



AGENDA SECTION	CONSENT
MEETING DATE	NOVEMBER 9, 2020

CITY OF COLUMBIA HEIGHTS - COUNCIL LETTER

ITEM:	ADOPT RESOLUTION 2020-92 ACCEPTING THE FEASIBILITY REPORT FOR STATE AID STREET REHABILITATION AND ORDERING THE PUBLIC IMPROVEMENT HEARING, CITY PROJECT NO. 2005		
DEPARTMENT: Public Works		CITY MANAGER'S APPROVAL:	
BY/DATE: Kevin Hansen / November 4, 2020		BY/DATE: <i>Kell Bongers</i>	11/6/20
CITY STRATEGY: #7: Strong Infrastructure/Public Services Additional Strategy?			
SHORT TERM GOAL (IF APPLICABLE): N/A Additional Goal?			

BACKGROUND: Staff has developed preliminary plans and prepared the Feasibility Report for Street Rehabilitation Improvements on select Municipal State Aid streets.

ANALYSIS /CONCLUSIONS: Attached is the Feasibility Report that details the scope of work for street rehabilitation. Particular issues are summarized below:

1. Rehabilitation Strategies

Three treatment strategies are utilized in the street rehabilitation program: mill and overlay, partial reconstruction, and full reconstruction. In the 2021 program, mill and overlay is proposed for 44th Avenue NE from University Avenue to Jefferson Street. State aid streets are constructed with a 6" to 9" bituminous pavement. (In comparison, local streets have a 3" to 5" pavement thickness.) Staff utilized non-destructive testing and visual rating to evaluate the condition of the street and determine appropriate treatment:

Non-destructive strength determination and condition rating: Braun Intertec, a geo-technical engineering consultant, conducted tests on all streets with a falling weight deflection (FWD) test. From this, the strength of the road segment is determined. Braun Intertec also provided a visual rating based on the Pacer method.

Every two years, MnDOT rates the condition of state aid streets based on visual observation.

Structurally the majority of state aid streets are in good condition, however, the surface wear course (2-3" layer) is deteriorating. A 3" deep mill and overlay are recommended on those streets where the surface layer is deteriorating. Other state aid streets will receive major maintenance (patching and crack sealing) and seal coating in the next 1 to 4 years.

2. Utilities Replacement

Utilities have been reviewed. Staff utilized structure inspections, televising, history of water main breaks, age of water main and services, leakage testing (independent testing), and previous engineering reports in determining utility recommendations. Only minor water main, sanitary sewer, and storm sewer utility work is proposed.

3. Assessment Methodology

Street Rehabilitation in Phase 1, Zones 1, 2 and 3 all followed the **previous assessment policies** for each area. Under the 1999 Alley Construction Program and in subsequent Zones, a “unit” assessment methodology was employed rather than using a “front foot” rate basis. The area of Columbia Heights west of Central Avenue is essentially a block type development pattern with streets and avenues. The area east of Central Avenue has the block type pattern as well as other styles of development patterns. The **existing assessment policy** would involve “street” assessments and “avenue” assessments. The “street” frontage (typical front of property or where driveway access is) would pay a particular rate for the full frontage for that type of treatment (mill and overlay or full reconstruction, for example) used on that street. That same parcel would pay a reduced rate for the avenue for the full frontage.

4. Scope of Work

The cost sharing policy provides an 85/15 split for mill and overlay. In addition, the revised MSA Assessing Policy provides an additional 45% credit based on the traffic volume on 44th Avenue.

5. Financing Street Rehabilitation State Aid Streets

The estimated construction costs are as follows:

Mill & Overlay construction:	\$ 213,190
Utilities:	\$ **

Project funding is proposed as follows:

Assessments:	\$ 101,190
MSA/Infrastructure Fund:	\$ 112,000
Sanitary Sewer Fund:	\$ **
Water Construction Fund:	\$ **
Storm Sewer Fund:	\$ **

The costs and associated funding for utility work (**) will be further developed during the final design.

6. Past Assessments Past Assessments

The following properties had assessments for construction in 2011, with a term of 10 years (2012-2021).

- Owners on 4th Street had an assessment for mill and overlay on 4th Street.

The following properties had assessments for construction in 2011, with a term of 15 years (2012-2026).

- Owners on 6th Street had an assessment for full street reconstruction on 6th Street.

The following properties had assessments for construction in 2016, with a term of 10 years (2017-2026).

Owners on Jefferson Street had an assessment for mill and overlay on Jefferson Street

7. Concurrent Projects

Proposed partial street reconstruction (FDR) and mill and overlay in Zones 4B and 5. Seal Coat in Zone 3B. Water main construction on Buchanan Street and Johnson Street from 37th Avenue to 39th Avenue, and on 39th Avenue from Buchanan Street to Johnson Street.

8. Utility Issues

Gate valves that have reached their service life will be replaced. For the sanitary and storm sewer systems,

staff is proposing structure replacement/repair where existing structures are substandard/deteriorated.

9. Meeting Dates

Staff has established the following meeting dates:

Resident Informational:	TBD*
Public Hearing:	Monday, December 7, 2020

*In the past, property owners in proposed Street Rehabilitation areas have been invited to attend an informational meeting. This year, staff will send a letter to property owners with project information and staff contacts. Staff will answer property owners' questions by telephone, e-mail, and one-on-one meetings (observing social distancing guidelines).

RECOMMENDED MOTION(S): Move to waive the reading of Resolution 2020-92, there being ample copies available to the public.

Move to adopt Resolution 2020-92 being a resolution accepting the Feasibility Report for 2021 Street Rehabilitation Improvements – M.S.A. Street Overlay, City Project No. 2005, and ordering the Public Improvement Hearing beginning at 6:45 p.m. on December 7, 2020.

ATTACHMENTS: Resolution 2020-92
Feasibility Report
Map

RESOLUTION NO. 2020-92

A resolution of the City Council for the City of Columbia Heights, Minnesota,

WHEREAS, the City Council is proposing to rehabilitate select municipal state aid streets in the city that have not been rehabilitated under the street program, and

WHEREAS, pursuant to Resolution No. 2020-67, a report has been prepared by the City Engineer with reference to the Program, and the following street(s):

44th Avenue NE, University Avenue to Jefferson Street, and

WHEREAS, the report provides information regarding whether the proposed project is feasible, necessary and cost-effective, and

Said report is hereby received by the City Council of Columbia Heights on November 9, 2020.

Now, therefore, in accordance with the foregoing, and all ordinances and regulations of the City of Columbia Heights, the City Council of the City of Columbia Heights makes the following:

FINDINGS OF FACT

1. The Council will consider the improvement of such streets in accordance with the report and the assessment of abutting or benefited property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$262,700.
2. A public hearing shall be held on such proposed improvement on the 7th day of December, 2020 in the City Council Chambers at 590 40th Avenue N.E. at 6:45 P.M. and the City Clerk shall give mailed and published notice of such hearing and improvement as required by law.

ORDER OF COUNCIL

Passed this 9th day of November, 2020

Offered by:

Seconded by:

Roll Call:

Donna K. Schmitt, Mayor

Attest:

Nicole Tingley, City Clerk/Council Secretary



City of Columbia Heights

**FEASIBILITY REPORT
FOR
2021 STREET REHABILITATION IMPROVEMENTS:
M. S. A. STREET OVERLAY

CITY PROJECT 2005**

OCTOBER, 2020

*ENGINEERING DEPARTMENT
637 38th Avenue NE, Columbia Heights, MN 55421
763-706-3700 ❖ publicworks@columbiaheightsmn.gov*

STREET REHABILITATION IMPROVEMENTS

COLUMBIA HEIGHTS, MINNESOTA

M. S. A. STREET OVERLAY

PROJECT NUMBER 2005

LOCATION: 44TH AVENUE NE, UNIVERSITY AVENUE TO JEFFERSON STREET

This feasibility study includes an analysis of proposed street rehabilitation on the municipal state aid system.

IMPROVEMENTS: Mill and Overlay -
Random curb and gutter replacement as required, pedestrian ramp construction, milling of existing pavement surface, and placement of new 3" bituminous overlay.

Utility Construction -
No major water main, sanitary sewer, or storm sewer replacement is proposed. Manhole and catch basin structure rehabilitation/repair is anticipated.

INITIATION: City Council in accordance with the Street Rehabilitation Policy.

OWNERS BENEFITTING: The mill and overlay location shown is on the attached map. The total number of assessed parcels is 165.

OWNERS	<u>Mill and Overlay</u>	
ABUTTING	1. 44 th Avenue, University Avenue to 4 th Street	(31)
OR	2. 44 th Avenue, 4 th Street to 5 th Street	(29)
IMPACTED:	3. 44 th Avenue, 5 th Street to 6 th Street	(31)
	4. 44 th Avenue, 6 th Street to 7 th Street	(28)
	5. 44 th Avenue, 7 th Street to Washington Street	(23)
	6. 44 th Avenue, Washington Street to Jefferson Street	(23)

ISSUES: The following is a study of the key project issues.

Mill and Overlay
The proposed construction would consist of milling off 3" of bituminous

pavement across the entire street surface and paving a new 3" bituminous mat. Existing concrete curb and gutter would be preserved except for sections with poor drainage or are considered to be a hazard to the snowplows. Pedestrian ramps will be reconstructed to meet current ADA standards.

Utilities

No major water main, sanitary sewer, or storm sewer replacement is proposed. Minor manhole and catch basin structure rehabilitation/repair is anticipated. New rings and castings will be installed on structures as needed.

Roadway construction will include minor modifications to existing water main, sanitary and storm sewer utility surface structures in order to meet proposed finish grades.

Past Assessments

The following properties had assessments for construction in 2011.

The assessments had a term of 10 years, beginning in 2012.

- For one-half block south of 44th Avenue, owners on 4th Street had an assessment for mill and overlay on 4th Street.

The assessments had a term of 15 years, beginning in 2012.

- For one-half block south of 44th Avenue, owners on 6th Street had an assessment for full street reconstruction on 6th Street.

The following properties had assessments for construction in 2016.

The assessments had a term of 10 years, beginning in 2017.

- For one-half block south of 44th Avenue, owners on Jefferson Street had an assessment for mill and overlay on Jefferson Street.

FEASIBILITY:

The proposed improvement project is necessary to provide consistency with the street rehabilitation policy, cost-effective with the inclusion of partial city funding, and technically feasible as prescribed in the construction recommendations found elsewhere in this report. The project and project elements should be implemented as proposed in this study. The improvements, once completed, will provide a benefit to the properties served.

SCHEDULE:

Construction is scheduled to begin in late spring/early summer of 2021, with substantial completion occurring in the summer/early fall of 2021.

Council receives Feasibility Report and orders Public Improvement Hearing	Nov 9, 2020
Public Informational meeting prior to Public Improvement Hearing	TBD
Public Improvement Hearing and Council orders Public Improvement Project	Dec 7, 2020
Council Approves Plans and Specifications, Authorizes Advertisement for Bids	Jan 25, 2021

Bid Opening
Council Awards Contract
Begin Construction
Construction Completed

Feb 25, 2021
Mar 8, 2021
May, 2021
Aug, 2021

FINANCING: Financing would be a combination of assessments to benefitted properties, infrastructure fund including Municipal State Aid funds, utility and general funds.

The estimated costs are as follows:

<u>Type of Construction</u>	<u>Construction Cost</u>	<u>Proposed Assessments</u>	<u>Infrastructure/ MSAS Fund</u>
Mill and Overlay	\$213,190	\$101,190	\$112,000

Engineering and Administration \$19,380.

The estimated costs shown above are for a typical overlay on a residential street. The costs do not reflect the proposed 3" deep mill and overlay costs on the wider state aid streets. The assessments reflect a flat fee of 10% of the construction cost included in the amount to assess for a portion of the Engineering and Administration costs.

Percentages proposed to be assessed for street rehabilitation are consistent with the policy followed under each of the prior street rehabilitation zones.

In 2014, the City Council amended the assessing policy to include MSA streets, and to subsidize properties along MSA streets, based on traffic volume of the street.

44th Avenue from University to Jefferson Street has an ADT of 6,400. Properties will be subsidized 45%.

Utility work performed as part of the overlay project will be paid for from the appropriate utility fund.

ASSESSMENT: Assessments will be in accordance with the City's Street Rehabilitation Ordinance and past practice. Assessments can be based on a per foot basis or a parcel basis. Following the other Zones assessment *policies*, assessments would be on a Street and Avenue parcel basis. A Street assessment would be at the developed rate for the particular rehab strategy while Avenue assessments would be at approximately $\frac{1}{3}$ of the street rate extending $\frac{1}{2}$ block in either direction of the Avenue. This assumes that all parcels benefit equally for the strategy in front of their property or abutting it, in the case of the Avenue.

**2021 IMPROVEMENT PROGRAM
COLUMBIA HEIGHTS, MINNESOTA**

ESTIMATED ASSESSMENTS - PROJECT NUMBER 2005

**M. S. A. STREET REHABILITATION PROGRAM
(Section 35, T30N, R24W)**

I. MILL AND OVERLAY

The estimated costs are for a typical overlay on a residential street. The costs do not reflect the actual deeper mill depth and overlay costs on the wider state aid streets.

Estimated Cost:	\$213,190.
Assessable Construction Cost:	\$101,190.

Estimated Assessed Cost per Parcel*

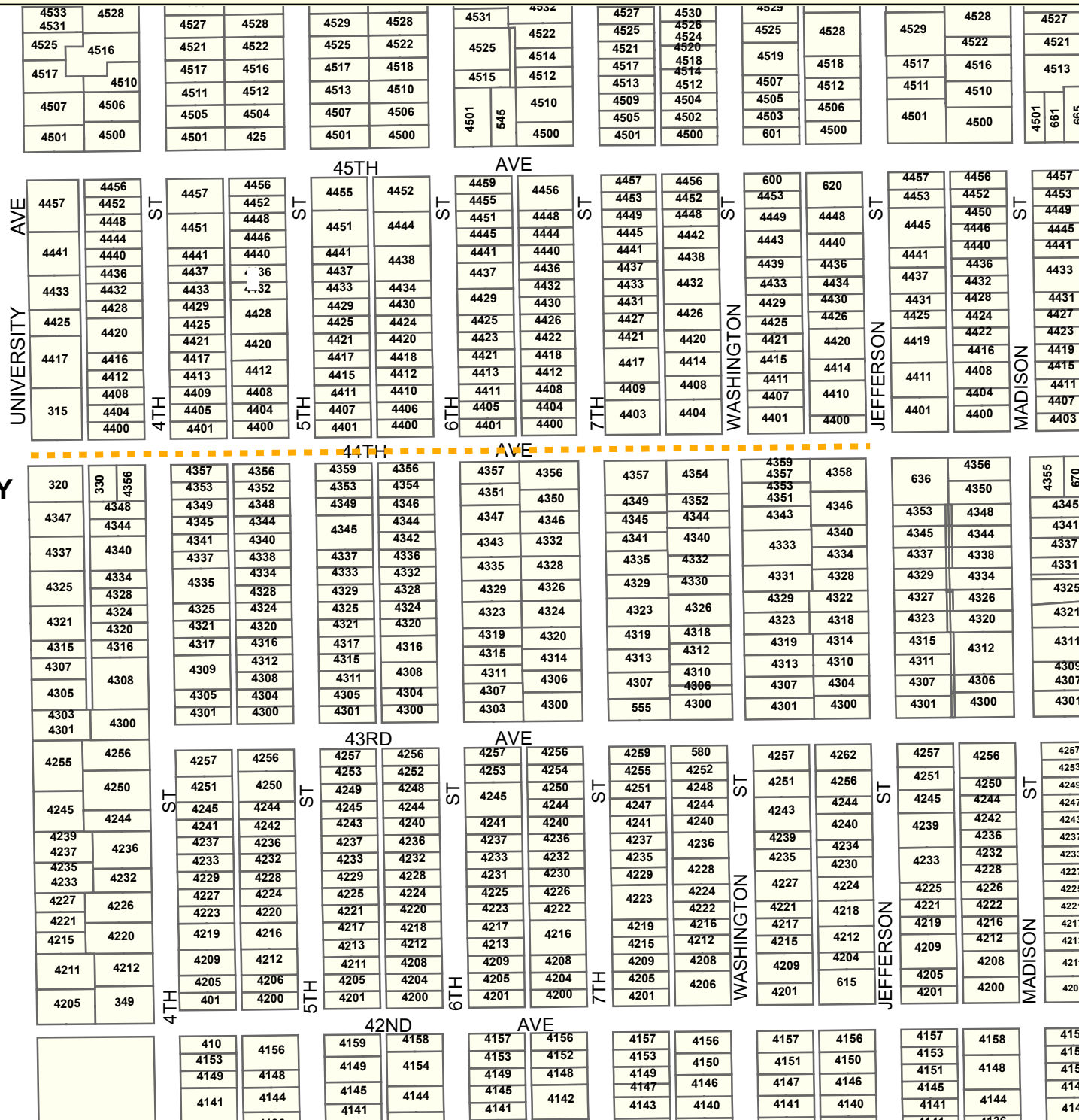
C, I, MF Street:	\$2,062.50
C, I, MF Avenue:	\$ 687.50

Estimated Assessed Cost per Parcel*

Residential Street:	\$1,753.12
Residential Avenue:	\$ 584.37

*Estimated costs include 45% M.S.A.S. subsidy

M. S. A. STREET OVERLAY



2021 CONSTRUCTION

Municipal
State Aid Street
Mill and Overlay

44th Avenue NE
University Avenue
to Jefferson Street

LEGEND

--- Mill and Overlay