



STAFF REPORT

DATE: February 20, 2018

REGULAR

ITEM #: 22

AGENDA ITEM: Old Village Phase 4 Street and Utility Improvements – Authorize Preparation of Plans and Specifications

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Chad Isakson, Assistance City Engineer

ISSUE BEFORE COUNCIL: Should the City Council authorize the preparation of plans and specifications for the Old Village Phase 4 Street and Utility Improvements?

BACKGROUND: The City of Lake Elmo is extending sanitary sewer to serve the existing properties in the Old Village area to replace the use of private on-site sewage treatment systems. The projects also include drainage improvements to continue addressing historic flooding issues in the Downtown area, the replacement of aged watermain pipes and reconstructing the public streets that are disturbed during the work. The Improvements are being constructed in phases and through separate projects in accordance with the Old Village Capital Improvement Plan (CIP). The first three phases were completed in 2015, 2016 and 2017. Phase 4 is proposed for 2018, Phase 5 is proposed in 2021 and Phase 6 is proposed in 2022. These additional phases are needed to extend lateral sanitary sewer mains along local street corridors from the main lines located in Lake Elmo Avenue and Laverne Avenue.

PROPOSAL DETAILS/ANALYSIS: At the September 5, 2017 council meeting, the council authorized the Old Village Phase 4 Street and Utility Improvements feasibility report and preliminary design. The two project areas include the 32nd Street North neighborhood and the 36th Street/Layton Avenue area. Preliminary design work was needed to complete detailed survey for each project area to identify critical design information and limitations. Each area presents unique topographic characteristics that require more detailed analysis before the scope of work can be fully determined. Before a feasibility report can be produced the scope of work must be clearly identified so that the project costs can be estimated.

32nd Street (CSAH 17 east to dead end):

Issues identified in this area include very narrow streets, the lack of a turnaround for vehicles at the cul-de-sac dead-end, and the need for the majority of homes (10 of 12) to pump sanitary sewage up to sewer main in Lake Elmo Avenue. In addition, the neighborhood has identified several drainage concerns.

Staff is recommending individual grinder stations with a small diameter low pressure sewer, rather than installing one large lift station for 10 properties. The grinder stations would be furnished by the City and installed and maintained by each property. This alternative is significantly lower cost and greatly reduces construction impacts and duration with the installation of a pressure sewer pipe.

For the street reconstruction, staff is recommending that the street be replaced to match the existing street width (widening where possible) in order to minimize grading and driveway impacts and to maintain the

existing generalized drainage patterns. Drainage issues will be addressed in the final design to the extent they can be improved within the existing roadway footprint. A turnaround is desired by public works and the neighborhood but requires property acquisition. Staff recommends the turnaround be installed if the property can be successfully negotiated without using eminent domain.

36th Street / Layton Avenue:

A permanent storm water drainage outlet does not readily exist for the street runoff from 36th Street and Layton Avenue since the project area and surrounding area are extremely flat. The natural drainage pattern discharges overland east to the VFW Ballfield and then east through privately owned land. A new storm water pond or infiltration system is needed to the east of the existing downtown area, something that will need to be constructed in conjunction with any property development to the east of the ballfields or redevelopment within the downtown properties on the east and south sides. Therefore, one option is to defer extending sanitary sewer to the 36th Street/Layton Avenue area until these adjacent properties develop and create a permanent drainage outlet.

Without a permanent drainage outlet the engineering team has investigated various temporary drainage solutions that could be implemented in order to extend sanitary sewer to this area as part of the Old Village Phase 4 Improvements, but the temporary solutions are less than ideal.

At the council meeting, the City Engineer will present the available options and proposed scope of improvements that have been identified through the preliminary design work so that the preparation of plans and specifications can be authorized, and the feasibility report can be moved forward.

FISCAL IMPACT: To be presented at the meeting. If the improvements are ordered, the report, preliminary design and final design costs will be charged against the project fund and become assessable to the benefitting properties. Should the project not be constructed, these costs cannot be assessed.

RECOMMENDATION: Staff is recommending that the City Council authorize SEH, Inc. to prepare the plans and specifications for the Old Village Phase 4 Street and Utility Improvements. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2018-021, Ordering the Preparation of Plans and Specifications for the Old Village Phase 4 Street and Utility Improvements in the not to exceed amount of \$_____.”

ATTACHMENTS:

1. Resolution Ordering Preparation of Plans and Specifications.
2. Project Location Map.

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

RESOLUTION NO. 2018-021

**A RESOLUTION ORDERING THE PREPARATION OF PLANS AND
SPECIFICATIONS FOR THE OLD VILLAGE PHASE 4 STREET AND
UTILITY IMPROVEMENTS**

WHEREAS, in April, 2016 a petition was received from the owners of real property abutting 32nd Street North, from CSAH 17 to the east end requesting municipal sanitary sewer service; and

WHEREAS, in September 2016 the City Council directed staff to pursue the remaining lateral sanitary sewer projects in the Old Village area over the next several years and adopted the Old Village Capital Improvement Plan; and

WHEREAS, on September 5, 2017 the City Council authorized preliminary design engineering and preparation of a feasibility report for the Old Village Phase 4 Street and Utility Improvements; and

WHEREAS, preliminary design work has identified a recommended scope of improvements to be incorporated into the project; and

WHEREAS, it is proposed to assess all or a portion of the cost of the improvements pursuant to the City's Special Assessment Policy and Minnesota Statutes, Chapter 429.

NOW, THEREFORE, IT IS HEREBY RESOLVED,

1. The City Engineer, together with SEH, Inc. are hereby designated as the project engineer and are directed to prepare Plans and Specifications for the making of such improvement.

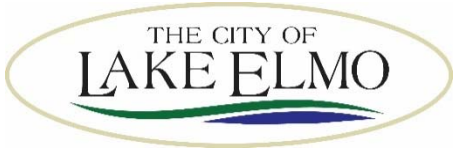
**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE TWENTIETH DAY OF
FEBRUARY, 2018.**

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

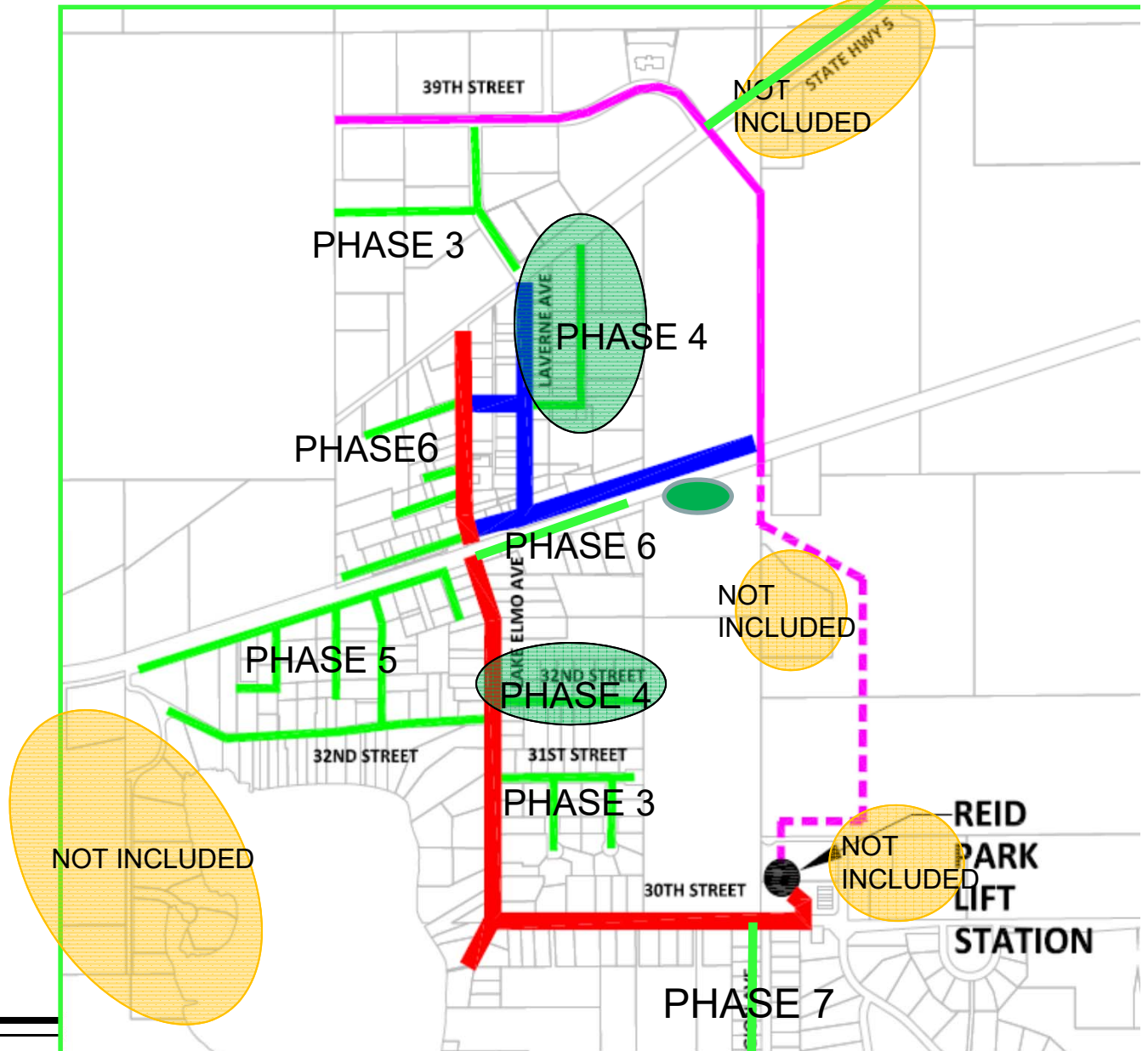
(Seal)
ATTEST:

Julie Johnson
City Clerk



OLD VILLAGE CIP – PHASING PLAN

Old Village Capital Improvement Plan
Phasing Plan; Schedule and
Assessment Methodology



SEPTEMBER 6, 2016