



Legislation Details (With Text)

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**Title:** Consider Ordering the Improvement and Preparation of Plans and Specifications for the 2019 Street Reclamation Project.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1 - Res. Ordering Improvement and Preparation of Plans, 2. 2 - Project Location Maps, 3. 3 - Project Process

Date	Ver.	Action By	Action	Result
1/22/2019	1	City Council	approve	Pass

**City Council Meeting Date:** January 22, 2019

**To:** Mayor and City Council  
City Administrator

**From:** Sean Simonson, Engineering Manager  
David Bennett, P.E., Public Works Director/City Engineer

Consider Ordering the Improvement and Preparation of Plans and Specifications for the 2019 Street Reclamation Project.

**Action Requested:**

The Northfield City Council approves the attached Resolution - Ordering the Improvement and Preparation of Plans and Specifications for the 2019 Street Reclamation Project (STRT2019-A42). **A supermajority vote (6 of 7) is required for approval of the resolution in accordance with Minnesota State Statute Chapter 429.**

**Summary Report:**

The City Council is being asked to consider a resolution ordering the 2019 Street Reclamation Project and authorize preparation of plans and specifications. **Per Minnesota State Statute, this resolution requires a supermajority (6 of 7) for approval.** Staff is recommending Council order the improvement.

From this point, final plans for the improvement will be prepared. The reclamation project includes the following streets: (Attachment 2)

- Blue Stem Court
- Covey Court
- Eklund Court

- Grundhoefer Court
- Hackerson Court
- Kimble Court
- Nelson Court
- Simone Court
- Wilson Court
- Zanmiller Drive from Meldahl Lane to Gill Lane
- Gill Lane from Zanmiller Drive to Lockwood Drive
- Lockwood Drive from Meldahl Lane to Gill Lane
- Orchard Street from Third Street to Fifth Street
- Plum Street from Third Street to Fifth Street
- Poplar Street from Fourth Street to Fifth Street
- Forest Avenue from Lincoln Street to Fifth Street
- Forest Avenue Loop
- Third Street from Railroad Tracks to Forest Avenue
- Fourth Street from Odd Fellows Lane to Poplar Street

The actions requested above are required by Minnesota Statutes Chapter 429, which specifies the actions that must be taken to assess property owners for the cost of local improvements. The City Council has moved this project forward to this point with the actions shown in the attached project process (Attachment 3). Staff held an Improvement Hearing at the January 8, 2019 City Council meeting. Below in the summary report are questions and answers from the Improvement Hearing.

### **Summary Report:**

#### Questions from the Public Hearing 1/8/19

1. *Is the City of Northfield doing all that is possible in this project to set up the next step in creating a Quiet Zone at Third Street?*

Staff is researching the infrastructure that can be added at this time with this project to ease with the implementation of a Quiet Zone in the future. These infrastructure improvements include, but are not limited to, medians and sidewalk improvements at the crossing.

2. *The Northfield Arts Guild, located at 411 Third Street West, has two major plays, one in June, and one in July. Additionally, the Arts Guild is hosting its 60<sup>th</sup> Anniversary in August, and a premiere play in September related to the Defeat of Jesse James Days. Is there a possibility to negotiate the construction schedule to avoid some of these events?*

Staff will work with the Arts Guild to come up with an access plan and schedule during these events. Staff will look into phasing the project to minimize disruptions during these planned events.

3. *Can the City keep the high-level goals of safety and the continuance of the Arts Corridor on Third Street?*

Staff will consider all Complete Street amenities that can be added to the street design at this time. Although this project is slated as a reclamation, which is considered a rehabilitation improvement versus a complete reconstruction, Staff will look at implementing feasible Complete Streets measures at this time. Staff is also

looking into the continuance of the Arts Corridor along the Third Street project area. A concept illustration of the Third Street Corridor will be provided in the supplemental memo on Monday.

- 4. Can the City convene various stakeholders to consider options in the final plan that are consistent with the principles and guidelines in existing city plans for that area?*

Staff is utilizing a landscape architect from the design engineering firm to draft a landscape plan consistent with the existing adopted polices, and suggestions from the City Plans, Beautify Northfield Coalition, and Northfield Roundtable. Staff anticipates bringing a final landscape plan for the Arts Corridor on Third Street to City Council for approval prior to the approval of plans and specifications to be included in the final design documents. A concept illustration of the Third Street Corridor will be provided in the supplemental memo on Monday.

- 5. Can the City look into the implementation of raingardens similar to Second Street with this project?*

Staff will use a similar approach as it did with Second Street. Residents interested in raingardens adjacent to their property will be given the option to have these installed. Staff will then analyze the location, and if the existing infrastructure in place will accommodate the raingarden, Staff will pursue with the execution of a maintenance agreement and the final design of a raingarden.

- 6. Can the City eliminate the sidewalk on the South Side of Fourth Street?*

Staff has identified the sidewalk gaps along the project corridor. In staying consistent with the adopted City of Northfield Complete Streets Policy, to balance the needs of all users, Staff believes this area of sidewalk is necessary to satisfy the goals set forth in the City of Northfield's Complete Streets Policy.

- 7. Is the installation of a sidewalk on east side of Zamiller Drive from Gill Lane to Meldahl Lane worth the elimination of 20+ trees and added increase to the carbon footprint?*

This segment of sidewalk is identified in the City of Northfield Safe Routes to School Plan adopted by City Council in February 2010. Although some neighborhoods may currently not have children present, neighborhoods tend to turn over in time, we anticipate the need for these improvements. Staff will see if it's possible to meander the sidewalk around some trees to try to preserve them.

- 8. How is the cost of this project assessed to the residents? How does the payback work?*

Staff held a Neighborhood meeting on the project on December 12, 2018. At that meeting, Staff explained assessment calculations, and assessment payback schedules. All materials presented and distributed at the Neighborhood Meeting are available on the Project Website:

<https://www.ci.northfield.mn.us/1239/2019-Street-Reclamation-Project>

### *Streets*

All street segments proposed in the 2019 Street Reclamation Project are classified as "Local" streets in the current Comprehensive Plan, with the exception of Lockwood Drive, which is classified as an "Urban Collector". Soil borings have been scheduled, and it anticipated that the existing roads would have a sufficient existing gravel base to complete a full-depth reclamation on all segments. The generated material from the reclamation process will then be re-graded and re-compacted to provide a new granular base for the street segments. The streets will then be paved with bituminous asphalt. Curb and gutter spot repairs will be performed as needed to provide positive drainage for the new street surface.

Partial/spot retaining wall replacement is anticipated as part of this project. Due to the age and wear of the existing walls in the project location, it is anticipated that portions of these walls will need to be removed and replaced. The areas where this work is being considered is along Orchard Street (between Third and Fourth Street), Plum Street (between Third and Fourth Street), and Third Street (west of Plum Street).

#### *Sidewalk and Pedestrian Improvements*

In addition to the street improvements in this area, there are also sidewalk improvements planned as a result of a Safe Routes to School (SRTS) Study completed in 2009. The City received a grant to complete a study that analyzed the barriers to K-8 students walking and biking to school. The report was adopted by the City Council at the February 16, 2010 meeting. The goal was to incorporate these improvements with future CIP projects. New sidewalk (SRTS) is planned to be installed on Zanmiller Drive from Meldahl Lane to Gill Lane.

In addition to the above-mentioned SRTS sidewalk installations, sidewalks are also proposed on Armstrong Road/Forest Avenue (From TH 19 to Lincoln Street S), Fourth Street (from Odd Fellows Lane to Poplar Street), Orchard Street (south of Fourth Street W), and Plum Street (south of Fourth Street W). Each improvement will connect important portions of the pedestrian system with existing sidewalk locations.

There are no sidewalks existing in these areas, so it is likely there will be some tree and landscaping removals to accommodate the new walk. The design will be adjusted to minimize these removals as much as possible. In addition to new sidewalk installations, spot repairs and ADA (American's with Disabilities Act) improvements will be made on the existing sidewalks and pedestrian ramps already in-place.

Improvements to the railroad crossing on Third Street need to be completed in order to improve pedestrian safety. ADA compliant pedestrian ramps will be installed on each side of the railroad to provide a proper landing area for pedestrian travelers.

It should also be noted that the City's Master Bike & Pedestrian Plan does call for shared use lanes on Fourth Street, Orchard Street, Armstrong Road/Forest Avenue, and Lockwood Drive. These lanes will accommodate bicycle traffic along with vehicular traffic. These lanes will be indicated with appropriate pavement striping.

#### *Sanitary Sewer and Storm Sewer*

Minor repairs to the sanitary sewer will be performed as indicated in the Feasibility Report. The majority of the repairs made are related to upgrading facilities to the current City Standards. Storm sewer repairs are also proposed to be minimal. Rehabilitation of existing structures and the replacement of a few structures are planned.

#### *Watermain*

Improvements to the public water system are required as part of this project to continue with the City's comprehensive plan. All new watermain will be installed using Ductile Iron Pipe (DIP). Proposed water system improvements in the project area include replacing the existing 4-inch watermain on Orchard Street (Fourth Street to Fifth Street) and Fourth Street (Orchard Street to Plum Street) with a new 8-inch watermain to supply proper capacity for future development and fire suppression needs. This diameter watermain is the standard for small diameter watermain installation. Another improvement to the water system includes installing an 8-inch watermain on Plum Street (4th Street to 5th Street) to connect the missing watermain system loop. Lastly, the existing 8-inch watermain on Third Street (Odd Fellows Lane to Orchard Street) will be replaced with a 12-inch watermain to support future capacity needs outlined in the City's comprehensive plan.

The water service lines to individual residences are also proposed for replacement with 1-inch copper lines as a part of the project. These replacements would be from the new watermain to the property lines. This process would include the replacement of the curb stop and box. Additional replacement of individual water service lines from the property line to the existing building may also be included as needed and in cooperation with the homeowner. The extra cost for these replacements will be paid by the homeowner and can be added to their primary project assessment.

**Alternative Options:**

1. The City Council could delay this project; however, the pavement will require significant repair work in order to keep the streets in marginal condition for traffic.

**Financial Impacts:**

The estimated total project costs indicate there is enough funding available to complete this project. The funding tables are below:

<b>ESTIMATED TOTAL PROJECT COSTS</b>	
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Street	\$1,933,518
Storm Sewer	\$47,010
Sanitary Sewer	\$14,000
Watermain	\$239,565
<i>Subtotal</i>	<i>\$2,234,093</i>
<i>Art (1%)</i>	<i>\$22,341</i>
<i>Subtotal with Art</i>	<i>\$2,256,434</i>
Contingency (15%)	\$338,465
<i>Construction Total</i>	<i>\$2,594,899</i>
<i>Overhead (15%)</i>	<i>\$389,235</i>
<b>PROJECT COSTS</b>	<b>\$2,984,134</b>

<b>TOTAL PROJECT FUNDING</b>	
<b>FUNDING SOURCE</b>	<b>ESTIMATED FUNDING</b>
Bonding	\$1,050,568
Assessments	\$677,347
Storm Fund	\$62,792
Sanitary Fund	\$18,700
Water Fund	\$319,993
MSA	\$854,733
<b>TOTAL FUNDING</b>	<b>\$2,984,134</b>

**Tentative Timelines:**

The project process (Attachment 3) accounts for all the required actions by City Council to ensure that Minnesota Statute Chapter 429 procedures are followed so that assessments for local improvements may be levied to abutting benefitting properties.