



REQUEST FOR COUNCIL ACTION

MEETING DATE: March 21, 2022

PREPARED BY: Jupe Hale, P.E., Asst. Public Works Director/Asst. City Engineer

AGENDA ITEM: 2022 Street Rehabilitation Program Public Hearing
Resolution No. 22-063

PREVIOUS ACTIONS:

City Council, at their February 2, 2022 meeting adopted resolutions establishing Street Rehabilitation Projects 22-01 and 22-02, ordering feasibility reports, receiving feasibility reports, establishing public hearings, declaring costs to be assessed, ordering preparation of assessment roll and ordering special assessment hearing.

RECOMMENDED COUNCIL ACTION:

Motion to open public hearing.

Motion to receive two letters of objection from property owners. Addresses listed below are in the proposed 22-02 Deerwood Homes and Eagle Lake areas. Objection letter is on file with the Engineering Department.

11500 72nd Ave N

11548 72nd Ave N

Motion to close public hearing.

Motion to adopt Resolution No. 22-063 ordering Townhouse Villages at Eagle Lake Project No. 22-01 and Deerwood Homes and Eagle Lake Area Project No. 22-02, adopting the special assessments against benefitted lands, ordering plans, approving plans and authorizing advertisement for bids.

COMMENTS:

Project 22-01 consists of local streets in the Townhouse Villages at Eagle Lake area (159 single family detached units, 257 multifamily attached (high density) units, commercial property (3.03 acres), and city/institutional property (4.44 acres)) proposed to be assessed. Project 22-02 consists of local streets in the Deerwood Homes and Eagle Lake areas (340 single family

detached units and six single family attached (medium density) units, and city/institutional property (52.23 acres)) proposed to be assessed.

The total number of properties proposed to be assessed in the 2022 program is 499 single family detached units, 257 multifamily attached (high density) units, six single family attached (medium density) units, 3.03 acres of commercial, and 56.67 acres of city/institutional. The attached maps indicate where the proposed projects and affected properties are located.

The total combined cost of the projects is estimated to be \$14,123,650.00. Based on the estimated combined project costs and the city's policy of funding approximately 50% of the local street reconstruction costs (not including preservation and trunk utilities), the proposed assessment is \$7,000.00 per lot for single family detached units, \$4,200.00 per unit for single family attached (medium density) \$2,800.00 per unit for multi-unit attached (high density), \$21,875 per acre commercial, and \$17,500 per acre city/industrial. The total amount to be assessed to benefitting properties is \$5,295,700.00. The city contribution is estimated to be \$8,827,950.00. The city's contribution will be funded by the Street Reconstruction Program Funding, Trunk Funds, Municipal State Aid and Parks Department.

The plans and specifications for Townhouse Villages at Eagle Lake Area Street Rehabilitation Project No. 22-01 and Deerwood Homes and Eagle Lake Area Street Rehabilitation Project No. 22-02 have been prepared and are on file at the City Engineering Department. It is recommended that Council conduct the public hearing and if all issues are appropriately addressed, adopt Resolution No. 22-063 ordering the projects and levying special assessments.

It is further recommended that Council approve the plans and specifications for Townhouse Villages at Eagle Lake Area Street Rehabilitation Project No. 22-01 and Deerwood Homes and Eagle Lake Area Street Rehabilitation Project No. 22-02 and authorize advertisement for bids.

ATTACHMENTS:

- Attachment A: Resolution No. 22-063
- Attachment B: Proposed assessment rolls
- Attachment C: Project No. 22-01 area map
- Attachment D: Project No. 22-02 area map
- Attachment E: Resident objection area map
- Attachment F: Public hearing exhibits