



*City Council Memorandum*

**To:** Mayor Fasbender & City Council Members  
**From:** Ryan Stempski – City Engineer  
**Date:** January 28, 2020  
**Item:** Accept Feasibility & Assessments Report, and Order Public Hearings for Project Scope and for Assessments – 2020 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 2020-1 Neighborhood Infrastructure Improvements project.

The feasibility and assessments report will be handed out at the February 3<sup>rd</sup> City Council meeting.

**Background Information:**

The 2020 Neighborhood Infrastructure Improvements Project includes a variety of improvements within two separate geographic areas, 15<sup>th</sup> Street from Pine Street to Tyler Street and the Cannon Street Area (including Cannon Street from Vermillion Street to 22<sup>nd</sup> Street, 22<sup>nd</sup> Street, 23<sup>rd</sup> Street, 24<sup>th</sup> Street, and 25<sup>th</sup> Street).

15<sup>th</sup> Street from Pine to Eddy includes a complete reconstruction and reduction in width varying currently from 40 – 44 feet to a consistent 36 feet after construction. This segment would also include replacement of the sidewalk to be separated from the street. The segment of 15<sup>th</sup> Street from Eddy to Sibley will remain the same width (approximately 44 feet wide) and be partially reconstructed with only spot replacement of the existing curb and gutter, commercial driveway aprons, and sidewalk. The segment between Sibley and Tyler includes a complete reconstruction and reduction in width from 44 feet to 36 feet. This segment would also include replacement of the sidewalks to be separated from the street. The improvements along the entire length of 15<sup>th</sup> Street would involve complete reconstruction of the street with replacement of base material and new pavement. Also included are replacements of the sanitary sewer and water system main lines and services, and stormwater drainage improvements.

The streets to be reclaimed in 2020 include Cannon Street and 22<sup>nd</sup> Street. The reclaim improvements involve grinding up and recycling the existing blacktop and gravel of the street to make a new base, followed by localized storm sewer extensions, repairs and replacements, spot concrete curb and gutter repair, and new pavement.

A map of the project identifying the streets to be improved has been attached for reference.

A public hearing on the scope and features for the 2020 Neighborhood Infrastructure Improvements Project will be held on March 2<sup>nd</sup>, with an assessment hearing for this project being held on April 6<sup>th</sup>.

**Financial Impact:**

The project has a total estimated cost of \$4,700,000, including design and other project delivery overhead costs. Street, storm sewer, and surface restoration costs will be funded primarily through bonded debt, the Municipal State Aid System (MSAS) account, and assessments in the estimated amount of \$3,400,000. Sanitary sewer and water system costs will be funded by General Obligation (G.O.) Utility Revenue Bonds in the estimated amount of \$1,300,000. 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 continues to track closely with the City's approved funding parameters for 2020.

**Council Committee Discussion:**

Staff met with the Operations Committee on October 21, 2019, to discuss preliminary scope and direction for the project. Staff then met again with the committee on December 18, 2019 to present the recommended project scope and proposed assessments amounts. The Committee was supportive of the project recommendations. Neighborhood Open Houses were held on January 21<sup>st</sup> and 23<sup>rd</sup> to present the recommended project and obtain feedback from the property owners. There was general support from the discussions at the open houses for the proposed improvements as recommended in the Feasibility & Assessments Report.

The Council will be provided a fully detailed report and presentation on all design features, neighborhood feedback, cost and funding mix, project construction timelines, and project communications in a memo preceding the March 2<sup>nd</sup> Council meeting.

**Attachments:**

- Resolution
- Project Map

**CITY OF HASTINGS**  
DAKOTA COUNTY, MINNESOTA

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

**RESOLUTION RECEIVING FEASIBILITY & ASSESSMENTS REPORT, DECLARING THE AMOUNT TO BE ASSESSED,  
AND ORDERING PUBLIC HEARINGS FOR THE 2020 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:

**2020 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS – street reconstruction** with new base material and pavement including concrete curb and gutter improvements and localized storm sewer system upsizing, extensions, repairs and replacements on 15<sup>th</sup> Street from Pine Street to Tyler Street, 23<sup>rd</sup> Street, 24<sup>th</sup> Street, and 25<sup>th</sup> Street; **street reclamation** with new pavement including spot curb and gutter repairs and localized storm sewer system extensions, repairs and replacements on Cannon Street from Vermillion Street to 22<sup>nd</sup> Street and 22<sup>nd</sup> Street; **sidewalk replacement** along 15<sup>th</sup> Street; and **sidewalk extension** along Cannon Street from 31<sup>st</sup> Street to Hackberry Drive;

**AND WHEREAS**, the total cost for the 2020 Neighborhood Infrastructure Improvements project is estimated to be **\$3,400,000**,

**AND WHEREAS**, **\$769,115** 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 2020 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 2020 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: **\$769,115.00**.
3. A public hearing for the 2020 Neighborhood Infrastructure Improvements will be held at 7:00 PM, Monday, March 2, 2020 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 2020 Neighborhood Infrastructure Improvements at 7:00 PM, Monday, April 6, 2020 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 3<sup>RD</sup> DAY OF FEBRUARY, 2020.**

Ayes:

Nays:

ATTEST: \_\_\_\_\_

*Julie Flaten, City Clerk*

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*Mary D. Fasbender, Mayor*





# Proposed City Project 2020-1

2020 Infrastructure Improvements

