

**FEASIBILITY REPORT
AND COST ESTIMATE
FOR
IMPROVEMENT PROJECT NO. 15-11
PARTIAL RECONSTRUCTION OF 87TH AVENUE IN
THE CITY OF CIRCLE PINES**

CITY OF BLAINE, MINNESOTA

May 7, 2015

**spot concrete curb and gutter replacement, asphalt pavement replacement,
and related appurtenant construction.**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Jean M. Keely, PE
City Engineer
Minn. Reg. No. 20672



CITY OF BLAINE
10801 Town Square Drive NE
Blaine, Minnesota 55449
763.784.6700

FEASIBILITY REPORT

PROJECT NO. 15-11

1. PROJECT HISTORY

In 2015, the City of Circle Pines will be reconstructing 87th Avenue as part of their 2015 Street Improvement Project. The entire right of way for this section of 87th Avenue (just east of the portion of 87th Avenue reconstructed by Circle Pines six years ago) is within the City of Circle Pines, but provides access to three Blaine single family parcels that were platted as Golden Lake Estates Second Addition in 1987. The City of Circle Pines has asked the City of Blaine to assess a portion of their project cost to the three parcels in Blaine that they feel benefit from their project.

The Blaine City Council initiated a project and instructed the City Engineer to prepare this feasibility report on April 2, 2015, Resolution No. 15-61. This report is based on the Circle Pines Feasibility Report dated February 10, 2015.

2. PROJECT AREA CHARACTERISTICS

87th Avenue was constructed in the City of Circle Pines in approximately 1978 with the plat of Golden Lake Estates. The entire right-of-way is within the city limits of Circle Pines, with access provided to three Blaine single family parcels on the south side of the street. 87th Avenue was evaluated in the Circle Pines 2011 Pavement Management Report and will receive a partial reconstruction in their 2015 Street Improvement Project. See Figure 1 from the Circle Pines Feasibility Report with the three Blaine lots highlighted in yellow.

3. IMPROVEMENTS

The Circle Pines project on 87th Avenue will be a partial reconstruction with spot curb and gutter replacement, removal of the existing pavement, subgrade correction as needed, and installation of 3.5 inches of new bituminous pavement.

4. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING

Opinion of Probable Cost of Circle Pines 2015 Street Improvement Project
\$1,379,600

Circle Pines assessment rate per benefitting residential property for 2015
\$2,850/parcel

Blaine estimated assessment rate for a similar 2015 partial reconstruction on 92nd Circle in the plat of Hidden Lake Estates (Blaine Improvement Project No. 15-07) \$1,042.61/parcel

5. **ASSESSMENT METHODOLOGY**

It is proposed to assess the improvements to the three lots over 10 years in accordance with the City's Assessment Policy. The City of Blaine has a similar partial reconstruction project on 92nd Circle in the plat of Hidden Lake Estates. It is proposed to assess the same per lot rate to the three Blaine parcels on 87th Avenue as proposed to be assessed in Blaine's Improvement Project No. 15-07.

A Joint Powers Agreement will be prepared to set up the reimbursements to Circle Pines. Payment to Circle Pines will not be made until Blaine receives assessment payments from the property owners.

See Figures 2 and 3 for proposed assessment roll and map.

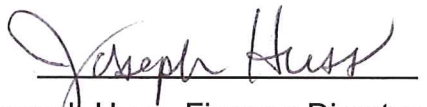
6. **FINANCE**

As the project will be initiated and financed by the City of Circle Pines, no temporary financing will be required of the City of Blaine. Blaine's share of the project will be provided by the costs assessed to the benefiting properties in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

A. **Finance Director Statement**

With reference to this Feasibility Report for Improvement Project 15-11 as prepared by the City of Blaine Engineering Department dated May 7, 2015, I find the following:

1. The project requires no temporary funding from the City of Blaine.
2. It is estimated that \$1,042.61 per parcel will be assessed against benefitting properties within the City of Blaine for a total of \$3,127.83.
3. Payment to Circle Pines will not be made until Blaine receives assessment payments from the property owners.

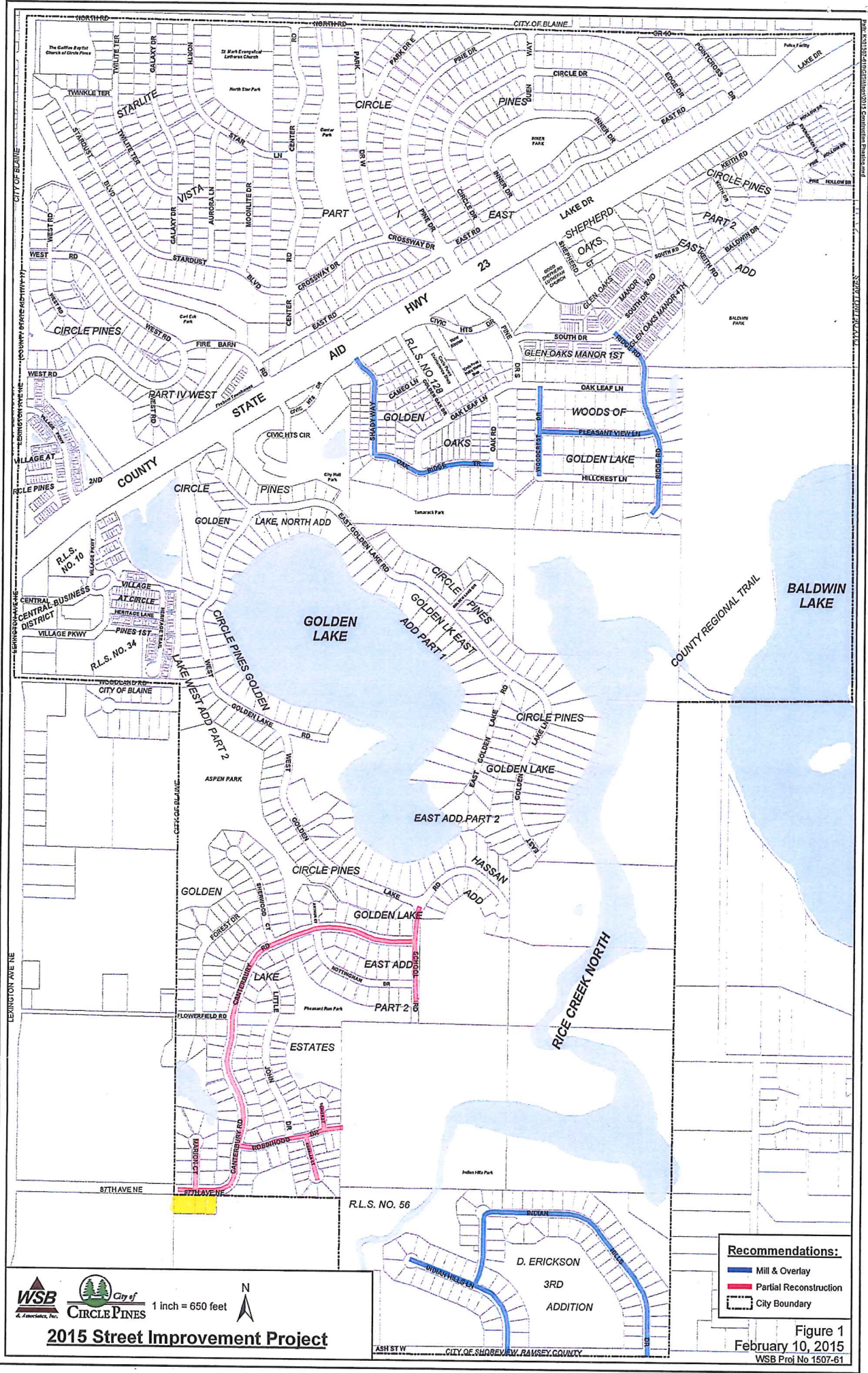

Joseph Huss, Finance Director

7. **PROJECTED SCHEDULE**

May 7, 2015	Receive Feasibility Report Order Public Hearing
June 4, 2015	Hold Public Hearing Order Improvements Approve Joint Powers Agreement with Circle Pines
June-Sept 2015	Circle Pines to Construct Improvements
Sept 2015	Assess Project
2016	First assessment payment due with real estate taxes

8. **PROJECT FEASIBILITY AND RECOMMENDATION**

The Circle Pines project is technically and financially feasible and will result in a benefit to the Blaine parcels proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, order the improvements, and approve the joint powers agreement.



1 inch = 650 feet



2015 Street Improvement Project

- Recommendations:**
- Mill & Overlay
 - Partial Reconstruction
 - - - City Boundary

Figure 1
February 10, 2015
WSB Proj No 1507-61



Parcel Number for Assessment Roll

1

1

2

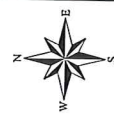
3

City Limits

Figure No. 2 Assessable Parcels

City of Blaine Engineering Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6172

Project No. 15-11



Improvement Project No. 15-11

Partial Reconstruction of 87th Avenue

FIGURE 3

Proposed Assessment Roll

PARCEL NUMBER	PIN	PROPERTY OWNER	PROPERTY ADDRESS	Total Street Assessment
1	36-31-23-34-0009	Bonesho William & Carole	4448 87th Avenue	\$1,042.61
2	36-31-23-34-0010	Schroeder Duane A	4436 87th Avenue	\$1,042.61
3	36-31-23-34-0011	Partyka Kenneth & Mary	4414 87th Avenue	\$1,042.61
TOTAL:				\$3,127.83