



# 2014 Street and Utility Improvement Project



Public Hearing  
February 18, 2014

# Presentation Summary

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





# 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

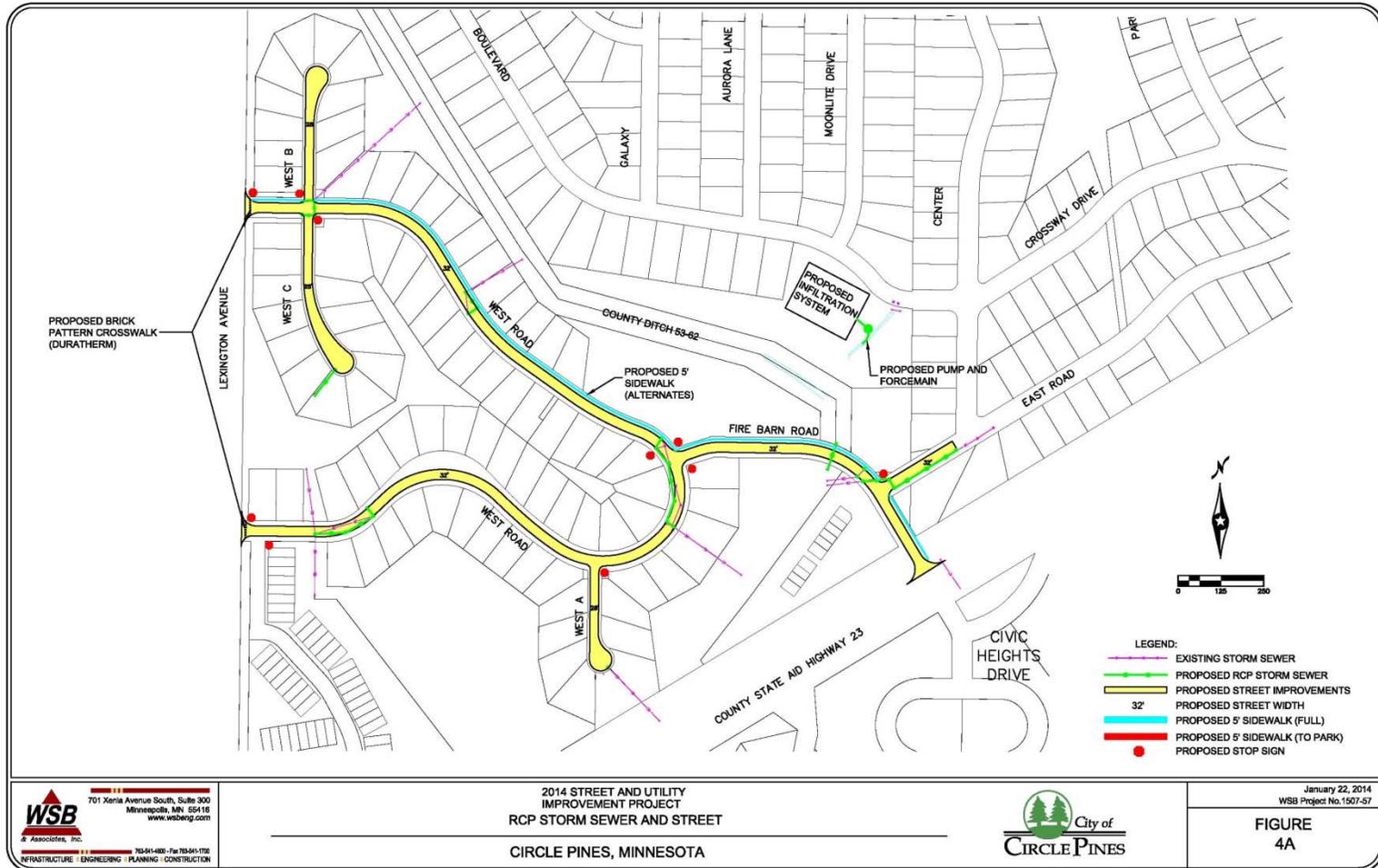
### ❖ Complete reconstruction including curb and gutter, bituminous pavement, and subgrade preparation

### ❖ 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

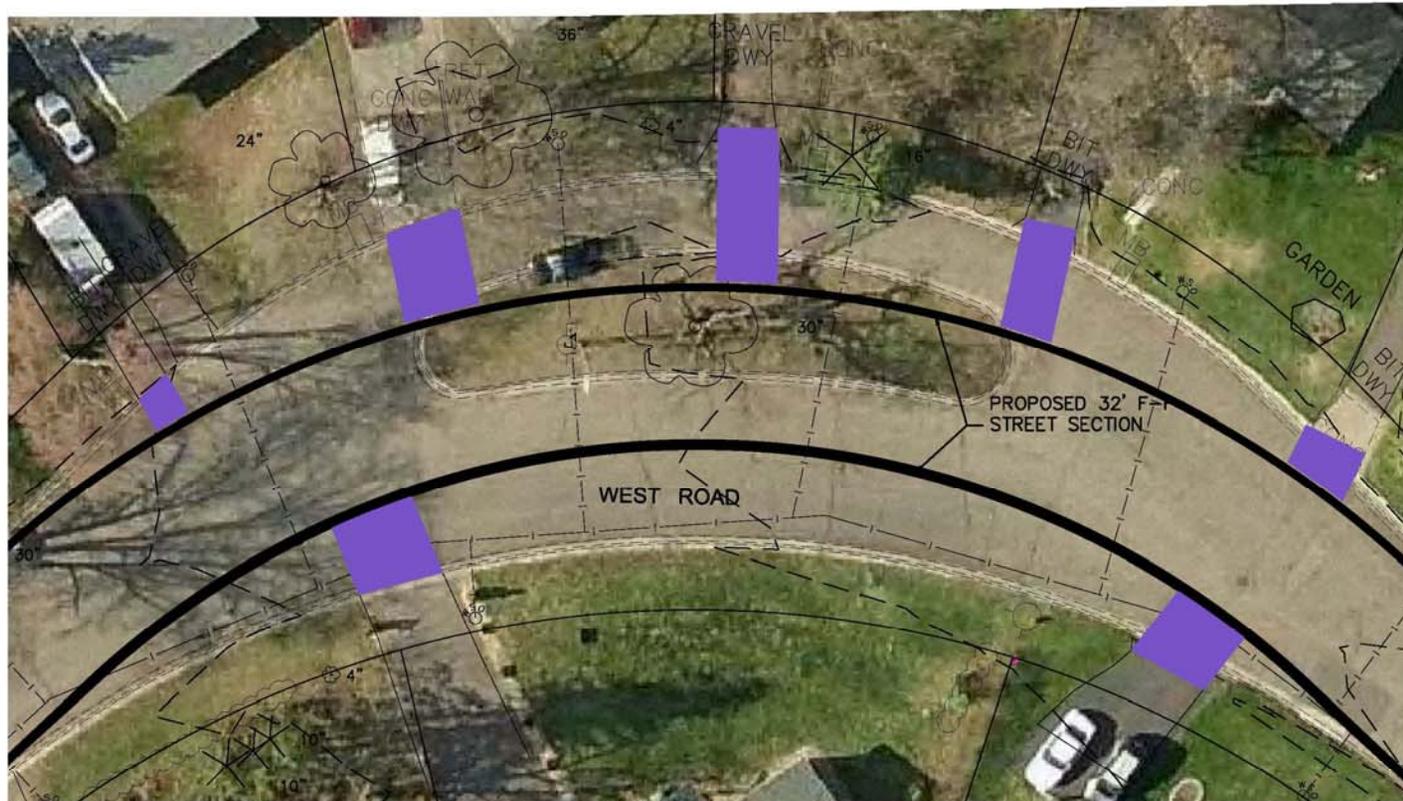


# Proposed Improvements

- Eyebrow Cul-de-sac “Banana”
  - ❖ Consider to eliminate - maintenance issue



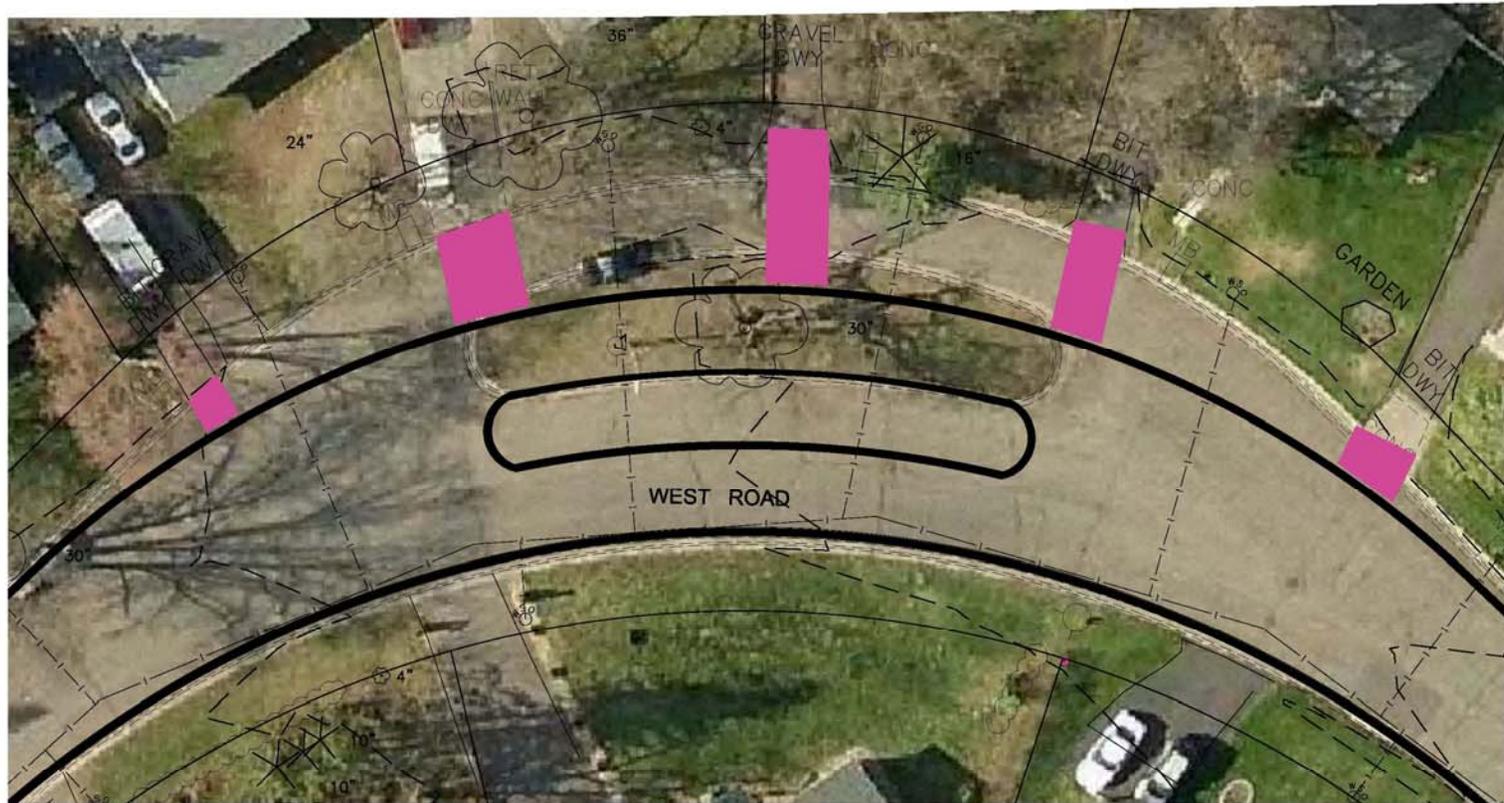
# Banana Option 1



## Option 1

- Center the road in the ROW
- Extend driveways from north and south side

# Banana Option 2



Option 2



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2014 STREET AND UTILITY  
IMPROVEMENT PROJECT

CIRCLE PINES, MINNESOTA

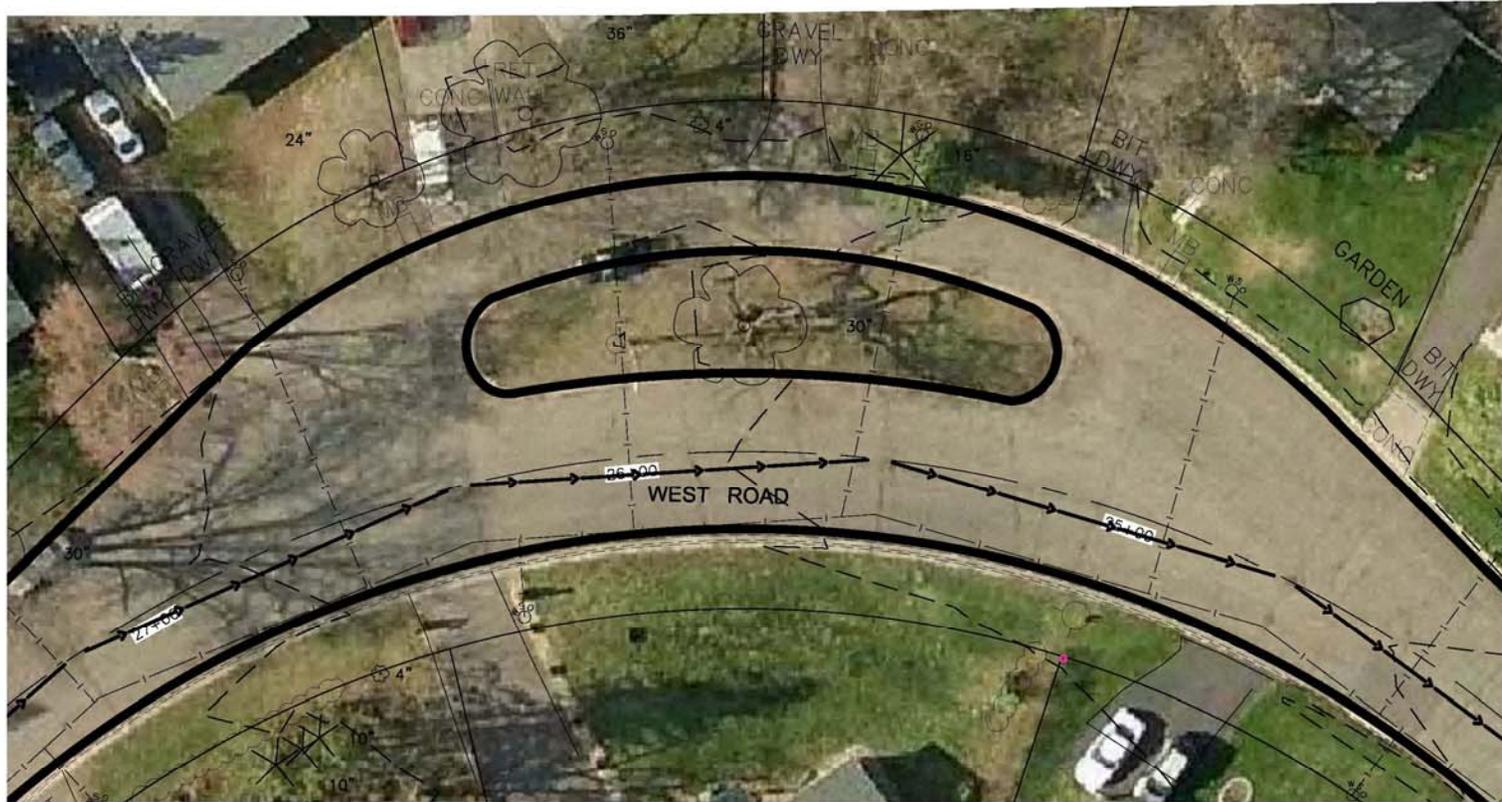


January 22, 2014  
WSB Project No. 1507-57

FIGURE  
6B

- Keep a center median
- One way traffic each side
- Extend driveways from north side
- These driveways enter from east only

# Banana Option 3



Option 3



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2014 STREET AND UTILITY  
IMPROVEMENT PROJECT

CIRCLE PINES, MINNESOTA



January 22, 2014  
WSB Project No. 1507-57

FIGURE  
6C

- Restore to original condition

# Proposed Improvements

## ■ Pedestrian Facilities

### ❖ 5-foot concrete sidewalk

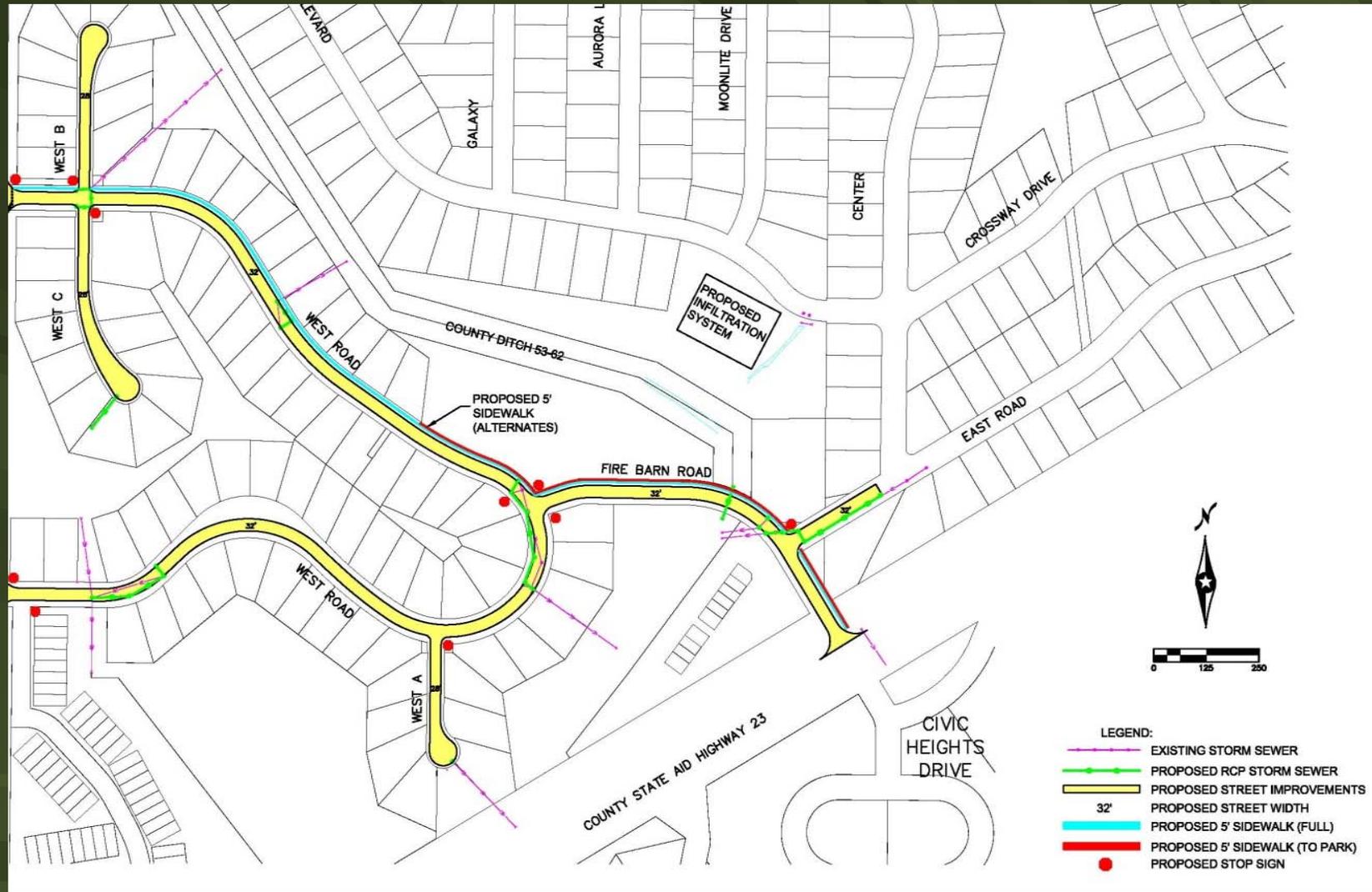
- Pedestrian Facility Plan - Connection between Lake Drive and Lexington Avenue
- Sidewalk Options
  - Lake Drive to Lexington Avenue
  - Lake Drive to Carl Eck Park
  - No Sidewalk

### ❖ Brick pattern crosswalk (Duratherm)

- Lexington Avenue intersections



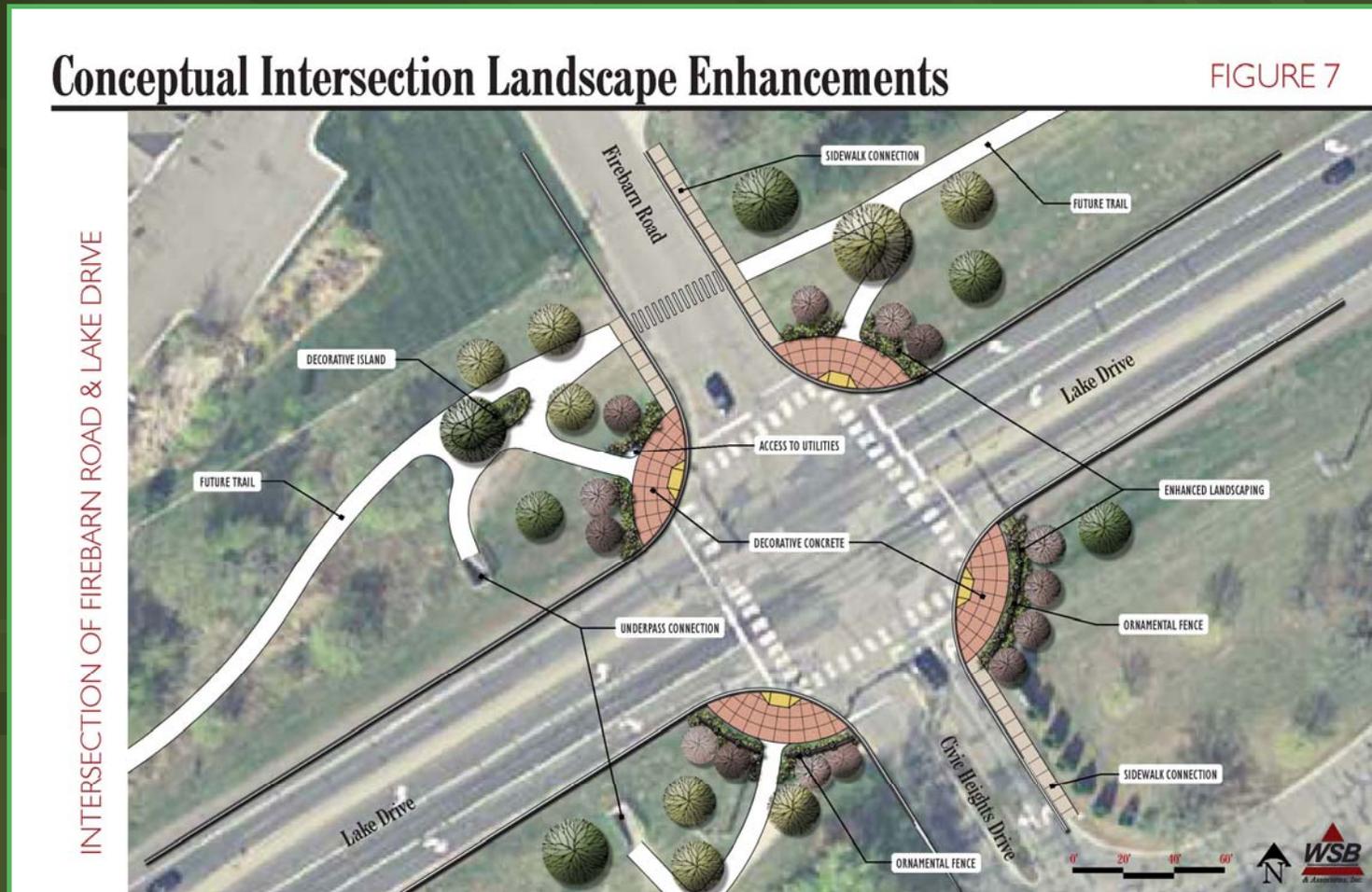
# Sidewalk Options



- Option 1 – Lake Drive to Lexington Avenue - \$99,200
- Option 1 – Lake Drive to Carl Eck Park - \$62,500

# Intersection Improvements

- Fire Barn Road / Lake Drive / Civic Heights Drive

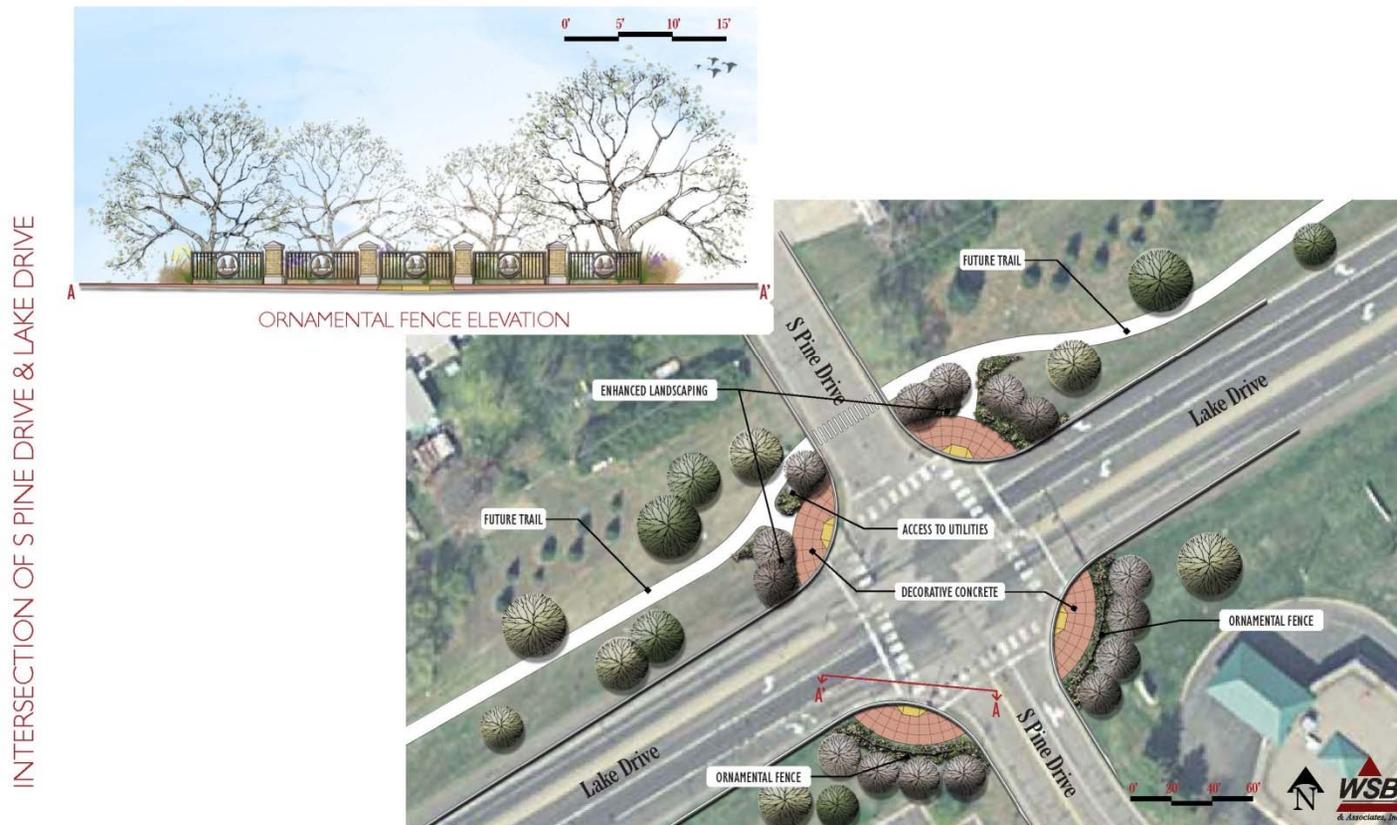


# Intersection Improvements

## ■ Pine Drive / Lake Drive

### Conceptual Intersection Landscape Enhancements

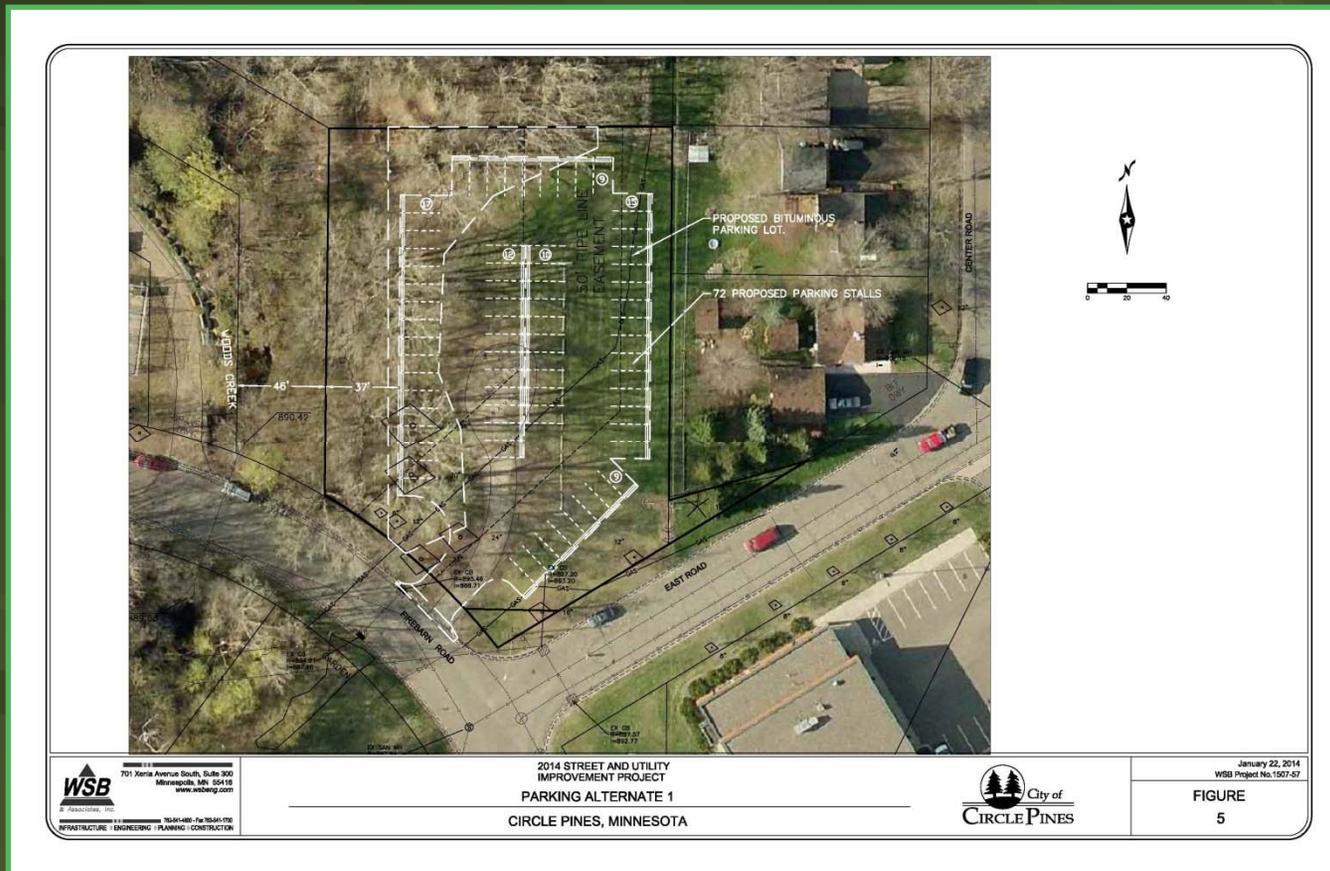
FIGURE 8



# 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



# Proposed Improvements

## ■ Storm Sewer

### ❖ Drainage Improvements

#### ➤ Resident noted drainage concerns:

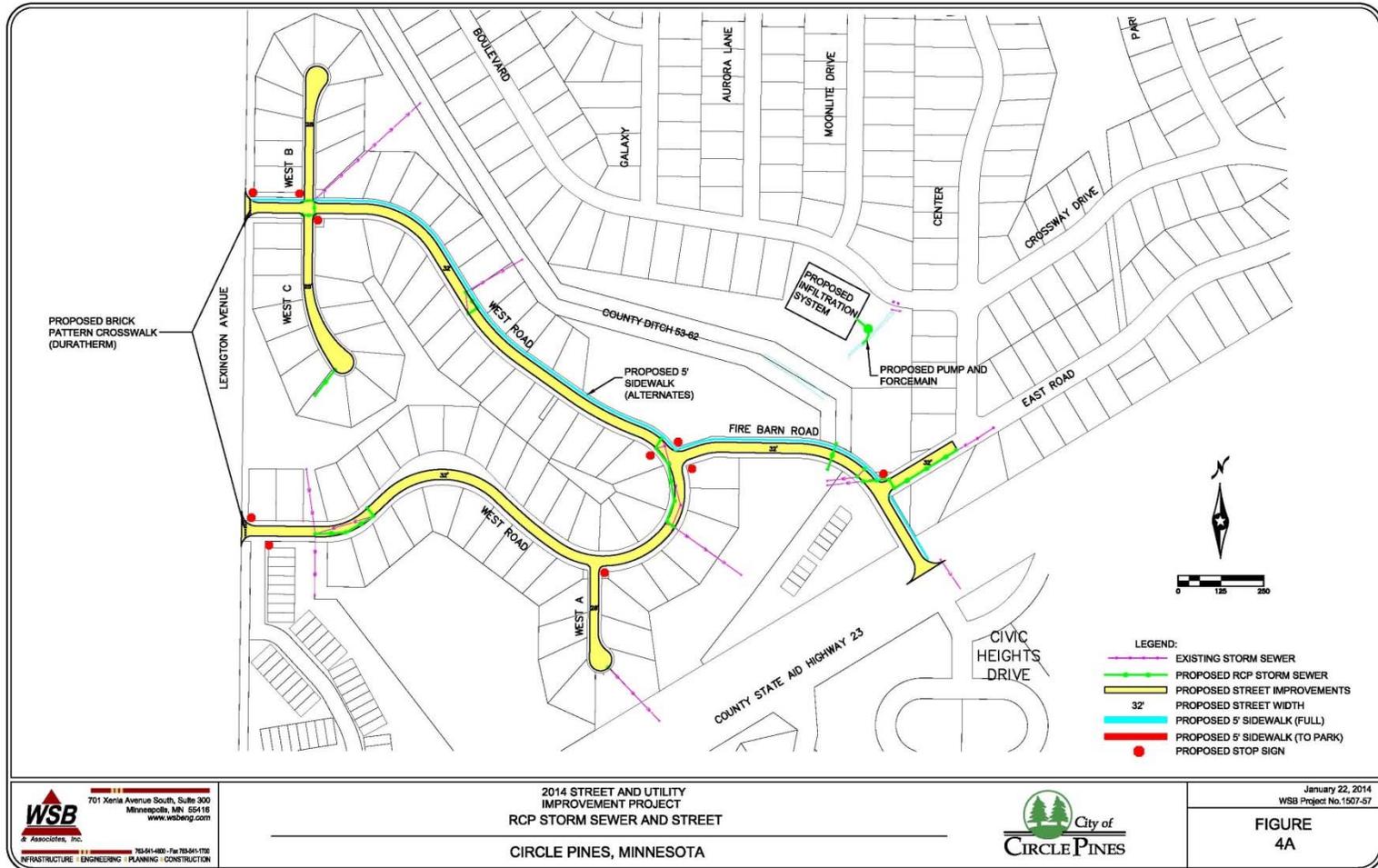
- Corner of West Road and West Road A
- West Road B cul-de-sac

### ❖ 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

## ■ **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

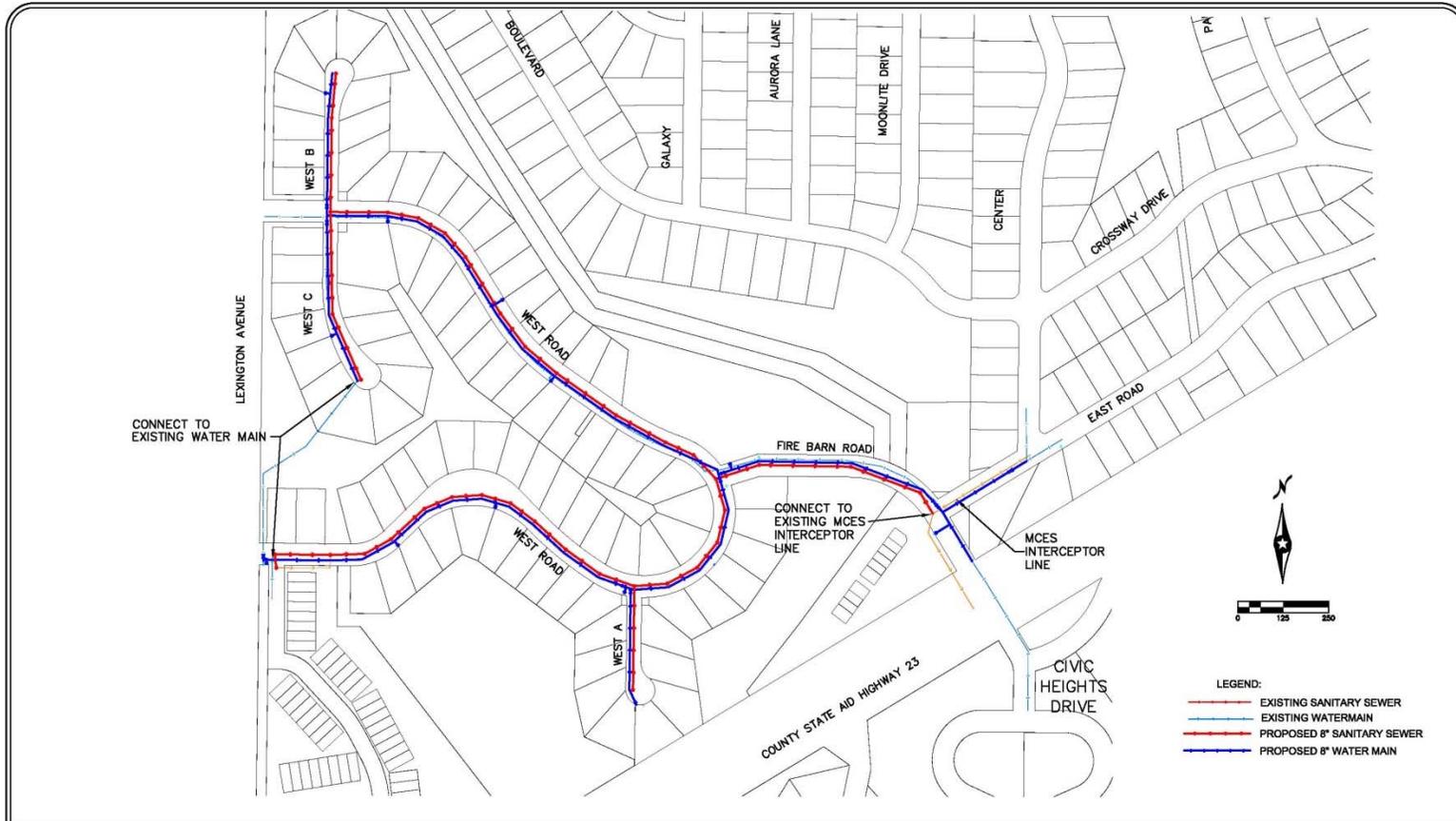
## ■ **Water Main Replacement**

- ❖ 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

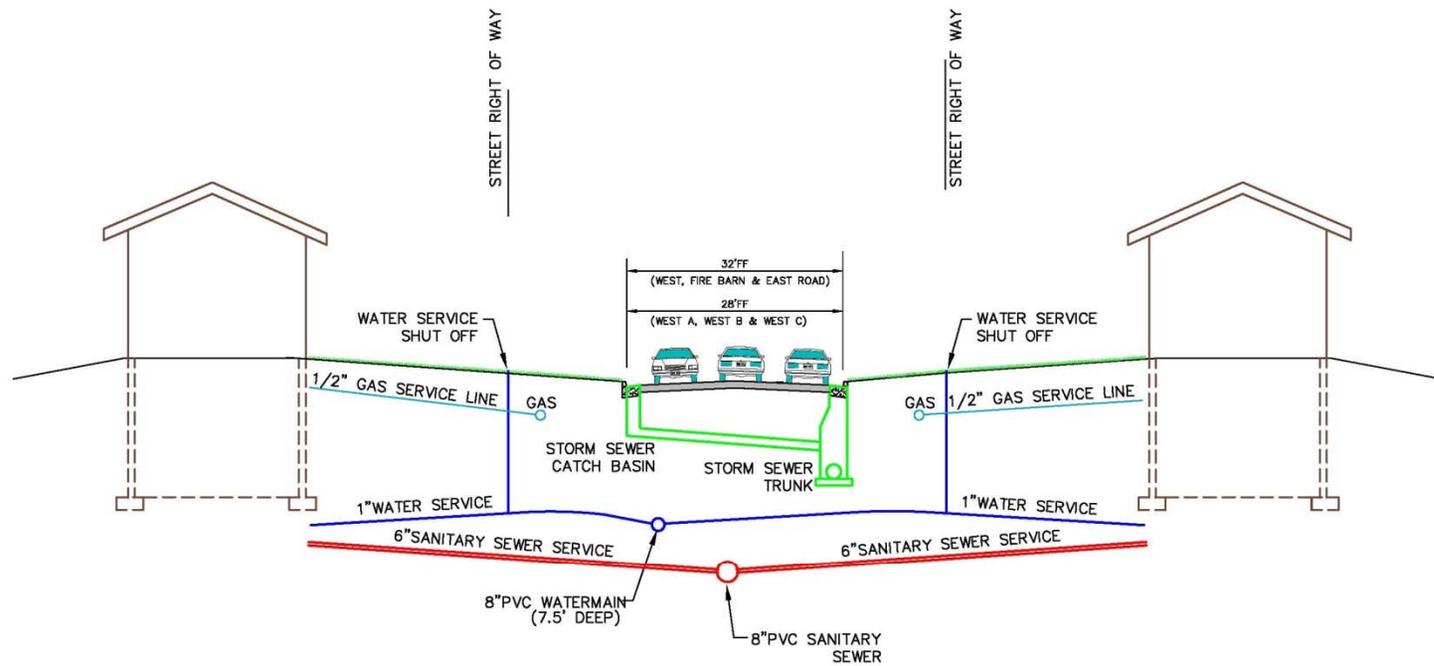


# Proposed Improvements

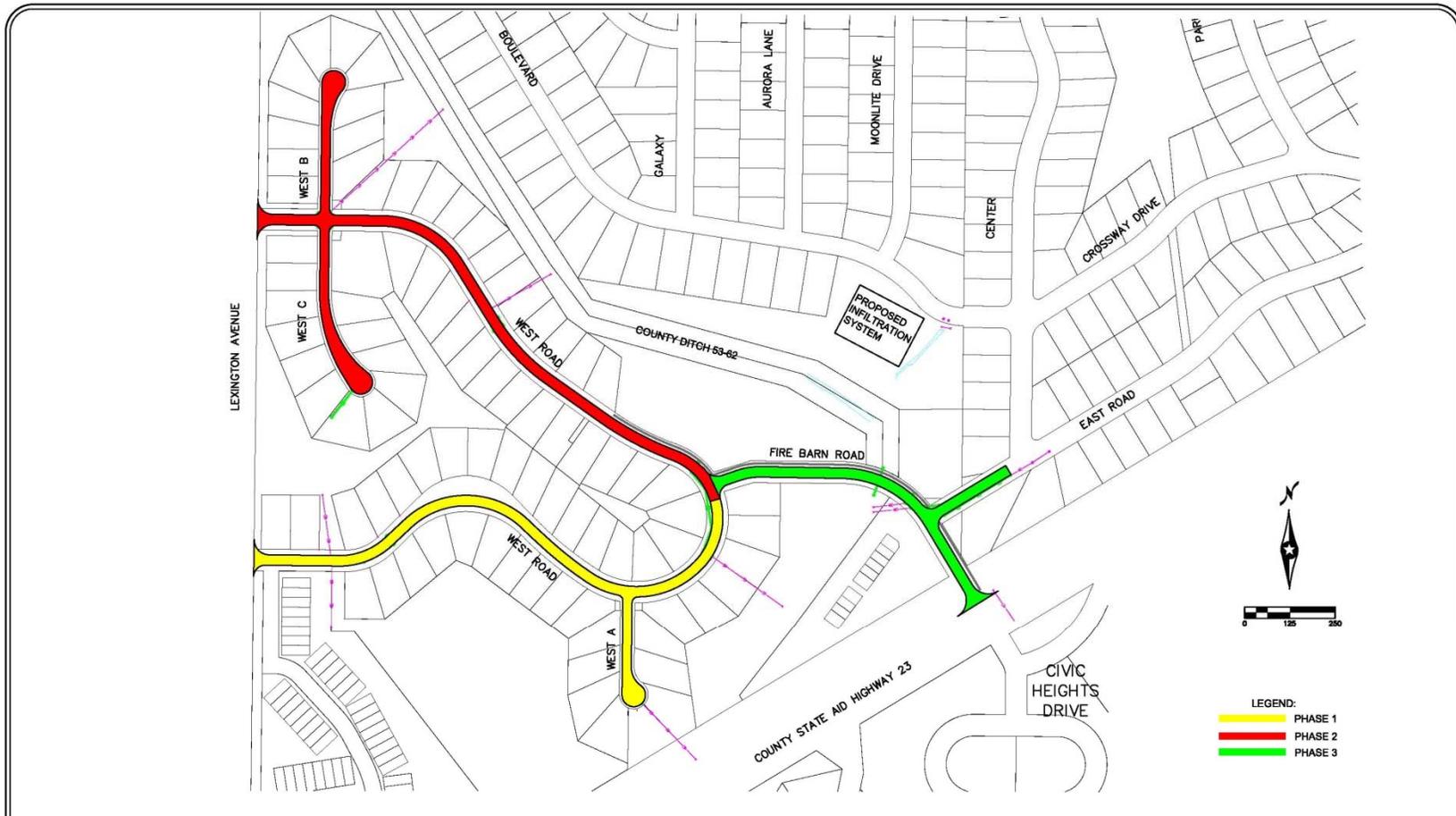
## ■ Environmental Investigation

- ❖ 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

# Proposed Improvements



# Proposed Phasing



# Project Costs

## Summary of Cost

	Total
Street Improvements	\$1,517,600
Sanitary Sewer Improvements	\$662,400
Water Main Improvements	\$599,600
Storm Sewer Improvements	\$462,900
Aesthetic Intersection Improvements	\$92,400
<b>Total</b>	<b>\$3,334,900</b>
Alternate 1 – Sidewalk Improvements	\$62,500 - \$99,200
Alternate 2 – Parking Option 1 (Carl Eck Parking Lot)	\$82,000
Alternate 3 – Parking Option 2 (Fire Barn Road Bump Out)	\$32,900
<b>Total Alternates</b>	<b>\$214,100</b>
<b>Project Total (with Alt)</b>	<b>\$3,549,000</b>

# Assessment Policy and Funding

- Current Assessment Policy is a flat and equal rate
  - ❖ Current 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-foot 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

Total Street Improvement Cost	\$1,517,600
Total Assessable Units	117*
Assessment Rate	\$3,950
Total Assessment	\$462,150

\*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 (20 units) \$79,000

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

# Assessment Payment Methods

## Option 1

- Pre-pay full assessment amount without interest to the City of Circle Pines in November 2014 (30 days after the assessment hearing-to be held in October 2014)

## Option 2

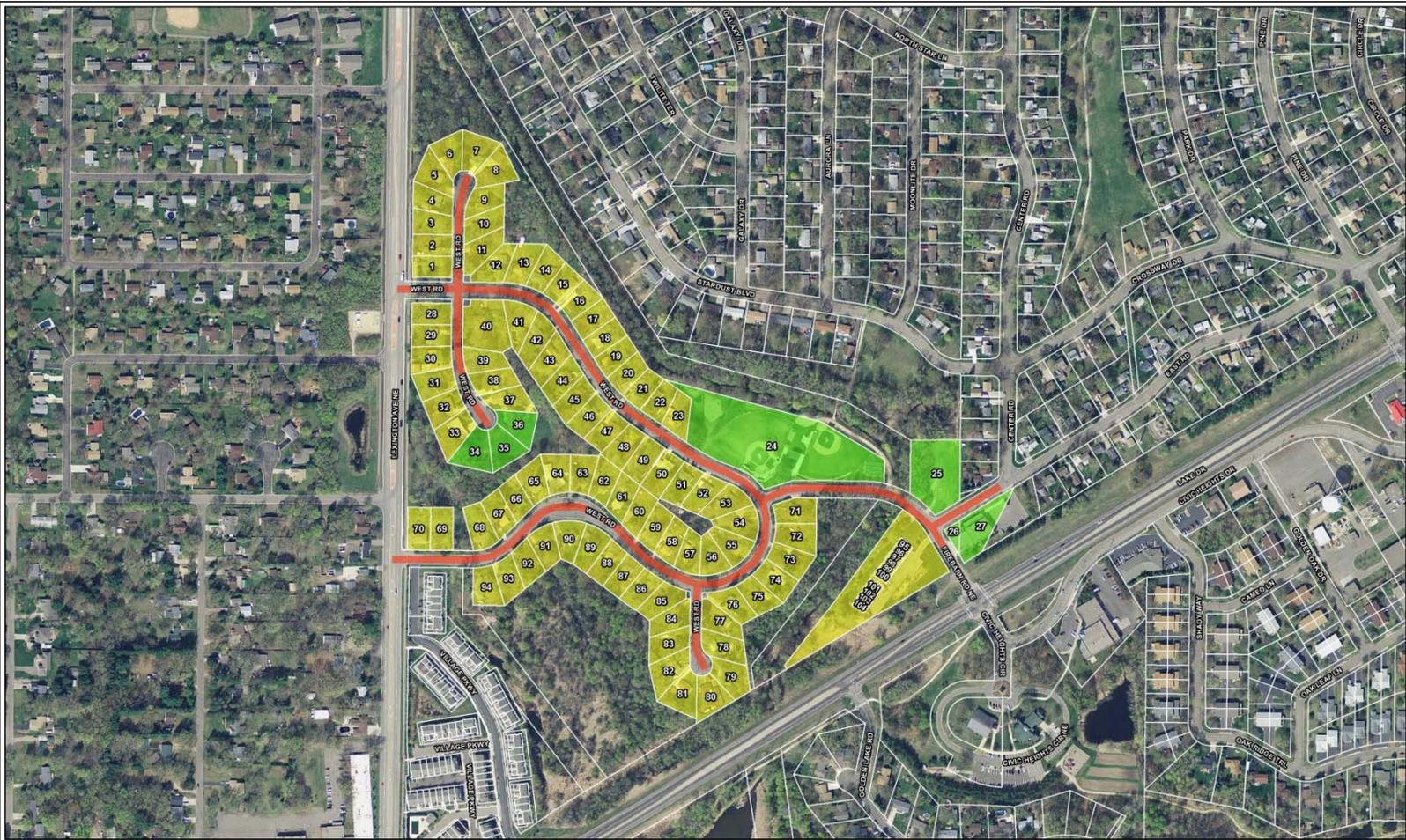
- Pay assessment with property taxes over a 10-year period at 5.0%(estimated, contingent on bond sale) interest starting in 2015

## Partial Payment Options

- Pre-pay partial assessment amount without interest to the City of Circle Pines in November 2014
- Pay off remaining assessment amount in November of such year

## Hardship Deferrals

# Assessable Units



— Street & Utility Improvement Project Area  
 Assessed Parcels  
 City Parcels

2014 Street and Utility Improvement Project  
 Assessed Properties  
 City of Circle Pines MN



Figure 9  
 January 28, 2014  
 WSB Proj No 1507-570



Map Date: 1/10/14; Data Date: 1/10/14; Scale: 1" = 300'

# Funding Scenario

## Proposed Funding

Special Assessments	\$462,150
Street Reconstruction Fund	\$1,101,650 – \$1,317,750
Sanitary Sewer Fund	\$662,400
Water Main Fund	\$599,600
Storm Water Fund	\$462,900
General Fund	\$46,200
<b>Total Funding</b>	<b>\$3,334,900 – \$3,549,000</b>

# Proposed Schedule

- Public Informational Meeting January 22, 2014
- City Accepts Feasibility Study January 28, 2014
- Public Hearing/  
Authorize Plans February 18, 2014
- Submit RCWD Permit February 28, 2014
- City Approves Final Plans April 8, 2014
- Receive Bids May 7, 2014
- Award Contract May 13, 2014
- Begin Construction June 2014
- Substantial Completion October 2014
- Assessment Hearing October 2014
- Final Completion Spring 2015

# 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

**Questions and Comments?**