

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
From: **Ross Beckwith, Public Works & Parks Director/City Engineer**
Date: **November 26, 2018**

Public Improvement Hearing: Authorize Preparation of Plans & Specifications for Wentworth Ave. Reconstruction Project CP 17-7

BACKGROUND INFORMATION:

The City Council is requested to hold the public improvement hearing for the Wentworth Ave. Reconstruction Project and authorize the preparation of plans/specifications on the project. On October 22, 2018 the City Council received the feasibility study that described in detail the proposed project improvements. The 2019 project recommends reconstruction of Wentworth Ave., County State Aid Highway (CSAH) 8 from Delaware Ave. to Humboldt Avenue.

The proposed improvements on Wentworth Ave. include full reconstruction and urbanization of the roadway which means adding shoulders, curb and gutter and storm sewer. The subgrade and asphalt will be replaced and the profile of the road will alter slightly. The proposed width will increase to accommodate two 12-foot lanes and 6-foot shoulders.

An eight foot asphalt trail will be constructed along the entire north side of the corridor and on the south side from Charlton St. to Livingston Avenue. Also, a six foot concrete sidewalk will be constructed on the south side of Wentworth Ave. from Humboldt Ave. to connect to the existing concrete walk at the dome. The City's Public Works Department will be responsible for snow removal from the new trail and walk.

A new parking lot will be constructed off Wentworth Ave. at Marthaler Park to allow users to access the park from the north side by vehicle, bicycle and on foot. Storm water treatment/ponding will be included adjacent to the new parking lot in Marthaler Park. Additional storm water treatment will be constructed at Weschcke Park and on the St. Stephen's Lutheran Church property.

Currently, six properties on the north side of Wentworth Ave. have corresponding mailboxes on the south side of the road, requiring residents to cross the County highway to access their mailboxes. These residents expressed safety concerns early in the planning process. Dakota County worked with the United States Postal Service to allow for the mailboxes to be moved to the north side upon completion of the construction project.

It is proposed to install two new sanitary sewer mains and stub services to the properties currently on septic. Properties would not be required to immediately hook up to the new sewer. The new sanitary mainline runs are from Humboldt Ave to 1,675 feet west and from Smith Ave. to 740 feet west. Any existing sanitary sewer mainlines will be upgraded with lining as part of this project.

City and County staff, along with the project consultant, Bolton & Menk, have held public information meetings on 8/22/17, 11/16/17, 2/13/18, 8/9/18 and 10/10/18. The next meeting (Open House) will be in December of 2018.

The next steps for this project include:

1. December, 2019 Project Open House
2. January, 2019 Council Action: *Approve Plans and Specifications and Order Advertisement for Bids*
3. Bid opening in February 2019.
4. March, 2019 Council Action: *Accepting Bids and Awarding Contract*
5. Construction May-October 2019
6. September, 2019 Council Action: *Order Preparation of Proposed Assessment and Call for Final Assessment Hearing.*
7. October, 2019 Council Action: *Assessment Hearing*

Under Minnesota Statute Section 429.081 property owners have the right to appeal their assessment to district court. *Within 30 days after the adoption of the assessment, any person aggrieved, who is not precluded by failure to object prior to or at the assessment hearing, or whose failure to so object is due to a reasonable cause, may appeal to the district court by serving a notice upon the mayor or clerk of the municipality. The notice shall be filed with the court administrator of the district court within ten days after its service. The municipal clerk shall furnish appellant a certified copy of objections filed in the assessment proceedings, the assessment roll or part complained of, and all papers necessary to present the appeal. The appeal shall be placed upon the calendar of the next general term commencing more than five days after the date of serving the notice and shall be tried as other appeals in such cases. The court shall either affirm the assessment or set it aside and order a reassessment as provided in section [429.071, subdivision 2](#). If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court and judgment entered therefor. All objections to the assessment shall be deemed waived unless presented on such appeal. This section provides the exclusive method of appeal from a special assessment levied pursuant to this chapter.*

FISCAL IMPACT:

Assessments to properties for the street reconstruction will follow the Public Improvement and Special Assessment Policy and assess 25% of the city's street reconstruction cost. The estimated street reconstruction assessment is \$43/foot. In addition, new sanitary sewer main would be assessed 100% to the adjacent property owners, capped at \$15,000 per lot based on the special benefit appraisal.

The sanitary mainline from Humboldt to the west is estimated at \$18,000 per lot. The property owner would then have to incur costs to hook up an average of 400 feet from the main to their house, which may involve installing a grinder pump. With the sanitary sewer assessment capped at \$15,000 the City would be responsible to fund the remaining \$22,000 for this run.

The sanitary mainline from Smith Ave. to the west is estimated cost at \$20,000-\$30,000 per lot. This cost is harder to estimate as installation will be a combination of open cut and trenchless with piling likely at the services and structures. There would be an additional cost for the property owners to hook up their service, but the elevations work out so they would all be gravity services. Based on the assessment cap the City would be responsible to fund the remaining \$25,000-65,000.

The total project cost for Wentworth Ave. is estimated at \$6,150,000. With the recent change to the County's cost share policy and amended Joint Powers Agreement (JPA), the City's share has been reduced to \$1,909,500 including assessments and sanitary sewer. Dakota County will finance up front project costs allow the City to make equal interest free payments in 2019, 2020 and 2021. Overall project financing is shown below:

County	City (1)	Assessments (2)	Federal	Total Project Cost
\$3,256,500	\$1,310,061	\$599,439	\$984,000	\$6,150,000

(1) Includes sanitary and watermain

(2) Includes sanitary and street assessments

STAFF RECOMMENDATION:

Staff is recommending that the City Council conduct a public improvement hearing and adopt the attached resolution authorizing the preparation of plans and specifications for the Wentworth Ave. Reconstruction Project 17-7.

Attachment: Resolution