

PROJECT HISTORY

Council ordered preparation of a feasibility report on January 17, 2012 based on a recommendation from City staff. This street was originally built in phases—in 1987 and 1989, so it is 23-25 years old and is in poor condition. It is proposed to reconstruct this 1.0 mile of roadway in 2012. Since this is a border street with the City of Andover, both cities will share in the cost. The City of Andover will handle the construction contract and will bill the City of Coon Rapids for a share of the cost per a JPA that will be approved by both cities before the project proceeds.

PROJECT AREA CHARACTERISTICS

133rd Avenue is a City State Aid collector street that exists between Coon Creek Boulevard and Hanson Boulevard. This street is in very poor condition due to potholes and severe cracking. A traffic signal exists at Coon Creek Boulevard and at Hanson Boulevard. Traffic volumes are fairly average for a collector street—3,500 vehicles per day. Concrete sidewalk exists on the south side of the street. The sidewalk is in fairly good condition but some sections may need replacing. The street has few driveway access points—three single-family homes on Coon Rapids side and only two on Andover's side. The street is 44 feet wide compared to a normal 30-foot wide residential street.

ENVIRONMENTAL

This project will have no effect on the environment. The road width is not changing, only new pavement is proposed.

PROPOSED IMPROVEMENTS

The project consists of replacing existing concrete curb that is in poor condition, reclaiming the existing street surfacing, and then repaving a new bituminous surface to a standard 9-ton design meeting State Aid standards. The length of the street to be repaved is 5300 feet. State Aid standards require that existing pedestrian curb ramps at all intersections be replaced with ramps that have truncated domes to meet ADA requirements.

ADJACENT PROPERTY

There are 3 adjacent properties that are proposed to be assessed for this street improvement per the City's assessment policy for street reconstruction. All adjacent property owners have been notified of the proposed construction and will be notified again prior to the actual construction taking place. Traffic may be limited to using one-half of the street during construction. The street is wide enough to maintain traffic at all times.

EASEMENTS REQUIRED

No easements are needed for this project.

MAINTENANCE IMPACT

Reconstruction of this street will reduce the amount of time spent and cost of maintaining a road surface that is in poor condition.

ESTIMATED COSTS

The estimated cost to Coon Rapids for this project is \$395,000. Assessments would recover \$4,725 of the cost. The balance would be paid from State Aid funds.

FINANCE

The City would finance the cost until State Aid funding is received and all assessments have been paid. State Aid funds are available in the City's account. Assessments will be made over a 10-year period. The City would be paying costs to the City of Andover who will be contracting for the construction and paying the contractor as well as providing engineering services. A JPA is to be approved by both cities outlining each city's responsibilities.

PROJECT TIMETABLE

The estimated time schedule for this project is –

February 21, 2012	--Council orders public hearing and assessment hearing
March 20, 2012	--Council holds public hearing and assessment hearing and orders the project
May 1, 2012	--City of Andover awards contract for construction
May 15, 2012	--Council assesses benefiting properties
Late-May, 2012	--Construction begins
August, 2012	--Construction completed

PROPOSED ASSESSMENTS

The City's policy for street reconstruction provides for assessment to properties that have direct access to the street. There are 3 properties with access to 133rd Avenue in Coon Rapids. The assessment rate is set at \$1,575 per lot. This cost would be assessed over a 10-year period with interest rate of 3.1%. Property owners would have the option to pay off the assessment within 30 days after Council adopts the assessment to avoid paying any interest charges.

PROJECT FEASIBILITY

The project is necessary to keep the City's streets in reasonable condition. The project is cost effective with use of State Aid funding and assessments. The project is feasible to construct.

CONCLUSION AND RECOMMENDATION

The Cities of Coon Rapids and Andover are proposing to reconstruct 133rd Avenue in 2012. The City of Andover would handle the construction contract with the City of Coon Rapids paying a share of the cost through a JPA to be approved by both cities. The City is proposing to assess 3 parcels that have direct access to the street for these street improvements per City policy. These owners were notified of the project and assessment in December, 2011. A public hearing is needed before Council can order the project.

It is recommended that Council order a public hearing and assessment hearing for March 20th.