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**TO:** Kate Thunstrom, City Administrator  
**FROM:** Craig Jochum, City Engineer  
**SUBJECT:** Feasibility report for the 2025 Street Reconstruction Project  
**DATE:** January 21, 2025

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**OVERVIEW:**  
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The feasibility report summarizes the overall project with three separate project areas. 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 229<sup>th</sup> Lane from Ambassador Boulevard to Rum River Boulevard. Woodbine Street and 229<sup>th</sup> Lane are being reconstructed due to poor street and storm sewer conditions as well as the outdated watermain. 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 233<sup>rd</sup> Avenue from Highway 47 to Ambassador Boulevard and 229<sup>th</sup> Avenue from Highway 47 to Ambassador Boulevard. These streets are also on the City's Municipal State Aid system.

The total estimated project cost is \$1,546,000. Additional detail is provided in the attached Feasibility Report. The proposed project schedule for this project is on the following page.

**Proposed Project Schedule:**

Tuesday	January 21 <sup>st</sup>	City Council Approves Feasibility Report, Sets the Public Improvement Hearing, and Authorizes Plans and Specifications
Tuesday	February 18 <sup>th</sup>	City Council Holds Public Improvement Hearing, Approves Plans and Specifications, and Authorizes Advertisement for bids
Tuesday	March 18 <sup>th</sup>	Open Bids
Monday	April 7 <sup>th</sup>	City Council Approves Bids and Awards Construction Contract
Monday	May 12 <sup>th</sup>	Start Construction
Friday	September 12 <sup>th</sup>	Construction Substantial Completion
Friday	September 26 <sup>th</sup>	Construction Final Completion
Monday	October 6 <sup>th</sup>	City Council Holds Assessment Hearing and Adopts the Assessment Roll

**ACTION TO BE CONSIDERED:**

Approval of Resolution 2025-03 Resolution Receiving Report and Ordering Plans and Specifications for the 2025 Street Reconstruction Project.

**BUDGET IMPLICATION:**

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. The proposed project assessments are on the following page.

**Proposed Project Assessments**

	<b>Total Assessment</b>	<b>Watermain &amp; Water Service Assessment</b>	<b>Storm Sewer Assessment</b>
<b>Woodbine Street &amp; 229<sup>th</sup> Lane</b>	\$111,930	\$75,570	\$36,360

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:

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

**ATTACHMENTS:**

- FEASIBILITY REPORT
- RESOLUTION 2025-03