

# REPORT / RECOMMENDATION



**To:** MAYOR AND COUNCIL

**Agenda Item #:** IV. H.

**From:** Patrick Wrase, PE, Assistant City Engineer

**Action**

**Discussion**

**Date:** May 6, 2014

**Information**

**Subject:** Resolution No. 2014-49 Receiving Feasibility Study For 2014 Alley Improvements

## **Action Requested:**

Approve Resolution No. 2014-49 receiving the feasibility study for:

1. Alley Improvement No. A-257 Xerxes Ave/York Ave, West 55<sup>th</sup> St/West 56<sup>th</sup> St and;
2. Alley Improvement No. A-258 Xerxes Ave/York Ave, West 54<sup>th</sup> St/West 55<sup>th</sup> St

## **Information / Background:**

The City Council has set the public hearing for May 20, 2014. The alleys are located between Xerxes and York Avenues and W. 54<sup>th</sup> and W. 56<sup>th</sup> Streets. Residents adjacent to the alley between W. 55<sup>th</sup> and W. 56<sup>th</sup> Streets submitted a petition for alley improvement to City Council. During inspection of this alley, staff noted that the alley to the north (W. 55<sup>th</sup> to W. 54<sup>th</sup> Streets) was in similar condition and should also be considered for improvement.

Staff is recommending paving the alleys with bituminous pavement and the estimated construction cost for both of the alleys is \$95,000. Funding for the alley costs will be from a special assessment of approximately \$1,800 per residential equivalent unit (REU).

The Feasibility Study is included with this report. Staff analyzed the project and deems the project feasible from an engineering standpoint.

## **Attachments:**

Resolution No. 2014-49  
Feasibility Study



**RESOLUTION NO. 2014-49  
RECEIVING FEASIBILITY STUDY FOR  
2014 ALLEY IMPROVEMENTS**

**XERXES AVE/YORK AVE, WEST 55TH ST/WEST 56TH ST, IMPROVEMENT NO. A-257  
XERXES AVE/YORK AVE, WEST 54TH ST/WEST 55TH ST, IMPROVEMENT NO. A-258**

**WHEREAS**, at the request of Edina City Engineer, a study has been prepared by staff with reference to the proposed Improvement Nos. A-257 and A-258, the improvement of the alleys at Xerxes Ave/York Ave, West 55th St/West 56th St and Xerxes Ave/York Ave, West 54th St/West 55th St and the study is hereby received by the Council on May 6, 2014; and

**WHEREAS**, the study provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether they should best be made as proposed or in connection with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels;

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF EDINA, MINNESOTA:**

1. The council will consider the improvement of such alleys in accordance with said study and the possible assessment of abutting property for all of the improvements pursuant to Minnesota Statute, Chapter 429 at an estimated total cost of the improvement of \$95,000(A-257 and A-258).
2. A public hearing shall be held on such proposed improvement on the 20<sup>th</sup> day of May, 2014, in the Council Chambers of the City Hall at 7:00 p.m. and the Clerk shall give mailed and published notice of such hearing and improvement as required by law.

ADOPTED this 6<sup>th</sup> day of May, 2014.

Attest: \_\_\_\_\_  
Debra A. Mangen, City Clerk

\_\_\_\_\_   
James B. Hovland, Mayor

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )SS  
CITY OF EDINA )

**CERTIFICATE OF CITY CLERK**

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of May 6, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
City Clerk



# FEASIBILITY STUDY

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## 2014 ALLEY IMPROVEMENTS

Alleys between Xerxes and York Avenue and  
between West 54th Street and West 56th Street

**IMPROVEMENT NO. A-257 & A-258**

**MAY 6, 2014**

**ENGINEERING DEPARTMENT  
CITY OF EDINA**

I hereby certify that this feasibility study 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.

  
Patrick Wrase

25093  
Reg. No.

4/29/2014  
Date



# FEASIBILITY STUDY – A-257 & A-258

## ENGINEERING DEPARTMENT CITY OF EDINA

### 2014 ALLEY IMPROVEMENTS APRIL 29, 2014

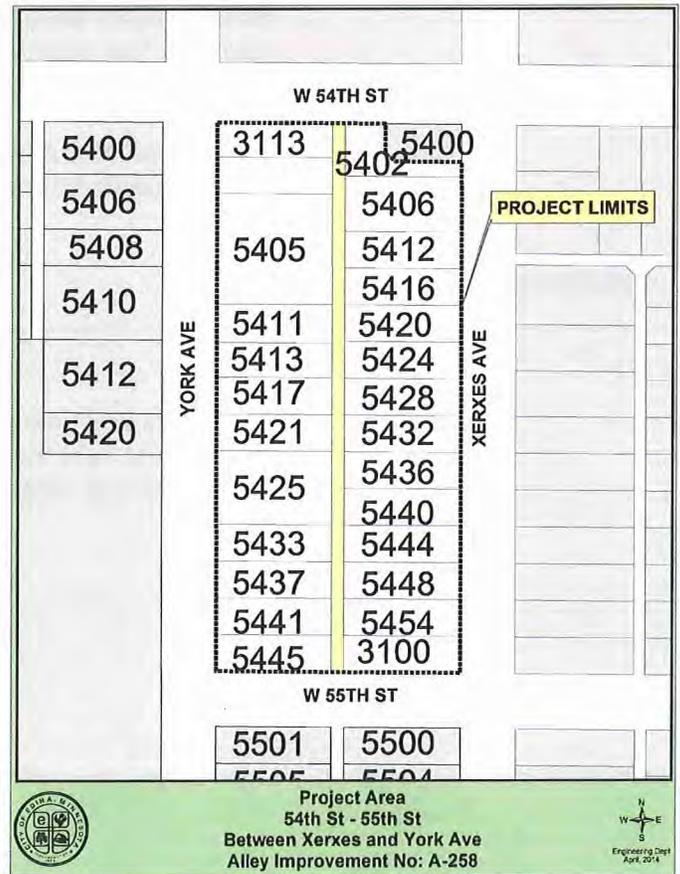
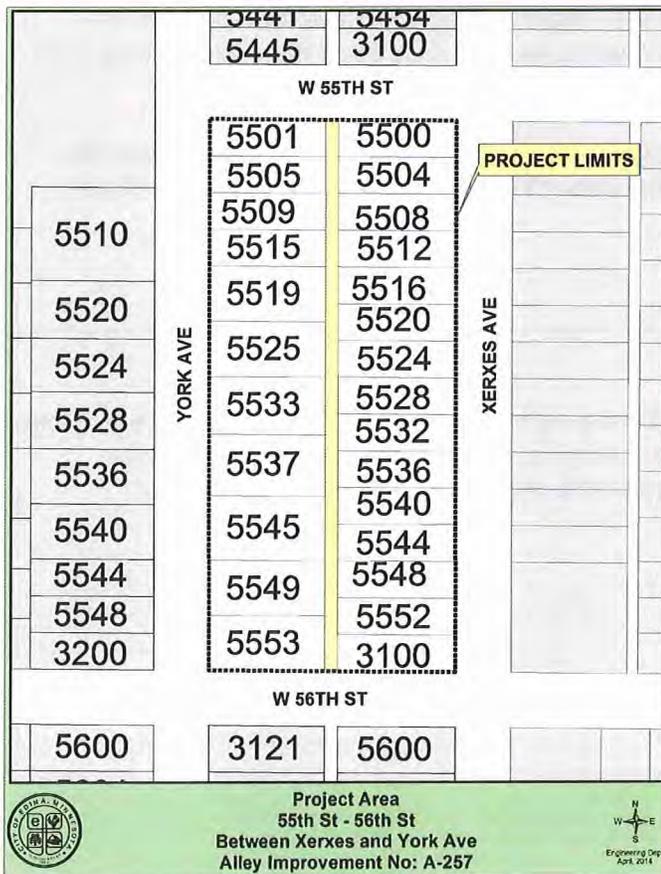
**SUMMARY:**

The alley project involves removing the existing bituminous pavement and replacing with bituminous pavement.

The estimated total project cost is \$95,000 and will be fund by special assessment. The estimated assessment per Residential Equivalent Unit (per single family home) is \$1,800.

**LOCATION:**

The proposed project area includes the alleys between Xerxes and York Avenue and between West 54<sup>th</sup> Street and West 56<sup>th</sup> Street. The drawing below is a detailed project location map of the 2014 Alley Improvements (Figure 1 & 2).



**Figure 1 Project Area Map**

**Figure 2 Project Area Map**

**INITIATION & ISSUES:** The alley between West 55<sup>th</sup> Street and West 56<sup>th</sup> Street was initiated by a resident petition (see attached petition). On November 4, 2013, the City Council received and referred the petition to the Engineering Department for further consideration. The alley between West 54<sup>th</sup> Street and West 55<sup>th</sup> Street was not petitioned, but was looked at by staff due to proximity and similar conditions.

#### **Staff Issues**

The following is a list of issues, some generated by resident comments, addressed in this report:

- Storm water drainage
- Poor condition of existing pavement
- Existing landscaping, retaining walls, and driveways.
- Right-of-Way
- Access to alley

#### **Resident Input**

City staff held an informational meeting on Monday, April 7 and at that meeting there were 16 residents representing 15 properties. Most of the residents that attended the meeting were in support of the project along both blocks. Materials from this meeting can be found in Appendix B.

Staff did receive one phone call after the informational meeting against the improvements for the alley between West 54<sup>th</sup> Street and West 55<sup>th</sup> Street.

#### **EXISTING CONDITIONS:**

##### **Streets**

The alleys were constructed in the late 1950's and early 1960's. The existing alley widths vary from 12-14 feet wide. The pavement condition varies throughout the neighborhood and is in poor condition (Photos 1 & 2).



**Photo 1. Existing Pavement Condition**



**Photo 2. Existing Pavement Condition**

**Feasibility Study  
2014 Alley Improvements No. A-257 & A258  
May 29, 2014**

**PROPOSED  
IMPROVEMENTS:**

The project involves removing the existing bituminous pavement and replacing with bituminous pavement. Minor drainage improvements will be completed by grade adjustments of the bituminous pavement. The project will construct a concrete apron at 54<sup>th</sup> Street to prevent deterioration of the bituminous pavement along the downslope of the alley.

**RIGHT-OF-WAY  
& EASEMENTS:**

The right-of-way is approximately 14.5-ft wide. All proposed improvements stay within the right-of-way and no additional easement requirements are anticipated.

**PROJECT COSTS:**

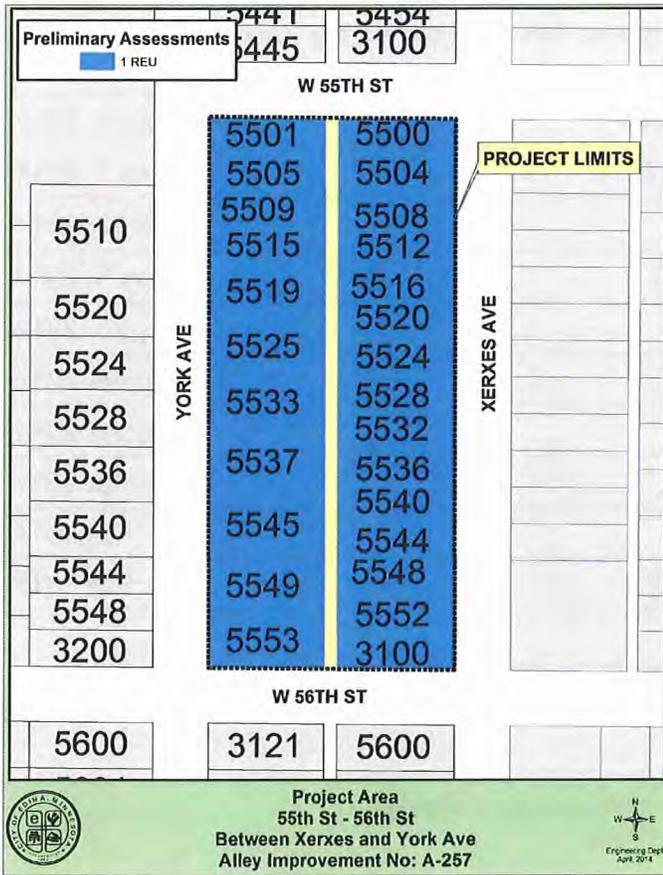
The total estimated project cost is \$95,000 and will be funded by special assessment. The total cost includes direct costs for engineering, clerical and construction finance costs from the start of the project to the final assessment hearing.

**ASSESSMENTS:**

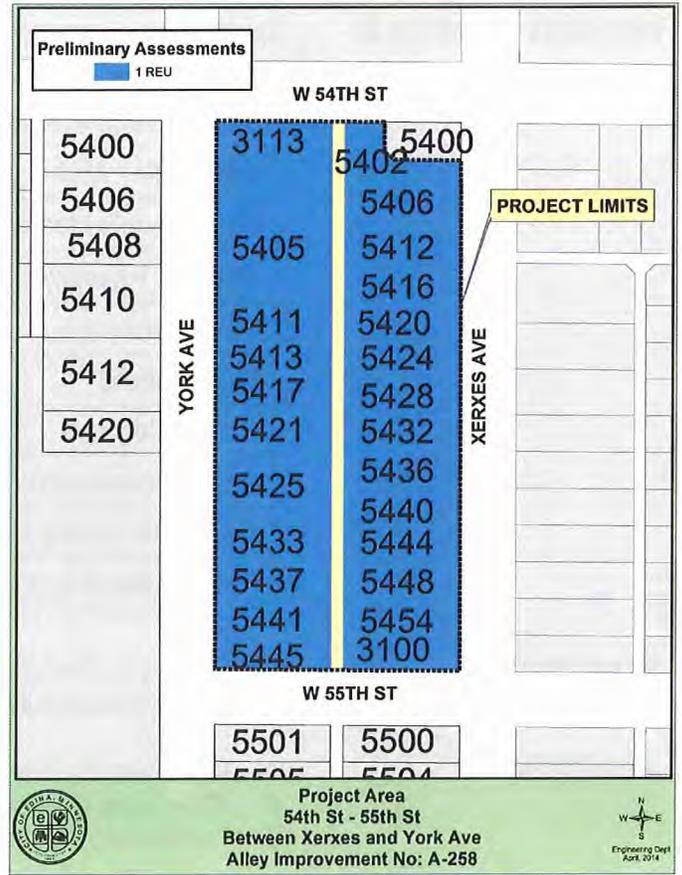
The assessments are based on the City's Special assessment policy. Based on the policy there are 51 residential equivalent units (REU). The assessments will be levied against the benefiting adjacent properties, see attached preliminary assessment role in the Appendix C.

The assessment policy states that assessable costs shall be "100% of the costs incurred for the reconstruction of A Non-State Aid Residential Street", With the lack of specific language and past precedence concerning alley reconstruction, staff interprets that the benefiting adjacent properties contained within this project could be additionally assessed up to a 1 REU for any future non-state aid residential street reconstruction project. Based on this policy, the estimated assessment per REU is \$1,800 (Figure 3 & 4)

**Feasibility Study**  
**2014 Alley Improvements No. A-257 & A258**  
**May 29, 2014**



**Figure 3. Preliminary Assessment Map**



**Figure 4. Preliminary Assessment Map**

**Feasibility Study  
2014 Alley Improvements No. A-257 & A258  
May 29, 2014**

**PROJECT SCHEDULE:** The following schedule is feasible from an Engineering standpoint:

Petition Received by Council	November 4, 2013
Information Meeting April 2014	April 7, 2014
Order Public Hearing	April 22, 2014
Receive Feasibility Report	May 6, 2014
Public Hearing	May 20, 2014
Bid Opening	Summer 2014
Award Contract	Summer 2014
Begin Construction	Summer 2014
Complete Construction	Fall 2014
Final Assessment Hearing	Fall 2015

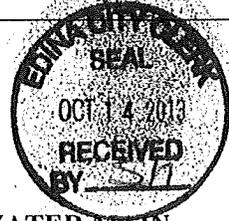
**FEASIBILITY:** Staff believes this project meets the needs brought to the council by the petition and is cost effective and feasible to improve the public infrastructure.

- APPENDIX:**
- A. Received Petition
  - B. 2014 Alley Improvement Informational Meeting
  - C. Preliminary Assessment Role



City of Edina, Minnesota  
**CITY COUNCIL**  
 4801 West 50<sup>th</sup> Street • Edina, Minnesota 55424  
 (952) 927-8861 • (952) 927-7645 FAX • (612) 927-5461 TDD

DATE RECEIVED:



# PETITION TO THE CITY COUNCIL

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> SIDEWALK             | <input checked="" type="checkbox"/> ALLEY PAVING                         | <input type="checkbox"/> WATER MAIN      |
| <input type="checkbox"/> STORM SEWER          | <input type="checkbox"/> SANITARY SEWER                                  | <input type="checkbox"/> STREET LIGHTING |
| <input type="checkbox"/> CURB AND GUTTER ONLY | <input type="checkbox"/> PERMANENT STREET SURFACING WITH CURB AND GUTTER | <input type="checkbox"/> OTHER: _____    |

To the Mayor and City Council:

*Remove Asphalt and Renew Asphalt in Alley*

*Between 55<sup>th</sup> + 56<sup>th</sup> Street (Between Xerxes and York Av So.)*

The persons who have signed this petition ask the City Council to consider the improvements listed above to the locations listed below.

<i>Alley</i>	<i>Xerxes 55<sup>th</sup> TO 56<sup>th</sup></i>	between	_____	and	_____
	LOCATION OF IMPROVEMENT BY STREET NAME		ADDRESS		ADDRESS
	<i>YORK 55<sup>th</sup> TO 56<sup>th</sup></i>	between	_____	and	_____
	LOCATION OF IMPROVEMENT BY STREET NAME		ADDRESS		ADDRESS
	_____	between	_____	and	_____
	LOCATION OF IMPROVEMENT BY STREET NAME		ADDRESS		ADDRESS
	_____	between	_____	and	_____
	LOCATION OF IMPROVEMENT BY STREET NAME		ADDRESS		ADDRESS

**IMPORTANT NOTE: THE PERSONS WHO HAVE SIGNED THIS PETITION UNDERSTAND THAT THE CITY COUNCIL MAY ASSESS THE COSTS OF THESE IMPROVEMENTS AGAINST THE PROPERTIES BENEFITING FROM THE IMPROVEMENTS IN AMOUNTS DETERMINED BY THE COUNCIL AS AUTHORIZED BY CHAPTER 429, MINNESOTA STATUTES.**

PROPERTY OWNER'S SIGNATURE	OWNER'S NAME (PRINTED)	PROPERTY ADDRESS (PRINTED)
<i>Doyle G. Wolfe</i>	<u>Doyle G. Wolfe</u>	<u>5520 Xerxes Av So.</u>
<i>STEPHEN B. ZANGER</i>	<u>STEPHEN B. ZANGER</u>	<u>5516 Xerxes Av So.</u>
<i>Philomena M. Hesse</i>	<u>Philomena M. Hesse</u>	<u>5519 YORK Av So.</u>
<i>M. J. J. J.</i>	<u>MARGARET J. J.</u>	<u>5512 Xerxes Ave S</u>
<i>Robert J. K.</i>	<u>Robert J. K.</u>	<u>5525 YORK AVES</u>

This petition was circulated by:

<i>Doyle G. Wolfe</i>	<u>5520 Xerxes Av So</u>	<u>952-922-9668</u>
NAME	ADDRESS	PHONE

There is space for more signatures on the back.



Alley between 55<sup>th</sup> St. & 56<sup>th</sup> St.

- 5500. Xerox
- 5501 York.
- 5504. — Refused Xerox
- 5505 York.
- ~~5508~~ Xerox
- 5509 York - Renter
- ~~5510~~ Xerox
- 5515 York.
- ~~5516~~ Xerox
- ~~5517~~ York
- ~~5520~~ Xerox
- ~~5524~~ Xerox
- ~~5525~~ York
- ~~5528~~ Xerox
- ~~5530~~ Xerox
- 5535 York. } "Two Storyhouses" don't use Alley
- ~~5536~~
- ~~5537~~ York
- ~~5538~~ Xerox
- ~~5544~~ Xerox
- 5545 York - Refused.
- ~~5548~~ Xerox
- 5549 York - Renter
- 5552. — Renter Xerox
- ~~5553~~ York
- 5556 — Renter - Xerox

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# 2014 Alley Improvements

## Informational Meeting

April 7, 2014

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### Agenda

- Introductions
- Why
- Timeline
- Project Components
- Funding
- What You Can Expect
- Communication
- How to Prepare
- Q&A

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### Why This Alley?

- Alley between W. 55<sup>th</sup> Street and W. 56<sup>th</sup> Street was petitioned.
- Alley between W. 54<sup>th</sup> Street and W. 55<sup>th</sup> Street was not petitioned, but was looked at by staff due to proximity and existing conditions.
- Alley projects can be grouped together to maximize the economics of scale for construction.

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### Process

1 Evaluate infrastructure > 2 Informational meeting > 3 Feasibility study > 4 Public hearing > 5 Council decision

Project ordered > Planning & bidding > Bids awarded > Construction begins > Final assessment

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**2014 Alley Improvement A-257 (petitioned)**

- 26 properties
- Remove old pavement
- Grade and shape alley surface
- Place new bituminous pavement
- Site restoration - Hydro-seeding

Project Area  
York Ave: 54th St - 54th St  
Alley Resurfacing  
Improvement No. A-257

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**2014 Alley Improvement A-258**

- 27 properties
- Remove old pavement
- Grade and shape alley surface
- Adjust or replace sanitary manhole castings
- Place new bituminous pavement
- Site restoration - Hydro-seeding

Project Area  
York Ave: 54th St - 54th St  
Alley Resurfacing  
Improvement No. A-258

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**Existing Alley Details**

- Both alleys were constructed and paved in the late 1950's early 1960's.
- Width of the alleys range between 12'-14' wide.
- Private driveway entrances off the alley are made of bituminous pavement, concrete pavement, and some gravel surfacing.

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**Existing Alley Details**

- Deteriorated pavement

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**Do Taxes Cover Street or Alley Projects?**

- Roughly 20 percent of your property taxes go to the City for expenses such as Police, Fire, Parks and Public Works (snowplowing, pothole repairs, sealcoating, and other street maintenance).
- Your taxes do not pay for street or alley reconstruction.

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**Funding**

- Project is funded by special assessments.
- Special assessments are assigned to adjacent properties that stand to benefit from construction improvements.
- Special assessments to residents cover 100 percent of alley reconstruction costs.

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**Preliminary Assessment**

- Preliminary assessments are estimated at \$1,800 per REU
- REU – Residential Equivalent Unit, 1 single family home

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**Payment Options**

- You will be billed for the assessment one year after project completion
- Assessments are payable over 5 years
- Payment options:
  1. Pay entire amount upon receiving bill to avoid finance charges
  2. Pay 25 percent; balance rolls to property taxes
  3. Roll entire amount to property taxes
  4. Defer payment if 65 years old or older

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**What You Can Expect**

- We will keep you informed of the project and its progress.
- You will have opportunities to provide input.
- We will do our best to minimize inconveniences, but construction does not come without pain points.
- Dust, noise, vibrations, muddy conditions after a rain event.
- Roadways to your home may be periodically inaccessible.
- The contractor will accommodate special access needs.
- Irrigation and pet containment systems mostly likely will be damaged if they run near the alley pavement.
- Restoration of disturbed areas using hydro-seeding.

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**Communication Tools**

- Become a neighborhood captain to help facilitate project communication.
  - Let us know of someone in your neighborhood who might fit this role.
- You will be notified of all meetings, hearings, schedules and questionnaires via regular mail.
- Public hearing notices are also published in *Edina Sun-Current*.
- Door hangers are hung when there time-sensitive information.
- Final assessment notices are mailed one year after construction.

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**City Extra**

“City Extra” emails are the best way to receive regular updates once construction begins. These are free weekly email updates about your project.

- Sign up on City of Edina website, [www.EdinaMN.gov](http://www.EdinaMN.gov).
  - Check the box next to your project name.
- If you cannot receive email, we will mail you City Extra updates upon request.
- It's the best way to stay informed.

www.EdinaMN.gov

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**How to Prepare**

- Sign up for City Extra
- Begin financial planning
- Coordinate home and yard improvement projects around the alley construction timeline
- Ask questions; stay informed

www.EdinaMN.gov

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**Contact Us**

Email: [mail@edinamn.gov](mailto:mail@edinamn.gov)  
Call: 952-826-0371  
Visit: Engineering Department  
7450 Metro Blvd.

www.EdinMN.gov

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**Thanks for your time!**

**Questions?**

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**Typical Timeline**

April-May	Feasibility report and estimates provided
May	Public hearing
June	Plan preparation and bidding
July/August	Construction begins
September	Construction concludes
Fall 2015	Final assessment hearing

[www.edina.gov](http://www.edina.gov)

A-257

	<b>PID</b>	<b>Owner</b>	<b>House No.</b>	<b>Street</b>	<b>Assessable REU</b>	<b>Assessment Amount</b>
1	2002824210072	Patrick K Finnegan	3100	56th St. W.	1	
2	2002824210058	Thomas A Albrecht	5500	Xerxes Ave. So.	1	
3	2002824210059	Mary A Schopper	5504	Xerxes Ave. So.	1	
4	2002824210060	Rose M Kubis	5508	Xerxes Ave. So.	1	
5	2002824210061	Margaret S Ingalls	5512	Xerxes Ave. So.	1	
6	2002824210062	Stephen Manser	5516	Xerxes Ave. So.	1	
7	2002824210063	Doyle Wolfe & Karen Wolfe	5520	Xerxes Ave. So.	1	
8	2002824210064	Jay R Eggers	5524	Xerxes Ave. So.	1	
9	2002824210065	Susan M Whitman	5528	Xerxes Ave. So.	1	
10	2002824210066	Leah Beth Oslund	5532	Xerxes Ave. So.	1	
11	2002824210067	Orhan & Emine S Arpinar	5536	Xerxes Ave. So.	1	
12	2002824210068	Maynard E Reynolds	5540	Xerxes Ave. So.	1	
13	2002824210069	Lawrence D Simmons	5544	Xerxes Ave. So.	1	
14	2002824210070	Gerald Kojetin	5548	Xerxes Ave. So.	1	
15	2002824210071	Nathaniel Bolin	5552	Xerxes Ave. So.	1	
16	2002824210083	Matthew Prokopanko	5501	York Ave. So.	1	
17	2002824210082	Jill L Kielas	5505	York Ave. So.	1	
18	2002824210081	Georges Duarte	5509	York Ave. So.	1	
19	2002824210080	K Kotsonas & L Lundquist	5515	York Ave. So.	1	
20	2002824210079	Philomena M Hesse	5519	York Ave. So.	1	
21	2002824210078	Robert & Julie Rutkiewicz	5525	York Ave. So.	1	
22	2002824210077	Daniel & Amy Farsht	5533	York Ave. So.	1	
23	2002824210076	Anthony & Joanna Curry	5537	York Ave. So.	1	
24	2002824210075	Eric F Hand	5545	York Ave. So.	1	
25	2002824210074	J & D Apartments, LLC	5549	York Ave. So.	1	
26	2002824210073	Jodie & Jared J Bernarde	5553	York Ave. So.	1	

**Preliminary Assessable Cost**  
**Total Assessment REU**  
**Average Cost Per REU**

A-258

	PID	Owner	House No.	Street	Assessable REU	Assessment Amount
1	2002824210028	Zachary K & Shannon M Steven	3113	54th St. W.	1	
2	2002824210027	Zachary K & Shannon M Steven	*No address/double lot		0	
3	2002824210016	Donald G & Joan G Pederson	3100	55th St. W.	1	
4	2002824210004	Carole G Cera	5400	Xerxes Ave. So.	0	
5	2002824210005	Keith Reitman & Carole Cera	5402	Xerxes Ave. So.	1	
6	2002824210006	Nicholas Mccarthy	5406	Xerxes Ave. So.	1	
7	2002824210007	Adam N Kuzlak-Swanson	5412	Xerxes Ave. So.	1	
8	2002824210145	Bartley E & Katherine I Archer	5416	Xerxes Ave. So.	1	
9	2002824210146	Jill & Mark L Murray III	5420	Xerxes Ave. So.	1	
10	2002824210143	Adam N Kuzlak-Swanson	5424	Xerxes Ave. So.	1	
11	2002824210144	Sarah A & Philip M Johnson	5428	Xerxes Ave. So.	1	
12	2002824210010	Nancy Stockert Trustee	5432	Xerxes Ave. So.	1	
13	2002824210011	Hope Buchanan	5436	Xerxes Ave. So.	1	
14	2002824210012	Maryann T Galic	5440	Xerxes Ave. So.	1	
15	2002824210013	Scott M Vogel	5444	Xerxes Ave. So.	1	
16	2002824210014	John M Vlahos	5448	Xerxes Ave. So.	1	
17	2002824210015	J P Zeilinger	5454	Xerxes Ave. So.	1	
18	2002824210026	Thomas A Spicola & Suzanne M Remington	5405	York Ave. So.	1	
19	2002824210025	Kurt F & Patricia L Ruppel	5411	York Ave. So.	1	
20	2002824210024	Angela Brunelle	5413	York Ave. So.	1	
21	2002824210023	Paul T Engstrom	5417	York Ave. So.	1	
22	2002824210022	Betty Curtis	5421	York Ave. So.	1	
23	2002824210021	David J & Janet Ulvin	5425	York Ave. So.	1	
24	2002824210020	Emily R Shaughnessy	5433	York Ave. So.	1	
25	2002824210019	Jolinda M Simes	5437	York Ave. So.	1	
26	2002824210018	Thomas S Peterson & Michelle A Bochert	5441	York Ave. So.	1	
27	2002824210017	K K & D L Edmond	5445	York Ave. So.	1	

Preliminary Assessable Cost

Total Assessment REU

25

Average Cost Per REU

\*Applying same principle as BA-370 Carson's Hill, 2012 (Assessing Dept. does not consider this separate lots).