



STAFF REPORT

DATE: October 16, 2018

REGULAR

Item #: 22

AGENDA ITEM: 2019 Street and Utility Improvements – Resolution Receiving Feasibility Report and Calling Hearing on Improvement

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Sue Iverson, Finance Director
Chad Isakson, Assistant City Engineer

ISSUE BEFORE COUNCIL: Should the City Council accept the Feasibility Report and call a public hearing for the 2019 Street and Utility Improvements to be held at the November 20, 2018 Council meeting?

BACKGROUND: On August 21, 2018, the City Council authorized the preparation of a feasibility report for the 2019 Street and Utility Improvements. The streets selected for improvement in 2019 are in accordance with the City's Street Capital Improvement Program which provides for the long-term planning and management of street and transportation infrastructure throughout the City. The streets programmed for 2019 were originally scheduled in the CIP for reconstruction in 2015, however, upon receiving the report for the 2015 Street Improvements the project was not moved forward for construction and staff was directed to reschedule each neighborhood within the 5-year Street CIP.

PROPOSAL DETAILS/ANALYSIS: This Feasibility Report has been prepared to address street, drainage and utility improvements programmed for construction in 2019. The report serves to identify the necessary improvements, the estimated project costs, and to consider the assessment of a portion of the project costs to properties adjacent to and benefitting from the improvements.

The proposed project includes recommendations for the complete reconstruction of streets located in the Bordners Garner Farnettes Subdivision and the Kenridge Subdivision, consisting of approximately 1.5 miles of local streets:

- 36th Street North, from Jamaca Avenue to Irwin Avenue.
- 37th Street North, from Jamaca Avenue to Irwin Avenue.
- Irwin Avenue North, from 36th Street to 37th Street.
- 38th Street North, from Innsdale Avenue to Ideal Avenue (CSAH 13).
- 39th Street North, from Innsdale Avenue to Ideal Avenue (CSAH 13).
- Innsdale Avenue North, from 38th Street to 39th Street.

In addition to the street reconstruction improvements, the scope of this Report includes extensive drainage and storm sewer improvements deemed necessary to protect and adequately drain the new street pavements, and to address localized flooding issues to the extent these issues can be addressed through work completed in the public right-of-way. Concrete curb and gutter is proposed to improve drainage, improve the construction quality of the new roadway, and provide edge control to protect and extend the service life of the new bituminous surface. Water quality improvements are proposed, including potential infiltration basins to meet Valley Branch Watershed District (VBWD) permitting requirements.

This Report also addresses the replacement of existing 4-inch diameter watermain with the City's minimum standard 8-inch watermain within the Kenridge subdivision, and proposes to extend watermain service to the Bordners Garner Farnettes subdivision. Staff is recommending that the watermain improvements be considered at this time due to the reconstruction of the streets.

The total estimated project cost is \$3,674,500. The street and drainage improvements are estimated to be \$2,317,100 and the watermain improvements are estimated to be \$1,357,400. The improvements would be partially assessed against the benefitting properties consistent with the City's Special Assessment Policy. Residential street improvements are assessed 30% of the total project costs while watermain improvements are assessed 100% to the benefitting properties after deducting City oversize costs. The City's general tax levy is used to cover the bond payments for the remaining street improvements. The Water Enterprise Fund is used to cover the watermain oversize or trunk costs. A lateral benefit assessment would be levied against properties along the proposed trunk watermain on Ideal Avenue. Assessments for street and drainage improvements are levied over 15 years while assessments for watermain improvements are levied over 20 years. Assessments are charged an interest rate of 1% over the bond rate for the project.

In addition to the recommended improvements, the estimated project costs and the proposed assessments, this report addresses the permitting requirements and the easement and right-of-way acquisition needed to implement the improvements. The feasibility report findings and recommendations will be further presented at the meeting.

FISCAL IMPACT: The total estimated project cost is \$3,674,500 with \$1,293,000 paid through special assessments, \$762,800 paid through the water enterprise fund and the remaining \$1,618,700 paid through the general tax levy.

RECOMMENDATION: Staff is recommending that the City Council approve a resolution receiving the Feasibility Report and calling a public hearing for the 2019 Street and Utility Improvements. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2018-119, receiving the Feasibility Report and Calling a Public Hearing for the 2019 Street and Utility Improvements.”

ATTACHMENTS:

1. Resolution Receiving the Feasibility 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*).

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

RESOLUTION NO. 2018-119

**A RESOLUTION RECEIVING A FEASIBILITY REPORT FOR THE
2019 STREET AND UTILITY IMPROVEMENTS AND
CALLING HEARING ON IMPROVEMENT**

WHEREAS, pursuant to City Council authorization, adopted on August 21, 2018, a feasibility report has been prepared by FOCUS Engineering, Inc. for the 2019 Street 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 \$2,317,100 for the street and drainage system improvements and an estimated total project cost of \$1,357,400 for the watermain improvements.
2. A public hearing shall be held on such proposed improvements on the 20th day of November, 2018, 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 SIXTEENTH DAY OF
OCTOBER, 2018.**

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)
ATTEST:

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
2019 STREET 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, November 20, 2018**, to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111;

The improvements consist of the reconstruction of the existing streets, drainage and storm sewer improvements, and watermain improvements within the Bordners Garner Farnettes and Kenridge Addition neighborhoods, along the following street segments:

- 36th Street North, from Jamaca Avenue to Irwin Avenue.
- 37th Street North, from Jamaca Avenue to Irwin Avenue.
- Irwin Avenue North, from 36th Street to 37th Street.
- 38th Street North, from Innsdale Avenue to Ideal Avenue (CSAH 13).
- 39th Street North, from Innsdale Avenue to Ideal Avenue (CSAH 13).
- Innsdale Avenue North, from 38th Street to 39th Street.

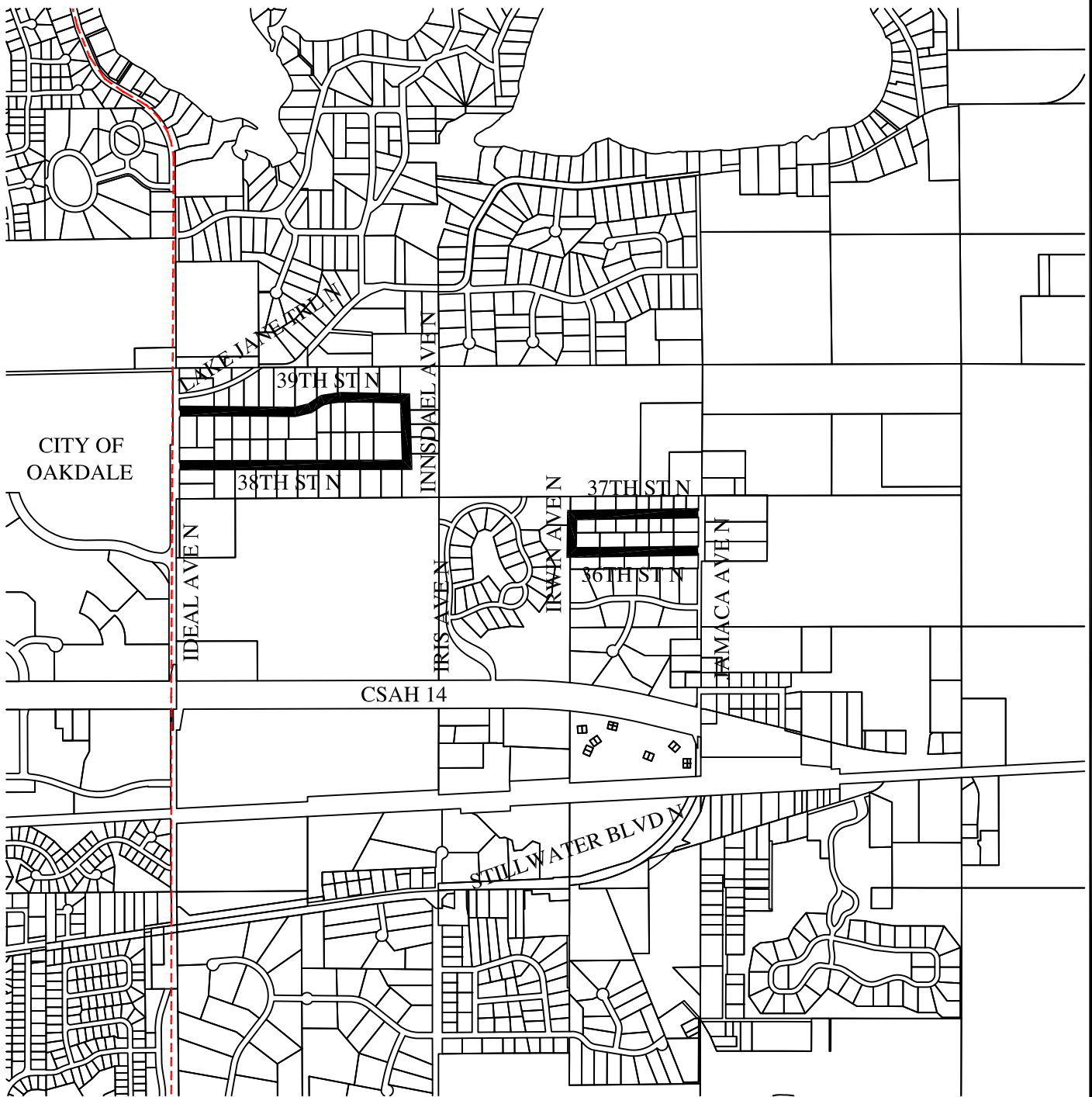
The area proposed to be assessed for these improvements include properties abutting the above referenced streets or properties that gain direct driveway access from the above referenced streets. The estimated total cost of the street and drainage improvements is \$2,317,100 and the estimated total cost of the watermain improvements is \$1,357,400. 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: October 16, 2018

BY ORDER OF THE LAKE ELMO CITY COUNCIL

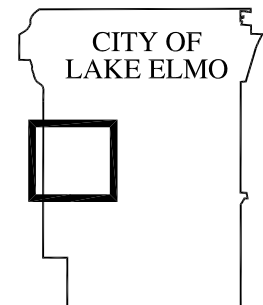
Mike Pearson, Mayor

(Published in the Oakdale/Lake Elmo Review on October 24, 2018 and October 31, 2018)



LEGEND

█ PROPOSED STREET & UTILITY IMPROVEMENT LIMITS



FOCUS
ENGINEERING

2019 STREET
IMPROVEMENTS
PROJECT NO. 2018.130

FIGURE NO. 1
LOCATION MAP
KENRIDGE & BORDNERS GARNER
FARMETTES NEIGHBORHOODS

PROJECT SCHEDULE
CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

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

2019 STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2018.130

OCTOBER 2018

AUGUST 21, 2018	Council orders preparation of Feasibility Report.
OCTOBER 16, 2018	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
NOVEMBER 20, 2018	Public Improvement Hearing. Council orders the preparation of Plans and Specifications.
MARCH 5, 2019	Council approves Plans and Specifications and orders Advertisement for Bids; Declares Costs to be Assessed and Calls for Hearing on Assessment.
APRIL 2, 2019	Receive Contractor Bids.
APRIL 16, 2019	Final Assessment Hearing. Council <u>Orders the Improvement (4/5th vote)</u> ; accepts Bids and awards Contract; and adopts the Final Assessment Roll.
MAY 15, 2019	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">• SEPTEMBER 28, 2019 Substantial Completion.• NOVEMBER 2, 2019 Final Completion.