



Legislation Text

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City Council Meeting Date: August 22, 2017

To: Mayor and City Council
City Administrator

From: Sean Simonson, Engineering Manager
David Bennett, Public Works Director/City Engineer

Consideration of Resolution Ordering Preparation of Feasibility Report for the 2018 Spring Creek Road Reconstruction, City Project STRT2018-A38.

Action Requested:

The Northfield City Council approves the attached Resolution ordering the preparation of a feasibility report for the 2018 Spring Creek Road Reconstruction, City Project STRT2018-A38, and to assess benefited properties for a portion of the cost of the improvement.

Summary Report:

Staff isn't anticipating any assessments related to this improvement project, however as the feasibility report is develops, it will be reviewed in further detail.

The approval of the attached resolution (Attachment 1) is the initial step in moving the 2018 Spring Creek Road Reconstruction, City Project STRT2018-A38 forward. By this resolution, the City Council orders the preparation of a feasibility report which is a necessary step under Chapter 429 of the Minnesota Statutes. Chapter 429 clearly specifies the actions that must be taken to assess property owners for the cost of local improvements. See Attachment 2 for a detailed project process.

It is proposed to complete two separate feasibility reports for the project area. Listed below are the areas proposed: (Attachment 3)

1. Spring Creek Road from Jefferson parkway to the North lot line of Hills of Spring Creek 7th Addition.
(segment 1)
2. Spring Creek Road from the North lot line of Hills of Spring Creek 7th Addition to Woodley Street.
(segment 2)

Spring Creek Road (segment 1)

Spring Creek Road Reconstruction from Jefferson Parkway to the North lot line of Hills of Spring Creek 7th Addition is identified in the proposed 2018 - 2022 Capital Improvement Project (CIP) to be completed in 2018. The proposed improvements on the identified streets would improve a current 24' wide rural section gravel road to a proposed 10-ton 40' urban curb and gutter road section with a sidewalk and trail amenities. New

utility installations are also expected to be completed with the reconstruction project. Additionally, it is expected to analyze an additional stretch of Spring Creek Road from Jefferson Parkway south to Superior Drive, which would include the remainder of the corridor that has urban development along the adjacent west side of Spring Creek Road.

The Spring Creek Road Reconstruction segment 1 will improve approximately 0.28 miles of street at a total estimated cost of \$1,181,168.00. This estimate does not include the additional portion of Spring Creek Road from Jefferson Parkway to Superior Drive. This estimate was based on previous reconstruction projects undertaken in the City and adjusted for inflation.

Spring Creek Road (segment 2)

Spring Creek Road Reconstruction segment 2 from the north line of Hills of Spring Creek 7th Addition to Woodley Street is currently included in the proposed 2018 - 2022 CIP as a 2022 project. This section of roadway is also an existing 24' wide rural section gravel road that will be studied to expand to a 10-ton 40' urban curb and gutter road section with sidewalk and trail amenities. New utility installation are also expected along the proposed project corridor.

Staff is recommending that this project move to the feasibility report phase. The feasibility will be developed on a section-by-section basis and a determination of the final project scope can be made prior to the design phase. This approach allows the Council latitude for further discussions on budget and scope in the next few weeks while allowing the project to remain on schedule.

Alternative Options:

The City Council could decide not to move this project forward. Alternatively, the Council could decide to reduce (or increase) the scope of the project which would then be included in the feasibility report. It should be noted that moving this project to construction as well as levying of assessments will require several additional actions by the City Council.

Segment 1

Council could include the segment of Spring Creek Road from Jefferson Parkway south to Superior Drive as part of segment 1. This would complete the roadway improvements adjacent to the area that already has urban development along the west side of the project corridor.

Segment 2

Council could decide to complete segment 2 on Spring Creek Road from the north lot line of the Hills of Spring Creek 7th Addition to Woodley Street. This would complete the urban road section from Woodley Street to the proposed segment 1.

Financial Impacts:

Segment 1

The estimated project cost for segment 1 is \$696,000.00. This does not include the additional road section from Jefferson Parkway south to Superior Drive. Additional funding would have to be secured in order to complete this stretch of roadway. This project would be funded via assessments, Municipal State Aid (MSA) funds, bonding, utility enterprise funds, and funds already secured from the adjacent Hills of Spring Creek 4th and 7th

Additions. If the City Council authorizes the preparation of a feasibility study, staff will review the estimated project costs, funding sources, and provide additional detail as part of the acceptance of the feasibility report.

Segment 2

The estimated project cost for segment 2 is \$1,800,000.00. This Project is currently programmed into the 2022 CIP. If Council wishes to construct this portion in 2018, funds would have to be secured in 2018 to accomplish this project. This project would also be funded via assessments, MSA funds, bonding, and utility enterprise funds. Additional MSA funds for this project could be secured by advancing future MSA allocations to expedite construction. If the City Council authorizes the preparation of a feasibility study, staff will review the estimated project costs, funding sources, and provide additional detail as part of the acceptance of the feasibility report.

Tentative Timelines:

Attachment 2 shows the project process in detail. Minnesota Statutes require several additional follow up approvals prior to actual award of a construction contract. At any time during that process the Council could reduce the scope, delay the project or decide to not move it forward.