGE
AND UTILITY IMPROVEMENTS
PROJECT NO. 2016.124

FOCUS ENGINEERING, inc.

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

MARCH 2016

FEBRUARY 5, 2015	Council approves Phase 2 Municipal Consent. County proceeds with Final Design.
FEBRUARY 2, 2016	Council authorizes the preparation of the Phase 2 Feasibility Report.
FEBRUARY 16, 2016	County presents final plans and specifications. No formal action required.
MARCH, 2016	County posts advertisement for bid.
APRIL 5, 2016	Council accepts Report; and adopts project assessment policy. Calls Public Improvement Hearing.
APRIL 5, 2016	County Accepts Contractor Bids.
APRIL 8, 2016	Notice of Public Hearing (Publish April 13 and April 20, 2016).
MAY 3, 2016	Public Improvement Hearing. Council approves "Concurrence" to award contract. Council <u>Orders the Improvement</u> for the Old Village Phase 2: Street, Drainage, and Utility Improvements (Requires 4/5 th vote).
MAY, 2016	Start of Phase 2 Construction. <ul style="list-style-type: none">• NOVEMBER, 2016 Substantial Completion.• JULY, 2017 Final Completion.