



Legislation Text

File #: Res. 2020-104, **Version:** 1

City Council Meeting Date: October 20, 2020

To: Mayor and City Council
City Administrator

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

Subject:

Consider Resolution Ordering Preparation of Plans and Specifications for Honey Locust Drive East Cannon River Trail (ECRT) Connection.

Action Requested:

The Northfield City Council adopts the Resolution Ordering Preparation of Plans and Specifications for Project STRT2021-A56 Honey Locust Drive ECRT Connection.

Summary Report:

As part of the 2021 Street Reclamation and Overlay Project, this improvement was considered to be part of that project. However, Council elected not to order the improvement with that project. The action before Council tonight is to consider this project as a stand-alone project that will use tax abatement as the financing mechanism for the trail construction.

Staff and the Consultant have identified two alignments (Attachment 3) as part of the Feasibility Report for this trail connection. Both alignments are similar in shape and size, and construction costs are very similar, with the exception of the box culvert included in Alignment 2.

Currently there is one hard-surfaced access point (Attachment 4) on the entire ECRT trail corridor, which is connected to a parking lot at 1100 Bollenbacher Court. The possibility of this additional connection point would allow a connection to the southern industrial/commercial areas of Northfield that is currently absent.

Alignment #1 - (Staff Recommendation)

Alignment #1 would include a northerly route from Honey Locust Drive through privately owned property. This alignment as studied in the feasibility report would require approximately 13,700 SF of permanent easement, and approximately 11,000 SF of temporary easement to construct. This alignment would be proposed to be built at the existing grade of the land, to avoid any floodway increase.

Alignment #2

Alignment #2 would include a southerly route through land owned by the State of Minnesota. This alignment as studied in the feasibility report would require approximately 7,100 SF of permanent easement, and approximately 6,100 SF of temporary easement. This option would also require the installation of a box culvert in order for the trail to navigate a waterway that would be encountered.

If Council moves this item forward tonight, staff will begin working with adjacent land owners on property acquisition. Staff will be bringing back separate actions related to land acquisition/easement and bonding in the future. This will further assist in identifying either Alignment 1 or 2 for final design.

Alternative Options:

Council could decide not to approve this project at this time, and try to include it on a future CIP Project.

Financial Impacts:

It is proposed to pay for this project with Bonding (abatement bonds) and the Storm Fund. The total project costs and funding at the time of feasibility are below.

ESTIMATED PROJECT COSTS		
ECRT CONNECTIONS		
	East Cannon River Trail Alignment 1	East Cannon River Trail Alignment 2
Street	\$118,749	\$93,961
Storm Sewer	\$8,200	\$109,100
Sanitary Sewer	\$0	\$0
Watermain	\$0	\$0
Construction Subtotal	\$126,949	\$203,061
<i>1% Art</i>	\$1,269	\$2,031
Construction Contingency (15 %)	\$19,233	\$30,764
Total Construction	\$147,451	\$235,855
Permanent Easement	\$41,100	\$21,300
Temporary Easement	\$8,250	\$4,575
Wetland Mitigation	\$9,900	\$12,600
Project Subtotal	\$206,701	\$274,330
Overhead (50%)	\$103,351	\$137,165
Total Project Costs	\$310,052	\$411,496

ESTIMATED TOTAL PROJECT FUNDING		
ECRT CONNECTIONS		
	East Cannon River Trail Alignment 1	East Cannon River Trail Alignment 2
Bonding (Abatement Bonds)	\$290,025	\$190,408
Storm Fund	\$20,027	\$221,087
Total Project Costs	\$310,052	\$411,496

Tentative Timelines:

See attached Project Process (Attachment #5).