



STAFF REPORT

DATE: June 20, 2017
REGULAR
ITEM #: 20

AGENDA ITEM: Janero Avenue North – Accept Petition and Consider Improvements

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Rob Weldon, Public Works Director
Chad Isakson, Assistance City Engineer

ISSUE BEFORE COUNCIL: Should the City Council accept a petition to complete street improvements along Janero Avenue North and to accept the improved street as publically owned and maintained?

BACKGROUND: Janero Avenue North, from 31st Street to the south dead end, is an unimproved gravel roadway with no defined drainage system and is privately owned and maintained. There are 6 residential properties with direct driveway access to Janero Avenue along with one vacant platted property. The street is largely single sided on the west with a 20 acre Outlot along the east side that is owned by the Farms of Lake Elmo homeowners association. The Outlot contains the Farms of Lake Elmo community drainfield and the HOA gains maintenance access to the drainfield from Janero Avenue.

In 2006, the City extended municipal water service along Janero Avenue as part of the Tablyn Park-Lake Elmo Heights Watermain Extension Improvements. The City has a drainage and utility easement for the purpose of maintaining the 8-inch diameter public watermain.

PROPOSAL DETAILS/ANALYSIS: In May 2017, the City received a petition requesting Janero Avenue to be paved and for the City to assume the road as a publically owned street. The petition is dated April 31, 2017 and is signed by 4 property owners, consisting of 50% of the abutting parcels. The petition requests a simple blacktop road, no extra curbing/gutters, and within a reasonable price.

Engineering and Public Works have completed a field review of the existing roadway conditions to determine the minimum scope of improvements necessary for staff to recommend City ownership. The minimum recommended improvements are outlined below and a high level cost estimate for these improvements was determined to be approximately \$170,000 excluding easement/right-of-way acquisition.

- Janero Avenue should be reconstructed to provide a minimum aggregate roadway base supported by a 12-inch granular subbase; then paved with 3.5-inches of bituminous.
- The street would be constructed to a 24-foot width with a 45-foot cul-de-sac to support emergency vehicle and maintenance access.
- Concrete curb and gutter is recommended to minimize adjacent property impacts and to direct roadway runoff to two separate discharge locations, one on the north end and one at 31st Street.

- The improvements would likely trigger City ordinance and VBWD rules for storm water treatment and retention requiring infiltration basins, however minimal storm sewer appears to be needed due to the roadway topography.
- Staff recommends that the improvements only be considered under the condition that all easement and right-of-way acquisition needed for the project be dedicated at no cost to the City. Easements would likely be required from the Farms of Lake Elmo HOA.

Should the City Council wish to accept the petition and to consider accepting the street as publically owned and maintained, it is recommended that Council direct staff to meet with the impacted property owners to present the City's position regarding the minimum scope of improvements and expected level of assessment should the project go forward. If the property owners are agreeable to the City's position then staff would further recommend that any such project be scheduled in the Capital Improvement Program to be constructed in 2019. This would defer the completion of the feasibility report for the Janero Avenue improvements until the 2019 Street Improvement feasibility report is authorized. It should be noted that more detailed analysis completed for the feasibility report may present information that would change the City's or property owner's support for the project at that time.

Staff would respectfully request Council direction in regards to the following areas:

- Affirm staff recommendations for the minimal scope of improvements for a City owned and maintained street, or amend as desired.
- Provide direction regarding the proposed property assessments that should be levied for these improvements. Staff can present a few example assessment calculations at the meeting for discussion.
- Provided direction regarding any additional considerations regarding this proposal.

FISCAL IMPACT: Unknown at this time. Capital cost participation by the City and ongoing maintenance costs have not yet been estimated and are dependent on the scope of work to be completed and assessment methodology selected.

RECOMMENDATION: Staff is recommending that the City Council direct staff to meet with the property owners along Janero Avenue and the Farms of Lake Elmo HOA to present the City's position regarding the scope of improvements, expected assessments, and other considerations to proceed with the improvement of Janero Avenue North and acceptance as a Public street. The recommended motion for this action is as follows:

Move to direct staff to meet with the impacted property owners to present the City's position regarding the scope of improvements, expected assessments, and other considerations to proceed with the improvement of Janero Avenue North and acceptance as a Public street."

ATTACHMENTS:

1. Petition for Local Improvements from Janero Avenue North, dated April 31, 2017.
2. Project Location Map.

CITY OF Lake Elmo

PETITION FOR LOCAL IMPROVEMENT

DATE: 4-31-17

TO THE CITY COUNCIL OF LAKE ELMO, MINNESOTA:

We the undersigned, being the owners of real property in the City of Lake Elmo and representing at least 35% of the affected properties abutting or receiving benefit from the requested improvements, hereby petition the City to complete roadway improvements to Janero Avenue North from 31st Street North to the south dead end and adopt it as a City owned and maintained roadway pursuant to Minnesota Statutes, Chapter 429, and that the City assess the cost of the improvement against our property described below and hereby agree to pay the entire cost as apportioned by the City.

We understand that if the City Council orders the improvements, we may be assessed for these improvements in accordance with the City's Special Assessment Policy and State Statutes, we understand that the City Council has full authority to authorize improvements to be made, and assessments to be levied against my property, and that any decision to order the improvements is NOT subject to vote by the abutting properties.

(To allow for proper City notifications, each signature must be accompanied by a legibly printed name and address)

SIGNATURE OF PROPERTY OWNER(S)	NAME (printed)	ADDRESS (printed)
1. <u>Greg Salas</u>	Greg Salas	2950 Janero Ave N
2. <u>Scott Gleuwe</u>	Scott Gleuwe	3030 Janero Ave N
3. <u>Jeremy Sterbek</u>	JEREMY STERBEK	9141 31 ST ST N
4. <u>Lisa Salazar</u>	Lisa Salazar	9095 N 31 st St N
5. <u>Sandra Salas</u>	Sandra Salas	2950 Janero Ave N
6. _____		
7. <u>Note: We are requesting a simple blacktop road no</u>		
8. <u>extra curbing/gutters. Also within reasonably priced</u>		
<u>range bidding. Pre estimates requested.</u>		

Examined, checked, and found to be in proper form and to be signed by the required number of owners of property affected by the making of the improvement petitioned for.

Julie Johnson, City Clerk

(Seal)

LOCATION MAP



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

This drawing is the result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.