

To: **Mayor and City Council**
Through: **Nathan Burkett, City Manager**
From: **Ross Beckwith, Public Works & Parks Director / City Engineer**
Date: **May 10, 2021**

Receive Feasibility Report and Order Public Hearing for 2022 Street Improvements Project CP 22-1

BACKGROUND INFORMATION:

Attached is a copy of the feasibility report completed by the City's consultant, SEH, Inc. for the above-referenced project. The report evaluates the feasibility of proposed improvements to Crusader Avenue from Bidwell Street to Robert Street and the Humboldt Avenue cul-de-sac. The report contains a description of the proposed improvements, preliminary cost estimates, preliminary assessment rolls/maps and a proposed project schedule.

Council is also required to call the public improvement hearing for the project on June 14, 2021. Per state statute, the City Council must call the improvement hearing and publish the hearing date twice, at least three days before the improvement hearing. Staff intends to publish the notice in the May 30 and June 6, 2021, editions of the *Pioneer Press*.

The proposed improvements on Crusader Avenue and Humboldt Avenue include full reconstruction of the street (driveway aprons, subgrade, curb, asphalt and watermain). In addition, sanitary sewer structures will be repaired as needed and castings will be outfitted with I/I barriers. Storm sewer structures will also be replaced as needed. This project also proposes to add a 5-foot concrete walk on the north side between Bidwell Street and Livingston Avenue and on both sides from Livingston Avenue to Robert Street in line with the City's approved Pedestrian and Bicycle Plan.

Currently, Crusader Avenue has two different street widths of 36-feet, Bidwell Street to Livingston Avenue, and 40-feet in the commercial area between Livingston Avenue and Robert Street. Proposed changes to street widths decrease the impervious surface of the roadway and reduce impacts to properties with the installation of a new 5-foot sidewalk. No changes to on-street parking are proposed. Proposed upgrades to the different sections of Crusader Avenue and Humboldt Avenue cul-de-sac are as follows:

Bidwell Street to Livingston Avenue

- Reduce the roadway width from 36 feet to 32 feet by moving the north curb line 4 feet to the south
- Construct a 5-foot boulevard and 5-foot ADA compliant concrete sidewalk on the north side of the road

Livingston Avenue to Robert Street (Commercial Area)

- Reconstruct the road to the existing 40-width
- Construct a 5-foot boulevard and 5-foot ADA compliant concrete sidewalk on both sides of the road. Approximately half of this sidewalk is currently in-place or will be with the redevelopment of the Baker’s Square site
- Replace the existing street lights with LED lights

Humboldt Avenue cul-de-sac

- Reduce the roadway throat width from 36 feet to 32 feet by moving the east curb line 4 feet to the west
- Reconstruct the bubble of the cul-de-sac to the current dimensions

FISCAL IMPACT:

The preliminary total project cost is \$1,631,523. The City’s current Public Improvement and Special Assessment Policy states that street reconstruction projects are assessed at 25% of the total project cost. However, watermain, sanitary sewer, storm sewer and new sidewalk costs are not included in the assessment, but rather funded by the City or St. Paul Regional Water Services.

Estimated single-family home assessments were calculated at \$7,215.96 per lot, which is slightly below the Moreland Avenue pending assessment amounts. A special benefit appraisal was recently completed for properties on Crusader Avenue, which has a cap on single-family home assessments of \$11,600. All other properties (besides single family) will be assessed on a per foot basis, which is estimated at \$51.10 per linear foot. Estimated project financing is shown below:

Sidewalk Fund	\$ 109,018
Sales Tax/Street Imp. Fund	\$1,030,511
St. Paul Regional Water Services	\$ 203,554
Assessments	\$ 288,440
Total	\$1,631,523

STAFF RECOMMENDATION:

Staff recommends that the City Council receive the attached feasibility report and set the improvement hearing date on the 2022 Street Improvements Project, City Project 22-1, for June 14, 2021.

Attachment: Resolution
Feasibility Report CP 22-1