Public Informational Meeting

- 22 residents from 17 properties signed in
- Questions about construction (FAQs)
- Eyebrow cul-de-sac “The Banana”
  - Strong support for keeping this feature

Sidewalk (Lake Drive to Lexington Avenue)
- Identified in the Pedestrian Facility Plan
- Residents had varying opinions
  - Construct the full sidewalk connection
  - No sidewalk is needed
  - Sidewalk only from Lake Drive to Carl Eck Park
Presentation Summary

- Project Location
- Existing Conditions
- Proposed Improvements
- Project Costs
- Assessments / Funding
- Schedule
- Questions and Comments
Project Location
Existing Conditions

Street

- 1.1 miles of residential streets constructed in 1968
- Prevalent cracking in pavement (alligator, transverse, longitudinal, and edge)
- Condition index rated as “Poor” according to 2011 Pavement Management Program

Fire Barn Road

East Road
Existing Conditions

Sanitary Sewer
- Root intrusion in mainline and service lines, cracked segments, and mineral deposits at joints
- Fire Barn Road– sanitary sewer has significant sags
- Infiltration

Water Main
- Existing main line is cast iron pipe
- Occasional breaks
- Hydrants adjacent to driveway

Storm Sewer
- Existing storm sewer pipes are sized for current design standards
- Storm sewer directly discharges to ditch
- Surface flow can cause surface deterioration of the pavement
Proposed Improvements

Street Reconstruction

- Existing Widths
  - 32 – 33 foot street widths
- Complete reconstruction including curb and gutter, bituminous pavement, and subgrade preparation
- Proposed Widths
  - West Road, Fire Barn Road, and East Road to be 32 feet wide
    - 32 foot width allows for parking on one side
  - West Road A, B, and C cul-de-sacs to be 28 feet wide
Proposed Improvements

**Storm Sewer**

- **Drainage Improvements**
  - Resident noted drainage concerns:
    - Corner of West Road and West Road A
    - West Road B cul-de-sac

- **Utilize segments of existing storm sewer outlet pipe between West Road / Fire Barn Road and County Ditch 53-62**

- **Storm Water Treatment**
  - Discussed several options with RCWD to permit for 2014 project, 2012 project debit, and credits for future projects
  - Proposed Infiltration Basin at Stardust Boulevard
Proposed Improvements
Proposed Improvements

Pedestrian Facilities

- 5-foot concrete sidewalk
  - Pedestrian Facility Plan - Connection between Lake Drive and Lexington Avenue
  - Sidewalk Options
    - Lake Drive to Lexington Avenue
    - Lake Drive to Carl Eck Park
    - No Sidewalk

- Brick pattern crosswalk (Duratherm)
  - Lexington Avenue intersections
Proposed Improvements

- Eyebrow Cul-de-sac “Banana”
  - Propose to eliminate - maintenance issue
Carl Eck Park
Alternative Parking Options

- Pave gravel/grass lot
- Delineate parking spaces
Carl Eck Park
Alternative Parking Options

- Fire Barn Road bump out parking
- Crosswalk to ball fields
Intersection Improvements

- Fire Barn Road / Lake Drive / Civic Heights Drive

Conceptual Intersection Landscape Enhancements

(FIGURE 7)
Intersection Improvements

Pine Drive / Lake Drive

Conceptual Intersection Landscape Enhancements

FIGURE 8
Proposed Improvements

Gas Main Replacement (by Centennial Utilities)
- Dual 2” plastic gas main (1 main on each side of street)
- Gas service replacement from the main to the home meter
- Completed prior to construction

Water Main Replacement
- 8” and 12” PVC water main
- 1” HDPE water services replaced to the Right-of-Way
- New hydrants and gate valves

Sanitary Sewer Replacement
- 8” and 12” PVC sanitary sewer main
- 4” PVC sanitary sewer services replaced to the Right-of-Way
Proposed Improvements
Proposed Improvements

Environmental Investigation

- Pipeline spill in 1982 at Fire Barn Road
- Magellan worked with MPCA to clean up
- Geotechnical sub-consultant noted strong fumes in 2013
- Environmental Investigation Required
- Utility impacts
# Project Costs

## Summary of Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Improvements</td>
<td>$1,517,600</td>
</tr>
<tr>
<td>Sanitary Sewer Improvements</td>
<td>$662,400</td>
</tr>
<tr>
<td>Water Main Improvements</td>
<td>$599,600</td>
</tr>
<tr>
<td>Storm Sewer Improvements</td>
<td>$462,900</td>
</tr>
<tr>
<td>Aesthetic Intersection Improvements</td>
<td>$92,400</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$3,334,900</strong></td>
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<tr>
<td>Alternate 1 – Sidewalk Improvements</td>
<td>$99,200</td>
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<tr>
<td>Alternate 2 – Parking Option 1 (Carl Eck Parking Lot)</td>
<td>$82,000</td>
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<tr>
<td>Alternate 3 – Parking Option 2 (Fire Barn Road Bump Out)</td>
<td>$32,900</td>
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<td><strong>Total Alternates</strong></td>
<td><strong>$214,100</strong></td>
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<tr>
<td><strong>Project Total (with Alt)</strong></td>
<td><strong>$3,549,000</strong></td>
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Assessment Policy and Funding

- Current Assessment Policy is a flat and equal rate
  - Proposed Street Assessment: $3,950 per unit
    - 90 single family residential units
  - Townhomes are treated as one unit (10 Total Units)
  - City owned parcels at West Rd C cul-de-sac (3 Total Units)
  - Carl Eck Park area and Fire Station assessed one unit per 75-feet of front footage (same method as Inner Park)
    - 17 Total Units

- City Funds Remaining Street Improvements
- City Funds 100% of Utility Improvements
- City Funds Aesthetic Intersection Improvements
# Project Assessment

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Total Street Improvement Cost</td>
<td>$1,517,600</td>
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<tr>
<td>Total Assessable Units</td>
<td>117*</td>
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<td>Assessment Rate</td>
<td>$3,950</td>
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<td>Total Assessment</td>
<td>$462,150</td>
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*Includes three City-owned lots and 17 residential equivalent units for Carl Eck Park, the Carl Eck Park parking lot, and Centennial Fire Station totaling $79,000

*Assessment equates to $505/yr for 10 years at 5% (estimated - contingent on bond sale) interest rate
Assessable Units
## Funding Scenario

### Proposed Funding

<table>
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<tr>
<th>Fund</th>
<th>Amount</th>
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<td>Special Assessments</td>
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<tr>
<td>Street Reconstruction Fund</td>
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<td>Water Main Fund</td>
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<td>Storm Water Fund</td>
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<td>General Fund</td>
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<td><strong>Total Funding</strong></td>
<td><strong>$3,334,900 – $3,549,000</strong></td>
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# Proposed Schedule

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Public Informational Meeting</td>
<td>January 22, 2014</td>
</tr>
<tr>
<td>City Accepts Feasibility Study</td>
<td>January 28, 2014</td>
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<tr>
<td>Public Hearing/Authorize Plans</td>
<td>February 18, 2014</td>
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<tr>
<td>Submit RCWD Permit</td>
<td>February 28, 2014</td>
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<tr>
<td>City Approves Final Plans</td>
<td>April 8, 2014</td>
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<tr>
<td>Receive Bids</td>
<td>May 7, 2014</td>
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<tr>
<td>Award Contract</td>
<td>May 13, 2014</td>
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<tr>
<td>Begin Construction</td>
<td>June 2014</td>
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<tr>
<td>Substantial Completion</td>
<td>October 2014</td>
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<tr>
<td>Assessment Hearing</td>
<td>October 2014</td>
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<tr>
<td>Final Completion</td>
<td>Spring 2015</td>
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Discussion Items

- Eyebrow Island
- Parking Alternatives
  - Carl Eck Parking Lot
  - Fire Barn Road bump out parking
- Sidewalk
  - Sidewalk from Lake Drive to Lexington Avenue
  - Sidewalk from Lake Drive to Carl Eck Park
  - No Sidewalk
- Proposed Assessment Rate
  - Current Rate is $3,500 per unit
  - Proposed Rate is $3,950 per unit
Questions and Comments?