

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 1/10/11

Item No.: 11.a

Department Approval



City Manager Approval



Item Description: Public Improvement Hearing for the Reconstruction of Dale Street
Between County Road C and S. Owasso Blvd

BACKGROUND

On December 13, 2010, the City Council received the feasibility report for the reconstruction of Dale Street between County Road C and S. Owasso Boulevard and ordered the public hearing for January 10, 2011. Prior to opening the hearing, staff will present general information regarding construction, standards, and assessments that apply for this project.

This project is proposed to be undertaken as part of the 2011 Pavement Management Program and would be combined under one contract with the City of Roseville's Mill and Overlay Project. By combining these projects together and bidding them as one contract, we anticipate competitive bids from contractors.

The following is the summary of recommendations for the project as described in the Feasibility Report.

- Reconstruct the trunk watermain in the corridor.
- Repair deteriorated Sanitary Sewer manholes in the corridor.
- Construct a 6 foot wide concrete sidewalk with a 7 foot wide grass boulevard along the east side of Dale Street.
- Allow parking on the west side of Dale Street. Prohibit parking on the east side of Dale Street.
- Construct a 35 foot wide, bituminous street with B-618 concrete curb and gutter.
- Construct a right turn lane at County Road C.
- Provide a 5 foot shoulder on the east side of Dale Street for bicycles.
- Provide a 9 foot shoulder on the west side of Dale Street for bicycles and parking.
- Reconstruct the railroad crossing at the north end of Dale Street.
- Construct traffic management along Dale Street including; two speed tables, one north of Iona, one south of Iona Lane and install street trees along both sides of the street.
- Construct storm sewer improvements to address water quality and quantity problems in the corridor.
- Fund the street reconstruction with Municipal State Aid funds, utility funds, and assessments as detailed this report.

As part of the public information process for this project, residents requested that the City pursue the undergrounding of the overhead utilities within the Dale Street project limits. During the project discussion staff is requesting that the City Council provide staff direction for this proposal. Since this is private utility work, and is not proposed to be assessed, it is not necessary to take action on this portion of the project as a part of the Public Hearing. We have attached the section of the Feasibility Report to provide additional background. Staff has developed an online survey to assist

35 us in better understanding neighborhood opinion regarding this utility undergrounding.

36 **POLICY OBJECTIVE**

37 Because this is a street reconstruction project, the City’s policy is to assess a portion of the costs
 38 as allowed for in State Statute 429. Assuming this project is completed by fall 2011, the final
 39 assessment amount would be determined following a thorough review of the proposed
 40 assessments by the Council at an assessment hearing in the fall of 2012. These assessments can
 41 either be paid up front in the fall of 2012, or be put against taxes payable in 2013 for 15 years at
 42 around 7% (rate set at time of hearing).

Assessment Summary

Estimated total street construction cost (35 ft wide, 9-ton road)	\$1,125,172.53
Estimated 7-ton, 32 ft wide, street construction cost	\$755,689.17
Total Assessable Frontage	3882.73
Engineer's recommended street assessment	
100% of project cost/foot	\$194.63
25% of project cost/ foot	\$48.66

43 The proposed assessments included in the feasibility report are consistent with the following
 44 City of Roseville assessment policies:

- 45 • The assessments shall not be for more than 25% of the cost to construct a 32 foot wide 7-
 46 ton road for all property zoning.
- 47 • To meet MSA standards, this road will be constructed to a 9-ton design. For the purposes
 48 of assessment calculation, the estimated quantities are reduced to reflect the cost to build a
 49 7-ton road. Also, since the proposed road is 35 feet wide, the costs for the additional 3 feet
 50 of pavement are subtracted as well.
- 51 • Costs associated with sidewalk/ trail construction are not assessed to property owners.
- 52 • Costs associated with new storm sewer construction are not assessed to property owners.
- 53 • Any utility replacement/repair will be funded by the appropriate utility fund and not become
 54 part of the assessable portion of the project.
- 55 • New storm sewer facilities will be funded by MSA funds and storm utility funds.

56 **FINANCIAL IMPACTS**

57 Fund the street reconstruction with Municipal State Aid funds, utility funds, and assessments as
 58 shown in the table below:

	Estimated cost	MSA	Assessments	Utility Funds
Street Construction*	\$1,125,172.53	\$936,250.24	\$188,922.29	\$0
Sidewalk/ Trail Construction	\$108,705.56	\$108,705.56	\$0	\$0
Storm Sewer Construction	\$175,000.00	\$175,000.00	\$0	\$0
Sanitary Sewer Reconstruction	\$30,000.00	\$0	\$0	\$30,000.00
Watermain Reconstruction	\$450,000.00	\$0	\$0	\$450,000.00
Total	\$1,888,878.09	\$1,219,955.80	\$188,922.29	\$480,000.00

59 *cost includes 15% engineering

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61 If the Council approves the project as proposed, staff will work on completing final plans in
62 February. This project will be brought back to the City Council to authorize staff to solicit bids
63 for the construction work. After receiving bids, we will review them in accordance with the
64 budgeted amounts for this project and bring an award recommendation to the City Council.

65 **STAFF RECOMMENDATION**

66 Staff recommends that the City Council order these proposed public improvements consistent
67 with the feasibility report presented to the City Council on December 13, 2010 and located on
68 the City's website at: www.ci.roseville.mn.us/dalestreet.

69 **REQUESTED COUNCIL ACTION**

70 Approve a resolution ordering the improvement and preparation of plans and specifications for
71 Dale Street between County Road C and S. Owasso Boulevard.

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Prepared by: Debra Bloom, City Engineer

Attachments: A: PMP Public Hearing Agenda
B: Utility Undergrounding discussion from Feasibility Report
C: Resolution

**AGENDA FOR PUBLIC IMPROVEMENT HEARING
Dale Street Reconstruction**

- A. Mayor calls the meeting to order and announces the purpose of the meeting and format for the hearing.

"This is a public improvement hearing to consider whether public improvements should be constructed. The decision before the City Council is whether or not to proceed with the public improvement project. A final decision will not be made at this time regarding the assessment rates or how the project costs will be allocated. That will be done at a separate assessment hearing after the project is completed."

"These projects were initiated as a result of staff recommendation. For staff initiated projects or projects not petitioned by more than 35% of affected property owners, for the project to be ordered a 4/5 vote of the City Council will be necessary. The Council will consider a resolution ordering the improvement or continuing the hearing to a specific future date."

THE FOLLOWING AGENDA CAN BE USED AS THE FORMAT FOR THE PUBLIC HEARING:

- B. City Manager comments including project number, brief description of project, published and mailed notices, and written objections to the following Project: M-11-02- Dale Street Reconstruction (County Road C to S. Owasso Blvd)

It is suggested that the City Manager should make a general comment regarding the published and mailed notices. This should include the following language:

"Published and legal mailed notices have been provided for this project. Legal notices appeared in the city's legal newspaper, *The Roseville Review*, on December 21, 2010. Mailed notices were sent on December 27, 2010. Affidavits of mailing are available in the office of the City Engineer."

Prior to the hearing proceeding, the City Manager should read all written objections for the project.

- C. City Engineer provides specific information for project including existing conditions, proposed construction, special conditions, schedule, cost estimate, and financing.
- D. Mayor opens hearing to public. It is suggested that the following comments be made by the Mayor:

"In an attempt to provide everyone an opportunity to be heard and yet conduct the hearing in an efficient manner, we would suggest that rules be used for the hearing for this project. These would include the following:

1. Individuals should identify themselves by giving their name and address and should speak into the microphone.
2. Each speaker should limit questions and comments to two to three minutes.
3. No person will be heard for a second time until all interested persons who wish to speak have had an opportunity to do so.
4. Be courteous. No comments from audience or applause during question/ comment period.

- E. Mayor closes hearing.

After all citizen comments have been completed, the Mayor should indicate that the public hearing is closed and turn the hearing over to the City Council for action.

- F. Council action on improvement: Resolution ordering improvement and preparation of plans and specifications for project. (Resolution provided by City Engineer.)

Police and Fire have reviewed the proposed practices and have indicated that they are supportive of these measures.

Work with property owners on the installation of street trees in the boulevard. Maintain a 7 foot boulevard on the east side of Dale Street between the pathway and the curb for street trees.

B. Storm water

Concrete curb and gutter will be installed as a part of the street reconstruction project; existing catch basins will be adjusted to work with the new street alignment. Additional catch basins will be installed where needed. The majority of existing rural ditch and culvert system will be removed. The boulevards and yards will be graded to drain to the street, where possible. Where this is not possible, catch basins will be extended into yards.

This road is located within the Grass Lake Watershed District (GLWMO). GLWMO requires that this project provide volume control for the storm water runoff. This can be accomplished through the construction of infiltration trenches and rain gardens within the Dale Street right-of-way. These basins may require reconstruction every 10-20 years. Monitoring wells would be constructed in the infiltration trenches to determine when they need to be reconstructed.

In an effort to provide a level of pretreatment for the storm water prior to discharging into the infiltration areas, catch basins will be constructed with extra depth. These “sumps” will capture some of the sand and leaves that are inherent to storm water runoff. By removing this material at the catch basin, it will not make it to the City’s storm ponds, and improve water quality. These sumps will require annual cleaning, and will be added to our annual maintenance.

1. 2815 & 2823 Dale Street

The project will reduce the amount of surface water competing for the capacity of the culvert under Dale Street. An infiltration basin is proposed for the boulevard adjacent to 629 Terrace Drive and 2815 Dale Street. This infiltration basin will be connected to an additional culvert under Dale Street doubling the outlet capacity for the drainage area. Dale Street will also be lowered in this area to provide positive drainage from the yard at 2823 Dale Street.

2. 2751 Dale Street

An infiltration basin is proposed for the boulevard adjacent to Dale Street. Additional catch basins will be installed to drain the water that floods the intersection.

C. Private Utilities

Private utility Companies have been notified that this project is being considered for construction in 2011. It is their responsibility to relocate facilities within the right-of-way that interfere with the City’s proposed project.

During the course of our public information process, residents have requested that staff look into the option of burying the overhead power lines that currently run along the west and east sides of Dale Street. Xcel Energy’s preliminary estimate for this work is \$170,000. This is the amount Xcel is expecting to incur above the cost of relocating the existing overhead facilities to accommodate portions of the new road design. There will also likely be some additional costs for easements necessary for ground mounted transfer switches and other equipment. Final costs will not be known unless the City requests preliminary design and a new scoping estimate, the cost for this is an upfront non-refundable charge of \$2,500 Burying the power lines would mean

Undergrounding
Discussion
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the overhead telephone and Comcast lines would be buried as well. Those costs would be the responsibility of the individual utility companies.

1. *Financing*

A summary of the financing options for this work:

a. *CRFS (Community Requested Facility Surcharge)*

One option is to use the surcharge process allowed by the Minnesota Public Utilities Commission (MPUC) for the costs. Xcel has a surcharge option available for undergrounding projects where each rate payer of the city would have a surcharge added to their electric bill based on a formula to finance the cost of the work over a three-year period.

b. *Assessments*

According to state statute, the only way to assess for the costs to underground the utilities would be if the City received a 100% petition from the property owners to be assessed.

c. *Other City Funds*

Currently there are not any City funds available.

2. *Other Costs*

In addition to the costs to underground the lines there are other costs associated with this proposed work.

a. *Property owner services*

With underground lines, any property owner that currently has an overhead service to their home would have to pay a \$340 fee and \$6.50/ foot to have their house service buried. Additional costs may be incurred modifying the electrical service connection at the structure. This cost cannot be added to the CRFS. There would also be an additional \$2/ month charge for an underground service. There are 2 homes on Dale Street with overhead services from the lines proposed to be undergrounded.

b. *Streetlights*

Currently all of the streetlights on Dale Street are served by the overhead power. These streetlights would need to be replaced, City Streetlight policy is to assess 100% of the cost of installing streetlights in underground service areas. The cost is estimated at \$25,000 to install new streetlights at the 4 intersections on Dale Street.

3. *Recommendation*

Staff recommends that the discussion regarding the undergrounding of utilities be separated from the reconstruction project discussion. Property owners have expressed strong support and strong opposition to the undergrounding of utilities. There is no clear consensus.

D. *Other Considerations*

The following properties, structures or landscape features are unique to this project and deserve special consideration:

1. *Ramsey Square Condominiums*

**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

1 Pursuant to due call and notice thereof, a regular meeting of the City Council of the City
2 of Roseville, County of Ramsey, Minnesota was duly held on the 10th day of January,
3 2011, at 6:00 p.m.

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5 The following members were present: and the following were absent:

6 .
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8 Member introduced the following resolution and moved its adoption:
9

RESOLUTION No

**RESOLUTION ORDERING THE IMPROVEMENT AND
PREPARATION OF PLANS AND SPECIFICATIONS FOR
DALE STREET BETWEEN COUNTY ROAD C AND S. OWASSO BOULEVARD**

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16 WHEREAS, a resolution of the City Council of Roseville adopted December 13, 2010,
17 received the feasibility report and fixed a date for a Council hearing on the proposed
18 improvement of Dale Street, between County Road C and S. Owasso Boulevard, and;
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20 WHEREAS, ten days mailed notice and two weeks' published notice of the hearing was
21 given, and the hearing was held thereon on January 10, 2011, at which all persons
22 desiring to be heard were given an opportunity to be heard thereon;
23

24 NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
25 ROSEVILLE, MINNESOTA, as follows:
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- 27 1. Such improvement is necessary, cost-effective, and feasible as detailed in the
- 28 feasibility report.
- 29 2. Such improvement is hereby ordered as proposed in the Council resolution adopted
- 30 January 10, 2011.
- 31 3. The City engineer shall prepare plans and specifications for the making of such
- 32 improvement.
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34 The motion for the adoption of the foregoing resolution was duly seconded by Member
35 , and upon a vote being taken thereon, the following voted in favor thereof:
36 and the following voted against the same: .
37

38 WHEREUPON said resolution was declared duly passed and adopted.

