



### *City Council Memorandum*

**To:** Mayor Fasbender & City Council Members  
**From:** Ryan Stempski – City Engineer  
**Date:** January 15, 2019  
**Item:** Accept Feasibility & Assessments Report, and Order Public Hearings for Project Scope and for Assessments – 2019 Neighborhood Infrastructure Improvements Project

**Council Action Requested:**

Enclosed for Council consideration is a resolution accepting the Feasibility & Assessments Report, ordering public hearings, and declaring the amount to be assessed for the proposed 2019 Neighborhood Infrastructure Improvements project.

The feasibility and assessments report will be handed out at the January 22<sup>nd</sup> City Council meeting.

**Background Information:**

The 2019 Neighborhood Infrastructure Improvements Project includes a variety of improvements within two separate geographic areas, the Louis Lane neighborhood (between Dakota Pines Golf Club and Pine Street) and the Bohlken Drive/31st Street W neighborhoods (south of the Vermillion River and west of Cannon Street).

The streets to be reconstructed in 2019 include Manor Lane, Manor Court, 19<sup>th</sup> Street W from Louis Lane to Manor Lane, 21<sup>st</sup> Street W from Louis Lane to Manor Lane, Ridge Lane, and Edgewood Lane. The improvements would involve complete reconstruction of the street with engineered base material and new pavement along with new modernized concrete curb and gutter. Also included is localized sanitary sewer main replacement and lining, replacement of the water main, replacement of sanitary sewer and water services, and storm sewer extensions, repairs and replacements.

The streets to be reclaimed in 2019 include Louis Lane, 18th Street W from Manor Lane to Pine Street, 19th Street W from Manor Lane to Pine Street, Southview Court, Bohlken Drive from 160 feet west of Hackberry Drive to Cannon Street, Hackberry Drive, South Park Court, Hackberry Circle, Highview Knoll, Highview Drive, 31st Street W from 70 feet west of Highview Knoll to Cannon Street, 33rd Street W, 35th Street W from 190 feet west of Leroy Avenue to Lester Avenue, Leroy Avenue, and Lester Avenue. The reclaim improvements involve grinding up and recycling the existing blacktop and gravel of the street to make a new base, followed by spot concrete curb and gutter repair and new pavement.

A map of the project identify the streets to be improved (including improvement type) has been attached for reference.

A public hearing on the scope and features for the 2019 Neighborhood Infrastructure Improvements Project will be held on February 19th, with an assessment hearing for this project being held on March 18th.

**Financial Impact:**

The project has a total estimated cost of \$4,172,000, including design and other project delivery overhead costs. Street, storm sewer, and surface restoration costs will be funded primarily through bonded debt and assessments in the estimated amount of \$3,173,000. Sanitary sewer and water system costs will be funded by General Obligation (G.O.) Utility Revenue Bonds in the estimated amount of \$999,000. Please note that these sanitary sewer and water system costs are not included in the attached Resolution as they are not included in the special assessments (Minnesota Statutes Chapter 429). The project can be funded within the City's approved funding parameters for 2019.

**Council Committee Discussion:**

Staff met with the Operations Committee on November 21, 2018 to present the recommended project scope and proposed assessments amounts. The Committee was supportive of the project recommendations, but requested public input on trail alignment options identified in the City's Comprehensive Planning documents. Neighborhood Open Houses were held on December 11<sup>th</sup> and 13<sup>th</sup> to present the recommended project and hear from the property owners. The overall feedback from these discussions was support for the proposed improvements as recommended in the Feasibility & Assessments Report. Preferences and/or concerns regarding the trail alignment were received and documented as well. This information was shared with the Operations Committee on December 20, 2018. Feedback will continue to be gathered and on January 23, 2019, the Operations Committee will meet again to finalize a trail alignment recommendation to the full Council.

The Council will be provided a fully detailed report and presentation on all design features, Operations Committee guidance, neighborhood feedback, cost and funding mix, project construction timelines, and project communications in a memo preceding the February 19<sup>th</sup> Council meeting.

**Attachments:**

- Resolution
- Project Map

Resolution No. \_\_\_\_\_

**RESOLUTION RECEIVING FEASIBILITY & ASSESSMENTS REPORT, DECLARING THE AMOUNT TO BE ASSESSED,  
AND ORDERING PUBLIC HEARINGS FOR THE 2019 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROJECT**

**WHEREAS**, a report has been prepared by the City Engineer and submitted to the City Council with reference to the following project:

**2019 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS – street reconstruction** with new base material and pavement including concrete curb and gutter improvements and localized storm sewer system extensions, repairs and replacements on Manor Lane, Manor Court, 19th Street W from Louis Lane to Manor Lane, 21st Street W from Louis Lane to Manor Lane, Ridge Lane, and Edgewood Lane, **street reclamation** with new pavement including spot curb and gutter repairs and localized storm sewer system extensions, repairs and replacements on Louis Lane, 18th Street W from Manor Lane to Pine Street, 19th Street W from Manor Lane to Pine Street, Southview Court, Bohlken Drive from 160 feet west of Hackberry Drive to Cannon Street, Hackberry Drive, South Park Court, Hackberry Circle, Highview Knoll, Highview Drive, 31st Street W from 70 feet west of Highview Knoll to Cannon Street, 33rd Street W, 35th Street W from 190 feet west of Leroy Avenue to Lester Avenue, Leroy Avenue, and Lester Avenue, and **trail extensions** to be determined;

**AND WHEREAS**, the total cost of the Chapter 429 Bonds and special assessments for the 2019 Neighborhood Infrastructure Improvements project is estimated to be **\$3,173,000**,

**AND WHEREAS**, the total cost to be bonded by Chapter 429 is estimated to be **\$1,375,300**,

**AND WHEREAS**, **\$1,797,700** is proposed to be special assessed,

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS;** that

1. The City Council hereby receives said Feasibility & Assessments Report and will consider the 2019 Neighborhood Infrastructure Improvements project in accordance with said report.
2. The Council will consider assessments of the benefited abutting property for a portion of the cost of the 2019 Neighborhood Infrastructure Improvements project, pursuant to Chapter 429 of the Minnesota Statutes. The amount of proposed assessments for said project is hereby declared to be: **\$1,797,700**.
3. A public hearing for the 2019 Neighborhood Infrastructure Improvements will be held at 7:00 PM, Monday, February 19, 2019 at City Hall at 101 E. 4th Street, and the City shall give mailed and published notice of such hearing and improvements as required by law.
4. A separate public hearing will be held specifically regarding proposed assessments for the 2019 Neighborhood Infrastructure Improvements at 7:00 PM, Monday, March 18, 2019 at City Hall at 101 E. 4th Street, and the City shall give mailed and published notice of such hearing and assessments as required by law.

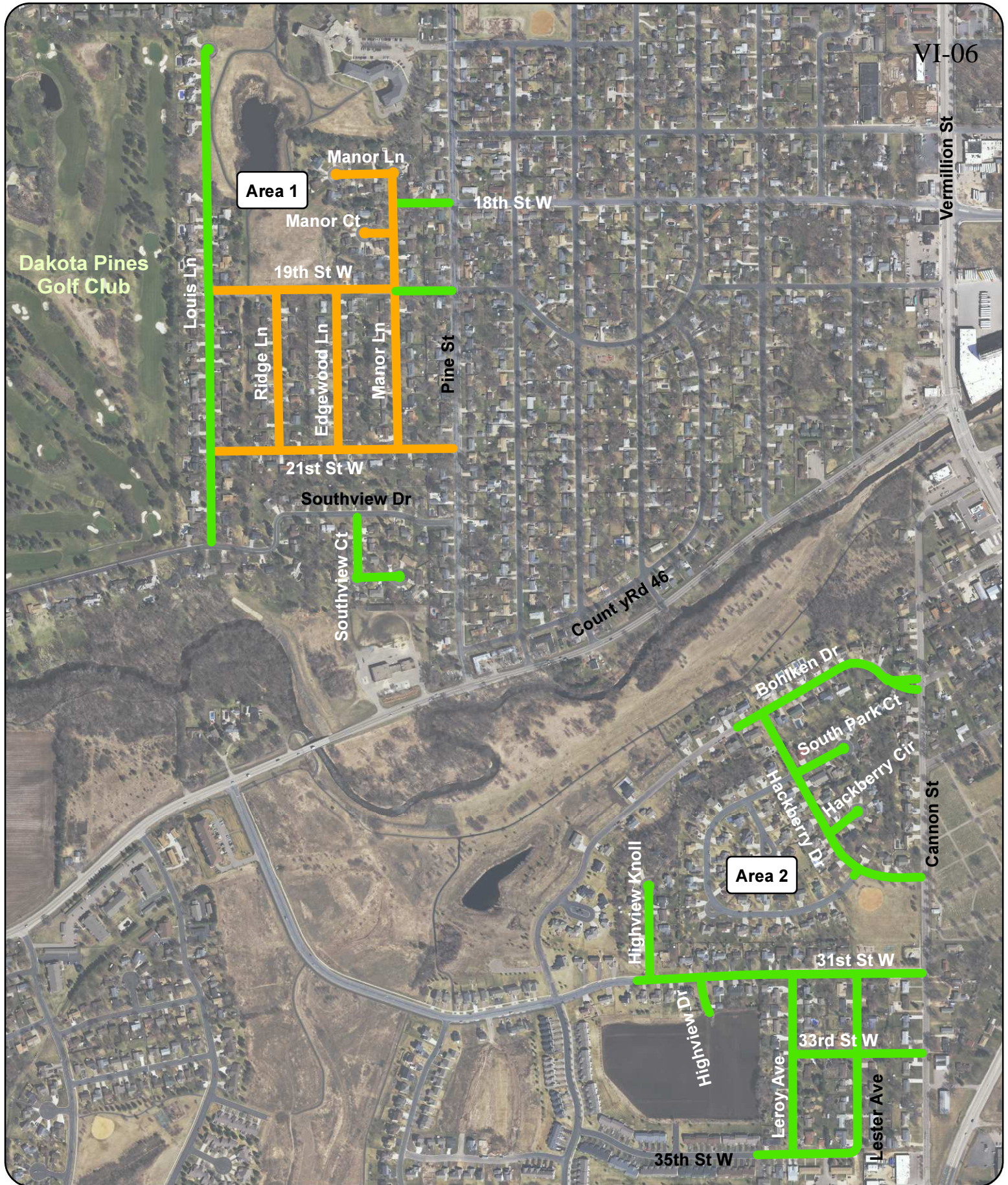
**ADOPTED BY THE CITY COUNCIL OF HASTINGS, MINNESOTA, THIS 22<sup>ND</sup> DAY OF JANUARY, 2019.**

Ayes:

Nays:

ATTEST: \_\_\_\_\_  
*Julie Flaten, City Clerk*

\_\_\_\_\_  
*Mary D. Fasbender, Mayor*



# Proposed City Project 2019-1

2019 Neighborhood Infrastructure Improvements

- Full Reconstruction
- Reclaim

