



## MAYOR AND COUNCIL COMMUNICATION

DATE: 03/05/2013

**CONSENT**

ITEM #: 6

**RESOLUTION**

**AGENDA ITEM:** Keats MSA Street & Trunk Watermain Improvements – Resolution 2013-15 Approving Plans & Specifications & Ordering Advertisement for Bids

**SUBMITTED BY:** Jack Griffin, City Engineer

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Ryan Stempski, Assistant City Engineer  
Adam Bell, City Clerk  
Cathy Bendel, Finance Director

**SUMMARY AND ACTION REQUESTED:** The city council is respectfully requested to consider adopting Resolution 2013-15 approving the plans and specifications and ordering the advertisement for bids for the Keats MSA Street and Trunk Watermain Improvements.

**STAFF REPORT AND BACKGROUND INFORMATION:** The Plans and Specifications have been completed for the Keats MSA Street and Trunk Watermain Improvements. The improvements include:

- The street reconstruction of Keats Avenue North as an Urban Section Road meeting state aid standards at 32 feet from back of curb to back of curb with concrete curb and gutter. The estimated Total Project Cost from the Feasibility Report was \$1,297,000. The Engineer's post-design estimated Total Project Cost is \$1,353,000 with the contingency being reduced from 10% down to 5%.
- The installation of a 12-inch or 16-inch diameter Trunk Watermain pipe connecting the existing watermain lines in the Tapestry development and Rock Point Church. The Plans and Specifications have incorporated an alternate bid option to receive bids for both 12-inch and 16-inch watermain pipe. This will allow the city to award the alternate providing the most favorable cost/benefit to the city. The estimated Total Project Cost from the Feasibility Report was \$1,028,000. The Engineer's post-design estimated Total Project Cost is \$970,000 with the contingency being reduced from 10% down to 5%.
- In addition to the improvements recommended in the feasibility report, water quality improvements were incorporated to the project to address VBWD permit requirements.

The water quality improvements consist of six shallow infiltration basins located within the existing road right-of-way. These basins serve to maximize the storm water infiltration capabilities along the corridor given the slope and soil characteristics. The basins approximate 50-feet in length by 4-feet wide and have a maximum depth of 6-inches. They are intended to capture storm water runoff for water quality treatment purposes (infiltration) and are designed to drain dry within 48-hours of a rain event. The added costs for the infiltration basins are included in the MSA Street costs.

A Feasibility Report for these improvements was initiated by the City Council on December 6, 2011. The report was presented to the council at the February 8, 2012 council meeting and at a February 28, 2012 workshop. On March 6, 2012, the council accepted the report and the improvement hearing was called. On October 2, 2012 the Improvement Hearing was held and the council authorized the preparation of Plans and Specifications and Ordered the Improvement by a 4/5<sup>th</sup> Vote (council initiated improvements). Finally, on December 11, 2012 a workshop was conducted to review the assessment policy in regards to the proposed trunk watermain lateral benefit assessment.

**FUNDING:** This project will be partially financed through special assessments. The Lake Elmo City Council adopted an assessment policy, dated November 16, 2010. The proposed assessments for this project are consistent with this assessment policy. The project will be funded using special assessments as well as lateral benefit charges, Municipal State Aid Funds, DEED Water System Grant Funds, and Water Enterprise Funds.

For the Street Improvements of Keats Avenue North, the project can be primarily funded using the city's municipal state aid construction funds. In addition, there are 22 properties that are proposed to be specially assessed with an estimated unit assessment amount of \$3,400. The City cost share for use of state aid funds is therefore \$1,278,200.

The trunk watermain improvement project is being installed as a part of the community wide integrated water system. Therefore, the watermain extension project will be primarily funded using the city's \$1.0 million DEED water system grant with matching funds from the city's Water Enterprise Fund. These funds must be expended prior to December 31, 2014. Similar to a collector street improvement project, a local benefit will be realized by the properties adjacent to the trunk watermain line. Council has directed that a water lateral benefit assessment be levied in the amount of \$2,900 to those 22 properties, with an additional water lateral benefit charge of \$2,900 to be deferred until those properties connect to city water.

**RECOMMENDATION:** Staff is recommending that the City Council approve, as part of the *Consent Agenda*, Resolution 2013-15, thereby approving the plans and specifications and ordering the advertisement for bids for the Keats MSA Street and Trunk Watermain Improvements.

**ATTACHMENTS:**

1. Resolution No. 2013-15
2. Proposed Project Schedule