

2024 Street Improvement Project

Feasibility Study & Public Hearing

February 6, 2024



2024 Street Improvement Project

- City Council authorized the preparation of a Feasibility Study in July of 2023.
- Streets were selected based on pavement conditions.
- Reconstruction streets - pavement sections are in poor condition but have solid base.
- Mill and overlay streets show signs of deterioration, but still have structural strength.

<u>Mill & Overlay streets in the Liberty area:</u>	<u>Full Pavement Reconstruction:</u>
<ul style="list-style-type: none">• Adeline Grn• Eben Grn• Eben Ct.• Eben Way• Newman Trail• Liberty Ave.• Liberty Pkwy• Heritage Ct.• Kinship Green N• Homestead Green• Homeward way• County Rd.• Harvest Grn• Heritage Ave.• Planting Green• Tending Green• Farm Hill Green Rd	<ul style="list-style-type: none">• Greeley Street S (Myrtle to Orleans St)• Lake Street W (West of Greeley)• Abbott St W (Greeley St. to Owens St. S)• Owens St S (Greeley to Willard St.W)• Willard St W (Owens St. S to Center St.S)• Center St S (Willard St. W. to Pine St. W.)• 2nd Street (Nelson St. to Willard St E)• 62nd Street (east of Timber Way) <p>Total Project 3.52 miles.</p>

2024 Street Projects

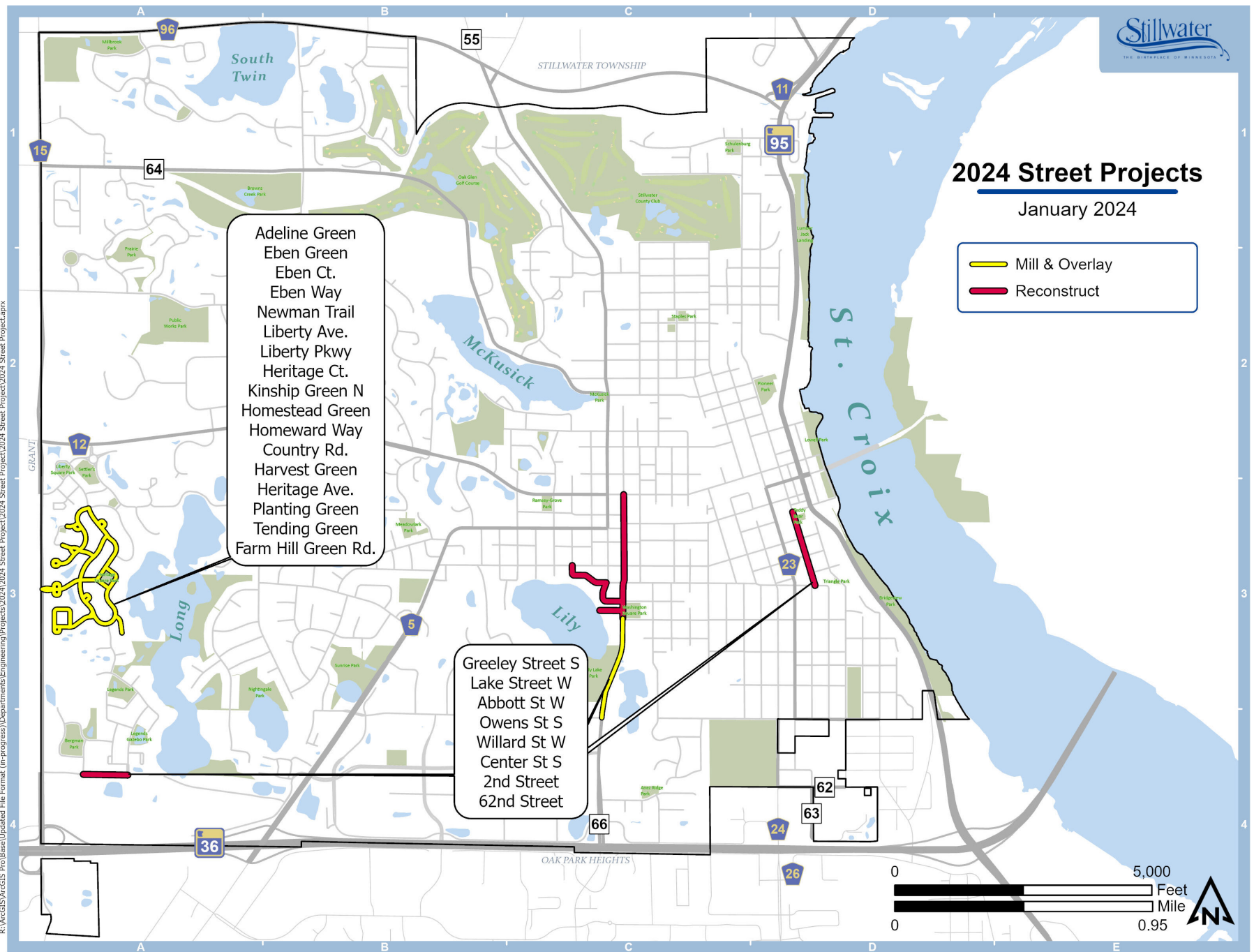
January 2024

- Mill & Overlay
- Reconstruct

Adeline Green
Eben Green
Eben Ct.
Eben Way
Newman Trail
Liberty Ave.
Liberty Pkwy
Heritage Ct.
Kinship Green N
Homestead Green
Homeward Way
Country Rd.
Harvest Green
Heritage Ave.
Planting Green
Tending Green
Farm Hill Green Rd.

Greeley Street S
Lake Street W
Abbott St W
Owens St S
Willard St W
Center St S
2nd Street
62nd Street

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Street Reconstruction

(Abbot and Willard Streets area west of Greeley)

- Streets were constructed in early 1970's.
- Existing pavement section is in the range of 5-6" asphalt and about 6-8" gravel.
- The streets are 22-28 feet wide, with no concrete curbs, there are utilities and storm sewer serving the area.
- Propose to reclaim asphalt and regrade for base.
- Install concrete curb and gutter and 4 inches of asphalt.
- Repair and replace catch basins and sanitary manholes where needed.
- Extra storm sewer pipes and catch basins would be added as needed.
- Loop the watermain in the area and replace all galvanized water services to copper.

Street Reconstruction

(2nd Street from Nelson St. to Willard St. E)

- 2nd Street was last worked on in the early 1970s.
- Existing pavement section is in the range of 6-7" asphalt and about 12" gravel.
- The street ranges between 24-28 feet wide, with no curbs in two blocks and bituminous curb on one block, there are utilities and storm sewer serving the area.
- Propose to reclaim asphalt and regrade for base.
- Install concrete curb and gutter and 4 inches of asphalt.
- Repair and replace catch basins and sanitary manholes where needed.
- Extra storm sewer pipes and catch basins would be added as needed.
- Galvanized water service will be replaced with copper pipes.

Street Reconstruction

(62nd Street between Timber Way and Legend Boulevard)

- It is not known when it was Last worked on this section of road.
- The road tapers from 36 feet at Timber Way to 22 feet at Legend Boulevard.
- Soil boring show existing pavement section as 4 inches asphalt and about 8 inches of gravel.
- Propose to reclaim asphalt and regrade for base.
- Add 4 inches of asphalt.
- Repair ditches on both sides of the road as needed.

Partial Street Reconstruction

Greeley from Myrtle to Orleans St. W

- Greeley Street was last worked on in the early 1970s
- Existing pavement section is in the range of 5-9" asphalt and about 12-19" gravel.
- The street is 43 feet wide, with concrete curb and gutter, storm sewer and concrete sidewalk on both sides of the road from Myrtle St. to Churchill St. and only on the west side from Churchill St. to Orleans St.
- The City hired a consultant (SEH) to study the traffic on Greeley Street and the possibility of adding bike lanes. The result of the study is available online for review.

1. Greeley Street from Myrtle St. To Churchill St.

- Propose reclaim full pavement section and regrade for base, remove about 5 inches sub base and add 5” of pavement.
- Repair damaged curb and gutter, and sidewalk.
- Remove and replace existing undersized catch basin inlets with larger ones, add storm sewer pipes and catch basins as needed.
- Repair and seal sanitary sewer manholes as needed.
- Update any pedestrian ramps to comply with ADA standards

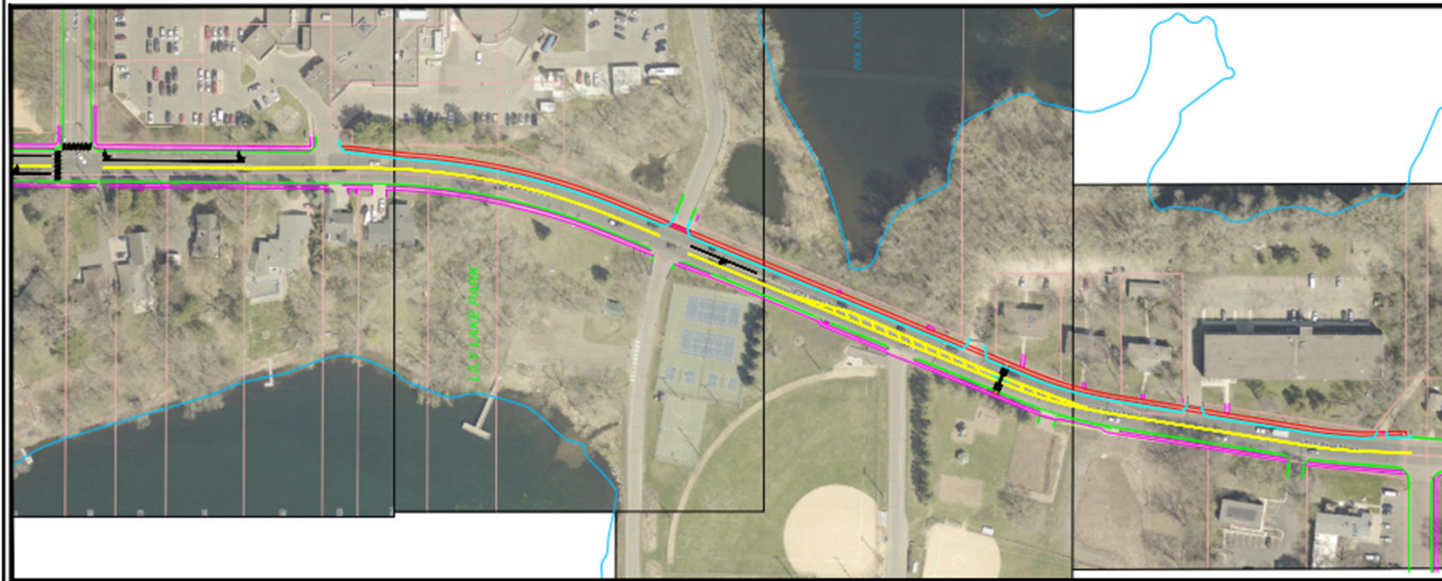
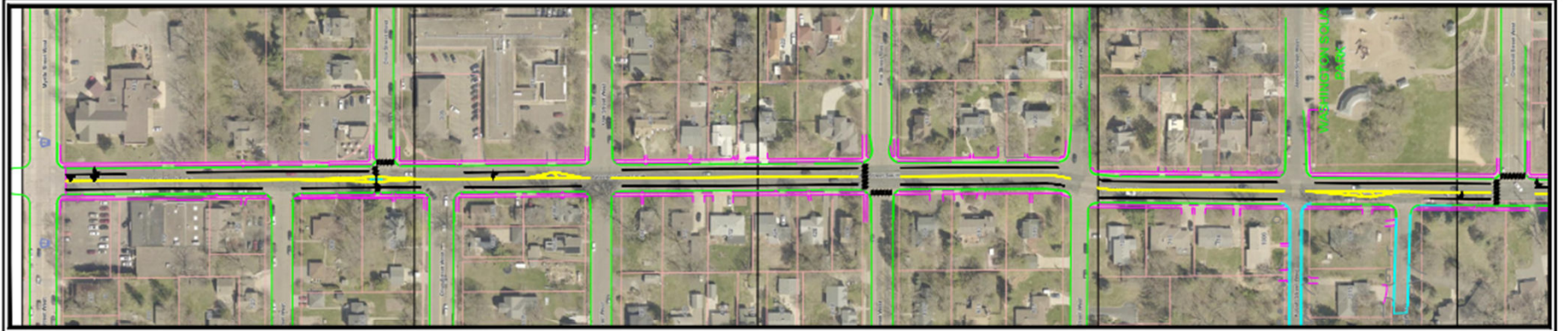
2. Greeley Street from Churchill St. to Orleans St.W

- Narrow the road by 7 feet on the west side, add 5 feet wide sidewalk to the west side of Greeley along the apartment buildings in the south to the existing sidewalk at the emergency entrance to Lake view hospital.
- Propose Mill & Overlay the top 4 inches of pavement.
- Repair damaged curb and gutter, and sidewalk.
- Remove and replace existing undersized catch basin inlets with larger ones, redirect collected storm water along Churchill street from heading north and into Lily lake without treatment, to the treatment pond south of lakeview Hospital for treatment and then to Lily lake.
- Repair and seal sanitary sewer manholes as needed.
- Update any pedestrian ramps to comply with ADA standards.

2024 Street Improvement Project

The City hired a consultant (SEH) to conduct a study and prepare a survey for the Greeley Street improvements and the possibility of adding turning lanes and bike lanes, a summery report is available on the City website for public to view. The findings from the survey:

- Parking on Greeley Street will remain the same with no changes.
- Striping at the intersection of Greeley St. and Churchill St. remains unchanged.
- Add striping on Greeley Street to separate traffic lanes from Parking/biking lanes.
- Add left turning lane from Greeley north bound on to Olive Street West, and to Lily Lake Park.
- Add right turn lane from Greeley Street north bound on to Myrtle Street East bound.
- Add Pedestrian crosswalks on Greeley with refuge island at Olive Street and at Lily lake.



- LEGEND**
- EXISTING CURB —
 - EXISTING SIDEWALK —
 - PROPOSED CURB —
 - PROPOSED SIDEWALK —
 - PROPOSED STRIPING —
 - LOT LINES —

NO.	BY	DATE	REVISIONS	ITEM	DESIGN	CHECKED



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

Date: _____ Reg. No. _____

S. GREELEY STREET STRIPING PLAN

2024 STREET IMPROVEMENT RECONSTRUCT

FILE NO. 2024-02

Street Reconstruction Summary

Full Reconstruction, Abbott and Willard west of Greeley, and 2nd St.

Length of Construction - 0.47 miles

of properties - 32

CONSTRUCTION COSTS (Includes Engineering and contingencies)
\$733,580

Partial Reconstruction Greeley Street

Length of Construction - 0.8 miles

of properties - 36

CONSTRUCTION COSTS (Includes Engineering and contingencies)
\$1,667,267

TOTAL STREET RECONSTRUCTION COSTS \$2,392,474

Mill and Overlay

Liberty Area

- These Streets were constructed in 1998-2000.
- Streets are 24-28 feet wide with concrete curb and gutter, storm sewer, and sidewalks on most of the streets.
- Pavement section consists of 8 inches gravel and 4 inches asphalt.
- Propose mill the top 1.5 inches of pavement and overlay with new 1.5 inches of pavement.
- Repair curbs, sidewalks, catch basins and manholes.
- Upgrade pedestrian ramps to ADA standards.

Mill And Overlay - Summary

Total Length 2.25 miles

Number of Properties 200

TOTAL MILL AND OVERLAY COST \$908,894

Financing

Project is financed through City funds and Assessments.

Mill and Overlay Streets Assessed - 80% to property owners.

Street Reconstruction Assessed - 70% to property owners.

Greeley Street is a State Aid Route and assessed -50% to property owners.

2024 Street Improvement Project Costs

Reconstruction	\$2,392,474
Mill and Overlay	\$ 908,894
Total Project	\$3,301,368

2024 Street Improvement Project Funding

- Total Assessment collected from the project = \$1,486,105
- City Funding = \$1,815,263
- Bonding \$980,000
- Utility funding \$ 70,000
- State Aid Funding \$765,263

- Total cost of the project = \$3,301,368**

Proposed Assessments

Footage method (Non-residential properties)

Unit method for residential property

- Standard interior lot: 1 unit
- Duplex : 1 unit per address
- Corner lot: 0.5 units for each side improved.
- Multi units are assessed at 0.2 units for each extra unit (House Apartment =1.2 units)
- Condominium = 0.8 units
- Multifamily (Apartment Buildings) =0.8 units

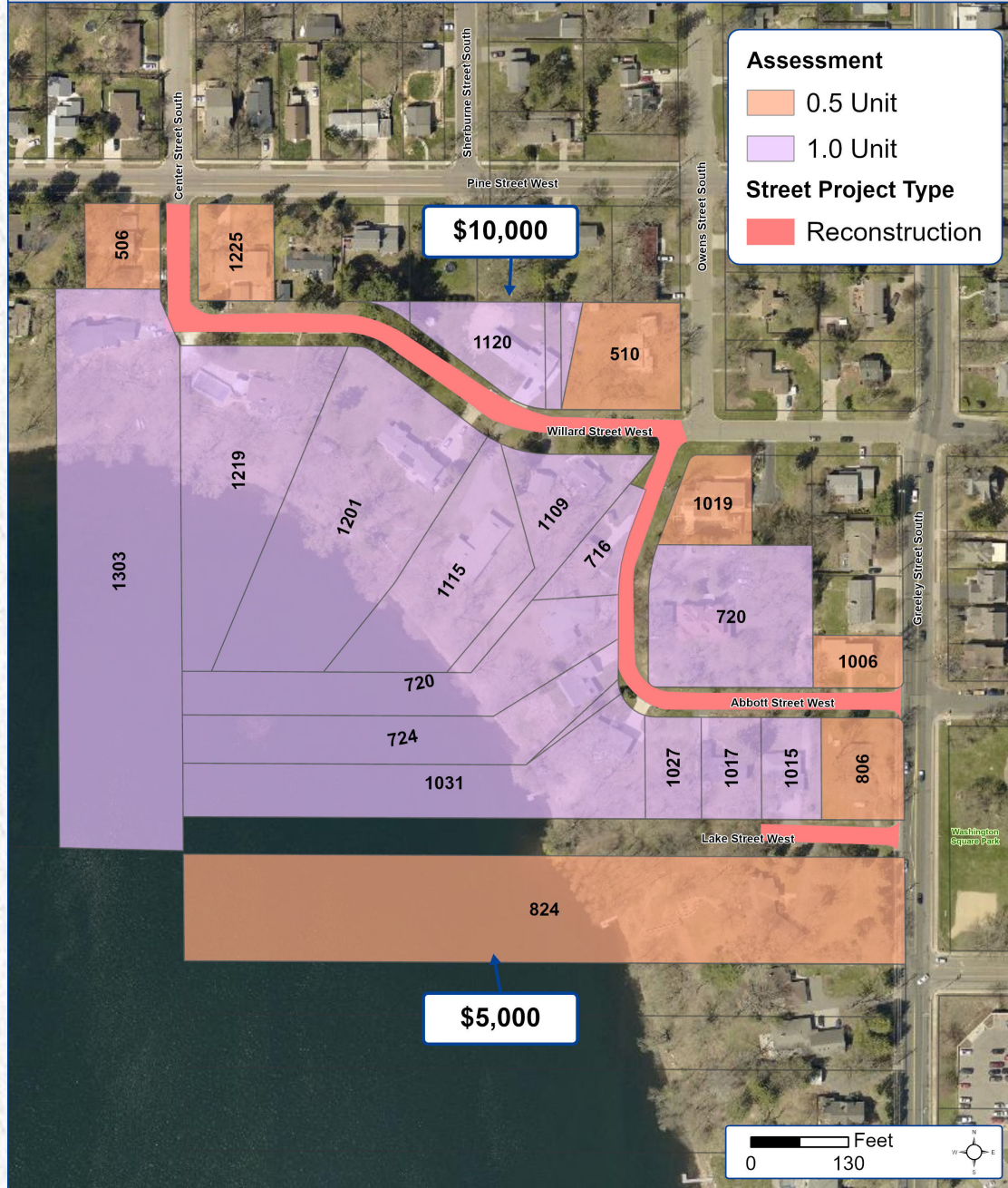
Preliminary Project Cost Summary Table

Construction Type	Estimated Assessment Rate*	Appraised Benefit Value	Assessment Type	Assess Units
Mill and Overlay –Liberty area	\$ 3,550.00	\$ 4,000.00	Unit	191
Mill and Overlay – Liberty area -City of Stillwater	\$ 36.50		LF	1,145
Reconstruction West of Greeley Street	\$ 11,913.00	\$ 10,000.00	Unit	17.5
Reconstruction 2 nd Street	\$ 8,750.00	\$ 10,000.00		9.8
Partial Reconstruction Greeley Street Myrtle St. to Churchill St.	\$ 8,598.00	\$ 7,000.00	Unit	23
Partial Reconstruction Greeley Street Myrtle St. to Churchill St. – Linear foot	\$ 87.50		LF	881
Mill & Overlay Greeley Street from Churchill to Orleans St. W	\$ 1,550.00	\$ 4,000.00	Unit	91
Mill & Overlay Greeley Street from Churchill to Orleans St. W – Linear foot	\$ 75.00		LF	1165
Water Services	\$ 5,133.00		Unit	24

* The assessments are capped by the actual benefit the project would provide to the properties. The actual assessment would be finalized when the project is finished.

Abbott & Willard St Area - Project Assessment

January 2024



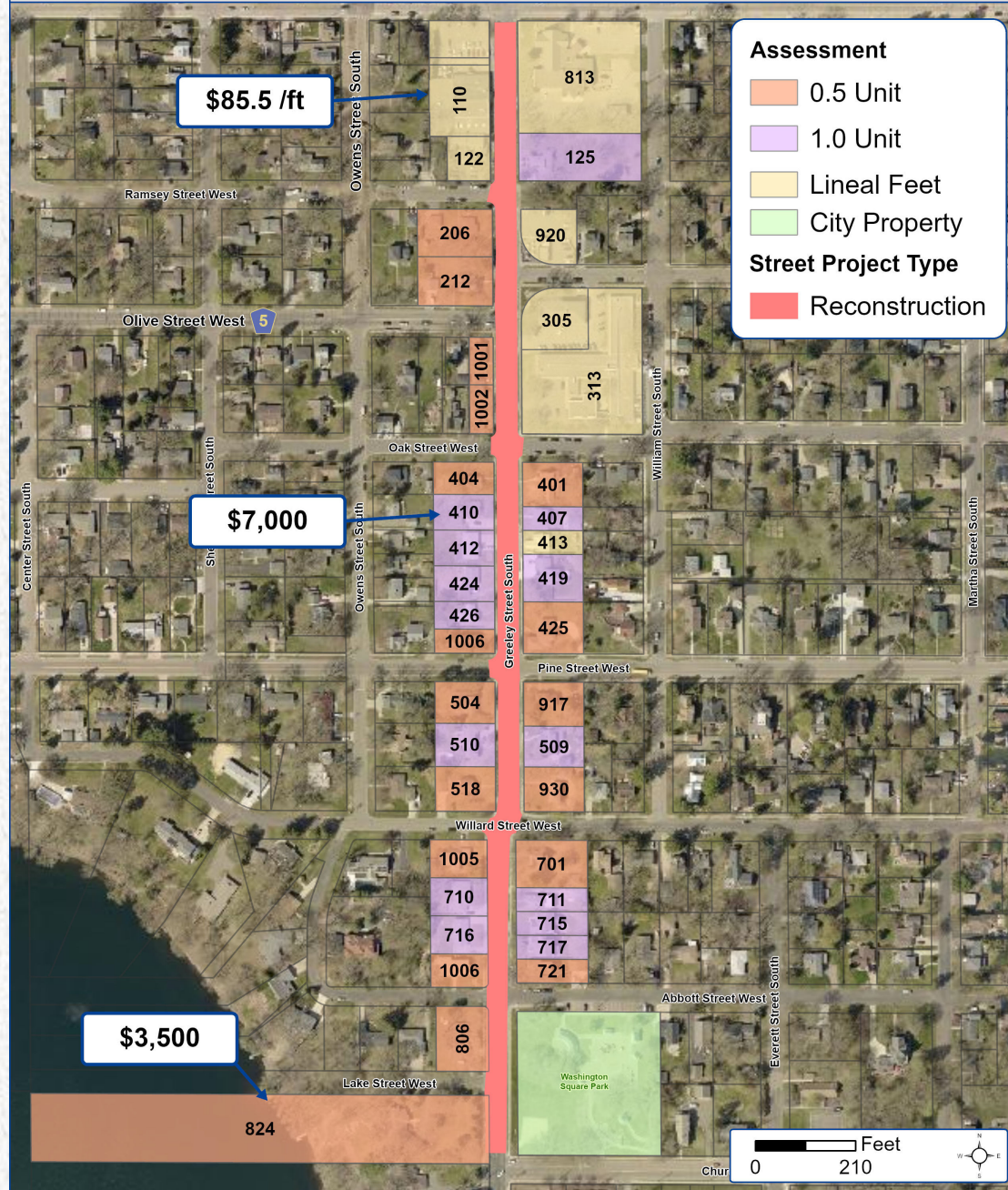
2nd Street - Project Assessment

February 2024



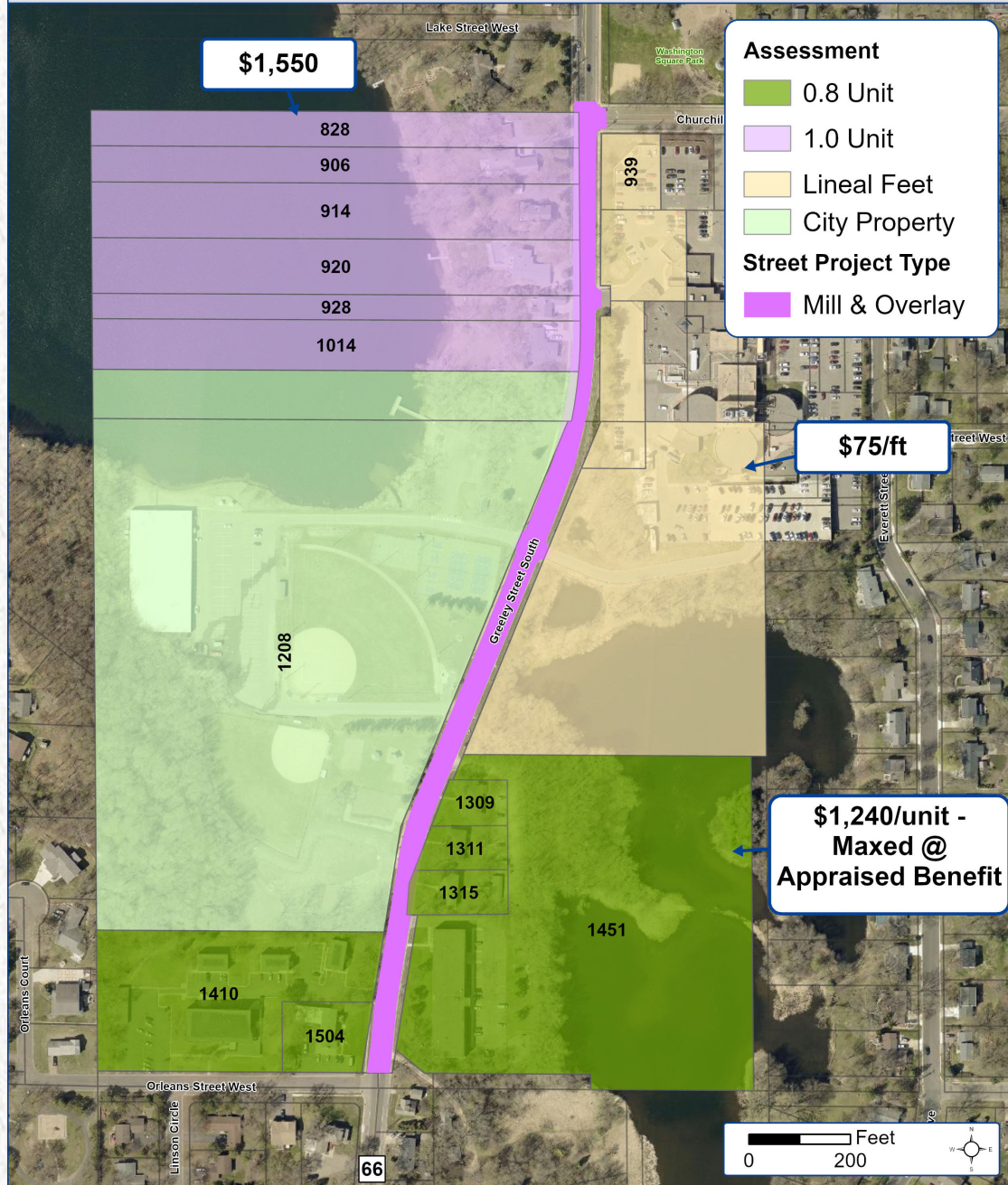
Greeley Street North Section - Project Assessment

January 2024



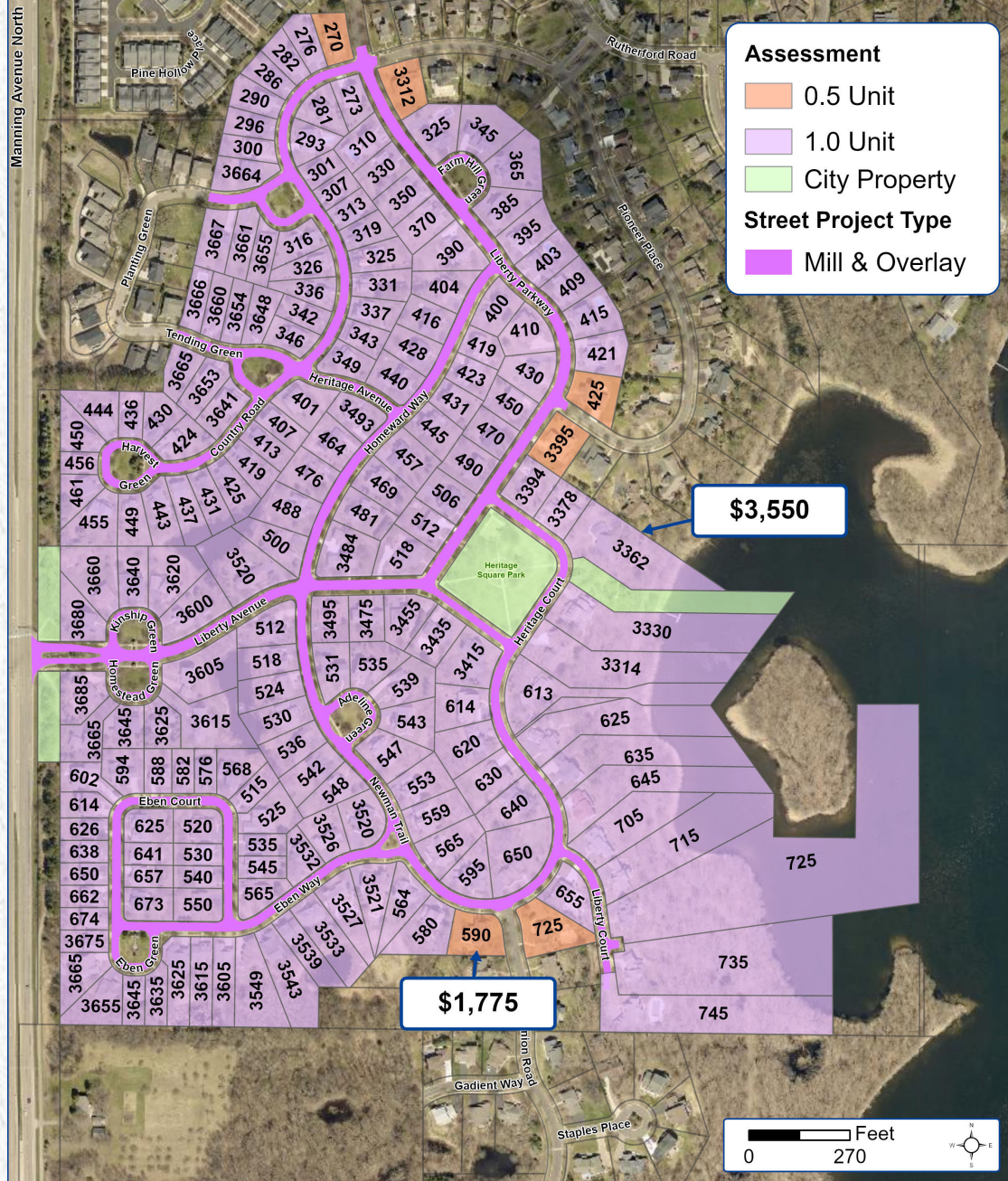
Greeley Street South Section - Project Assessment

January 2024



Liberty- Project Assessment

January 2024



62nd Street North - Project Assessment

February 2024



\$10,000 Assessment- *5.07% simple interest, 10-year term

*5.07% was the 2023 street improvement project interest rate, the interest rate for 2024 improvement project will be set later in the summer of 2024.

Year	Principal	Interest	Total
1	\$10,000	\$507.00	\$1,507
2	\$9,000	\$456.3	\$1,456.3
6	\$5000	\$253.5	\$1,253.5
10	\$1,000	\$50.7	\$1,050.7

Proposed Improvement Schedule

Authorization of Feasibility Study	July, 2023
Neighborhood meetings	November/December, 2023
Feasibility Study	February 6, 2024
Public Hearing/Order Improvements	
Approve plans and Specs/ Authorize Biding	February 20, 2024
Bid Opening	March 28, 2024
Award Contract	April 3, 2024
Construction	May - October, 2024
Assessment Hearing	October, 2024

Recommendation

PROJECT IS TECHNICALLY AND FINANCIALLY FEASIBLE.

APPROVE THE FEASIBILITY REPORT AND CONDUCT THE PUBLIC HEARING FOR 2024 STREET IMPROVEMENT PROJECT.

**If desired, Council should pass a resolution ordering the improvement and direct the engineering staff to prepare plans and specifications. It should be noted that the resolution to order the improvement requires a 4/5^{ths} majority vote.*