
TO: Kate Thunstrom, City Administrator
FROM: Craig Jochum, City Engineer
SUBJECT: Public Hearing for the 2025 Street Reconstruction Project
DATE: February 18, 2025

OVERVIEW:

The 2025 Street Reconstruction Project includes three separate project areas as shown on Exhibit A. Each area has different reasons for improvements, which are described below.

Project Area 1: Project Area 1 includes the reconstruction of Woodbine Street from Bridge Street and Rum River Boulevard and 229th Lane from Ambassador Boulevard to Rum River Boulevard. Woodbine Street and 229th Lane are being reconstructed due to poor street and storm sewer conditions as well as the outdated watermain on Woodbine Street. The watermain replacement will include replacing the 1973 thin wall PVC watermain with a new 8-inch C-900 PVC watermain and replacing the individual water services from the mains to the street right-of-way. These streets are on the City's Municipal State Aid system.

Project Area 2: Project Area 2 will include the construction of a new 37 stall city owned parking lot off Woodbine Street. The new parking lot will be across from the new City Hall. The purpose of the new lot includes additional parking for the area, additional parking for larger public meetings at city hall, as well as an opportunity for neighboring properties to lease parking spaces if needed.

Project Area 3: Project Area 3 will consist of street surface improvements on 233rd Avenue from Highway 47 to Ambassador Boulevard and 229th Avenue from Highway 47 to Ambassador Boulevard. This project will also include reconstructing the pedestrian ramps to current ADA standards. These streets are also on the City's Municipal State Aid system.

The feasibility report, approved by City Council on January 21, 2025, provides detail on the proposed assessments and funding sources for this project. The feasibility report estimated the construction for this project to be \$1,546,000. The project will be financed with the Municipal State Aid (MSA) Fund, Stormwater Fund, Water & Sewer Fund, Street Capital Fund and Assessment Funds. The funding is summarized below:

Funding Source	Funding Source Amount
MSA Funds	\$774,070
Water & Sewer Fund	\$279,000
Stormwater Fund	\$223,000
Assessment Funds	\$111,930
Street Capital Fund	\$158,000
Total	\$1,546,000

A portion of the cost of this project is proposed to be assessed to the benefitting property owners that abut (and address) on 229th Lane and Woodbine Street. The public improvement and property assessment process will be carried out in accordance with Minnesota Statutes Chapter 429. The assessments will be calculated in accordance with the current City assessment policy. The assessments include the following components:

1. Water service assessments shall be 100% Property Owner.
2. Watermains shall be 40% Property Owner and 60% City.
3. Storm sewer shall be 40% Property Owner and 60% City.

Any assessment not paid in full when initially due will be certified to Anoka County for collection over a fifteen (15) year period. Interest on the amount assessed will be determined and set by the City Council at the assessment hearing. Per MN Statue 429 a Public Improvement Hearing must be conducted prior to considering a contract award for this project. Resolution 2025-03 which was approved by City Council on January 21, 2025 set the Public Improvement Hearing for February 18, 2025 at the regular scheduled City Council Meeting. As required by Statue, hearing notices were mailed to all benefited property owners. The notices included the proposed assessment for each property. The proposed assessments for each parcel are attached.

If this project moves forward the anticipated schedule is as follows:

Tuesday	February 18 th	City Council Holds Public Improvement Hearing, Approves Plans and Specifications, and Authorizes Advertisement for bids
Wednesday	March 26 th	Open Bids
Monday	April 21 st	City Council Approves Bids and Awards Construction Contract
Monday	May 12 th	Start Construction
Friday	September 12 th	Construction Substantial Completion
Friday	September 26 th	Construction Final Completion
Monday	October 6 th	City Council Holds Assessment Hearing and Adopts the Assessment Roll

ACTION TO BE CONSIDERED:

Consider Conducting the Public Hearing for the 2025 Street Reconstruction Project. The purpose of the hearing is for the council to discuss the improvement before awarding a bid and ordering it done. A summary of the neighborhood meeting

BUDGET IMPLICATION:

As noted above.

Attachments:

- Exhibit A – Project Location Map
- Preliminary Assessment Roll
- Summary of the Neighborhood Meeting