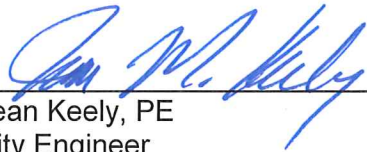


**FEASIBILITY REPORT AND  
COST ESTIMATE  
FOR  
IMPROVEMENT PROJECT NO. 17-09  
113<sup>th</sup> AVENUE TRUNK SANITARY SEWER**

**CITY OF BLAINE, MINNESOTA  
NOVEMBER 2, 2017**

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 Keely, PE  
City Engineer  
Minn. Lic. No. 20672



**CITY OF BLAINE ENGINEERING DEPARTMENT**  
10801 Town Square Drive NE  
Blaine, Minnesota 55449-8101  
(763) 785-6172

Prepared By: Tom Scott  
Project Coordinator

November 2, 2017

Subject: 113<sup>th</sup> Avenue Trunk Sanitary Sewer  
Improvement Project No. 17-09

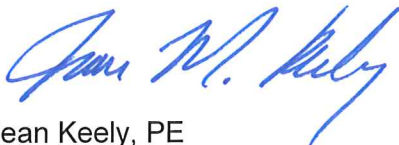
Honorable Mayor and Members of the Council:

This report has been prepared as directed by the City Council and examines the feasibility of public improvements described herein.

The proposed improvements include trunk sanitary sewer and related appurtenant construction. The estimated total cost of the project is \$580,642.

The proposed project is necessary, cost-effective, and feasible, and will result in a benefit to the properties proposed to be assessed. It is recommended that the improvements be constructed as outlined herein.

Sincerely,



Jean Keely, PE  
City Engineer

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## EXHIBITS

1. Project Location Map
2. Sanitary Sewer Location Map
3. Assessment Parcels Map
4. Proposed Assessment Roll

# FEASIBILITY REPORT

## PROJECT NO. 17-09

### EXECUTIVE SUMMARY

The proposed project will introduce Sanitary Sewer to the area south of 113<sup>th</sup> Avenue roughly bordered between Quincy Street on the west and Buchanan Street on the east. The project area also includes commercial property adjacent to 109<sup>th</sup> Avenue between Able Street and Fillmore Street. Proposed improvements include trunk sanitary sewer, and appurtenant construction. Utility easements will need to be acquired for the project.

A petition was submitted by 59% of the property owners in the area showing support for the project.

The estimated cost of improvements is \$580,642 which are proposed to be assessed over a ten-year period.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

**1. PROJECT HISTORY**

The project was initiated by petition for public improvements dated April 20 thru July 12, 2017, signed by property owners representing 59% of the area of the real property. A neighborhood meeting was held to discuss the project July 10, 2017.

The Blaine City Council declared the petition adequate and instructed the City Engineer to prepare a feasibility report on August 3, 2017, with Resolution No. 17-112.

This report is based on field observations, record drawing information, and 2016 aerial photography.

**2. PROJECT AREA CHARACTERISTICS**

The project area is south of 113<sup>th</sup> Avenue between Quincy Street and Buchanan Road and also includes commercial property adjacent to 109<sup>th</sup> Avenue.

The properties on 113<sup>th</sup> Avenue are current zoning as FR, Farm Residential. The 2030 Comprehensive Plan has a land use designation of LDR, Low Density Residential. The commercial property on 109<sup>th</sup> Avenue is currently zoned B-2, Community Commercial. The 2030 Comprehensive Plan has a land use designation of CC, Community Commercial.

The existing area is characterized by large lots with single family homes, with no City sewer and water utilities.

The Anoka County Soil Survey indicates soil types in the project area to be Sartell Fine Sand, Isanti Fine Sandy Loam, Markey Muck and Lino Loamy Fine Sand. Based on past projects in the area, the project will require dewatering operations to install underground improvements.

The proposed project is located in the Coon Creek Watershed District. The area drains to a branch of County Ditch 39, which has some Federal Emergency Management Agency designated flood area.

City trunk sanitary sewer is currently located at the south end of Little League Park on the west end of the project area. Existing homes along this corridor are all served by private well and septic systems. The commercial area along 109<sup>th</sup> Avenue is served by City sanitary sewer. This existing sewer does not have the depth to be extended to serve the project area.

See Exhibit No. 1 for the project location.

**3. PROPOSED IMPROVEMENTS**

The proposed improvements will include trunk sanitary sewer and appurtenances. These improvements will allow for the future development of the area parcels. The improvements are necessary, cost-effective, and feasible. The improvements are further described as follows:

A. **Sanitary Sewer**

The proposed project will include the installation of 8 inch trunk sanitary sewer. The existing 30 inch sewer is located on the south end of Little League Park and has the capacity designated for the project area. Due to not having a clear concept plan for the area, as properties develop, manholes may need to be installed to connect to the proposed trunk sanitary sewer. For the purposes of this report it is anticipated that individual lots will be served internally to each parcel as they are further subdivided.

Easements will need to be acquired for the work. It is proposed that forty-foot wide permanent easement with an additional twenty-foot temporary easement be acquired. The route of the proposed sanitary sewer will be along the southern property line of the area.

See Exhibit No. 2 for the sanitary sewer location map.

4. **IMPACT OF PROPOSED IMPROVEMENTS**

The impacts associated with the proposed project are minor. The most visible impact will be the removal of trees in the proposed easement. Every effort will be made during the design process to minimize the loss of trees and impact to the property owners. Short-term traffic delays, construction dust and noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours, and dust and erosion control.

**5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING**

**Project:** 17-09

**Description:** 113<sup>th</sup> Avenue NE Trunk Sanitary Sewer Improvements

Cost Item	Percent	Amount
<b>Construction Costs</b>		
Sanitary Sewer		\$ 389,748
<b>Total Construction Costs</b>		<b>\$ 389,748</b>
<b>Administrative Costs</b>		
Engineering	18%	\$ 70,155
Assessment	1%	3,897
Legal	2%	7,795
Administration	4%	15,590
Capitalized Interest	8%	31,180
Bonding	2%	7,795
<b>Total Administrative Costs</b>		<b>\$ 136,412</b>
<b>Easement Acquisition</b>		<b>\$ 54,482</b>
<b>TOTAL ESTIMATED PROJECT COSTS</b>		<b>\$ 580,642</b>

Temporary Funding Source                      City Internal Funds  
 Permanent Funding Source                      Assessments

**6. ASSESSMENT METHODOLOGY**

It is proposed that the project be assessed over 10 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the area method for the properties. Easement acquisition costs are an estimate and if more property owners do not donate easements than anticipated, costs and assessments will increase.

See Exhibit No. 3 for the parcels proposed to be assessed and Exhibit No. 4 for the proposed assessment roll.

**7. FINANCE**

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the costs assessed to the benefiting parcels 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 17-09 as prepared by the City of Blaine Engineering Department dated November 2, 2017, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that \$580,642 will be assessed.

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Joseph Huss, Finance Director

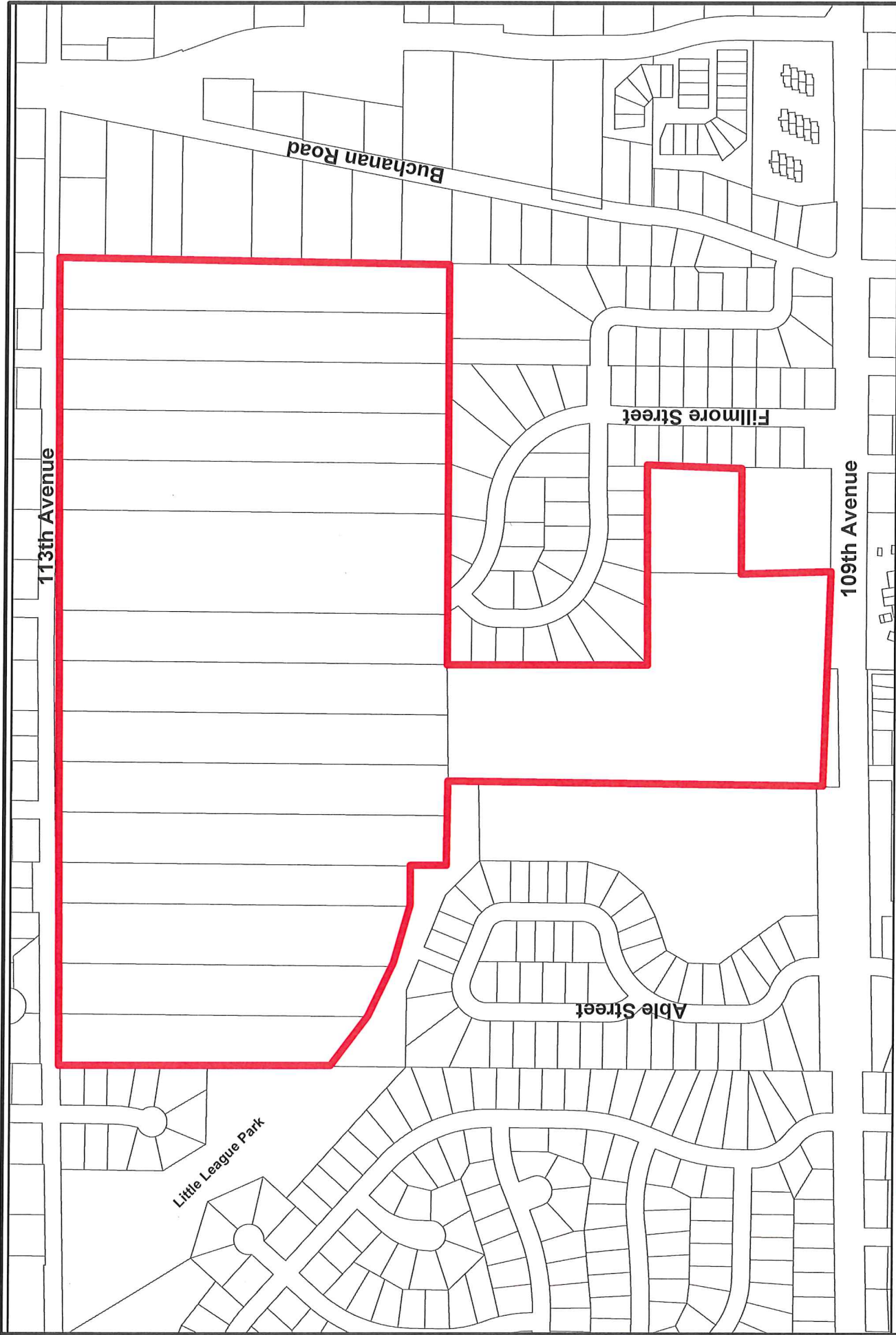
**8. PROJECTED SCHEDULE**

November 2, 2017	Receive Feasibility Report Order Public Hearing
December 7, 2017	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
June 21, 2018	Approve Plans and Specifications Order Advertisement for Bids
July 17, 2018	Open Bids
August 2, 2018	Award Contract
August -Nov 2018	Construct Improvements
September 2019	Assess Project
2020	First assessment payment due with real estate taxes



9. **PROJECT FEASIBILITY AND RECOMMENDATION**

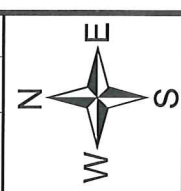
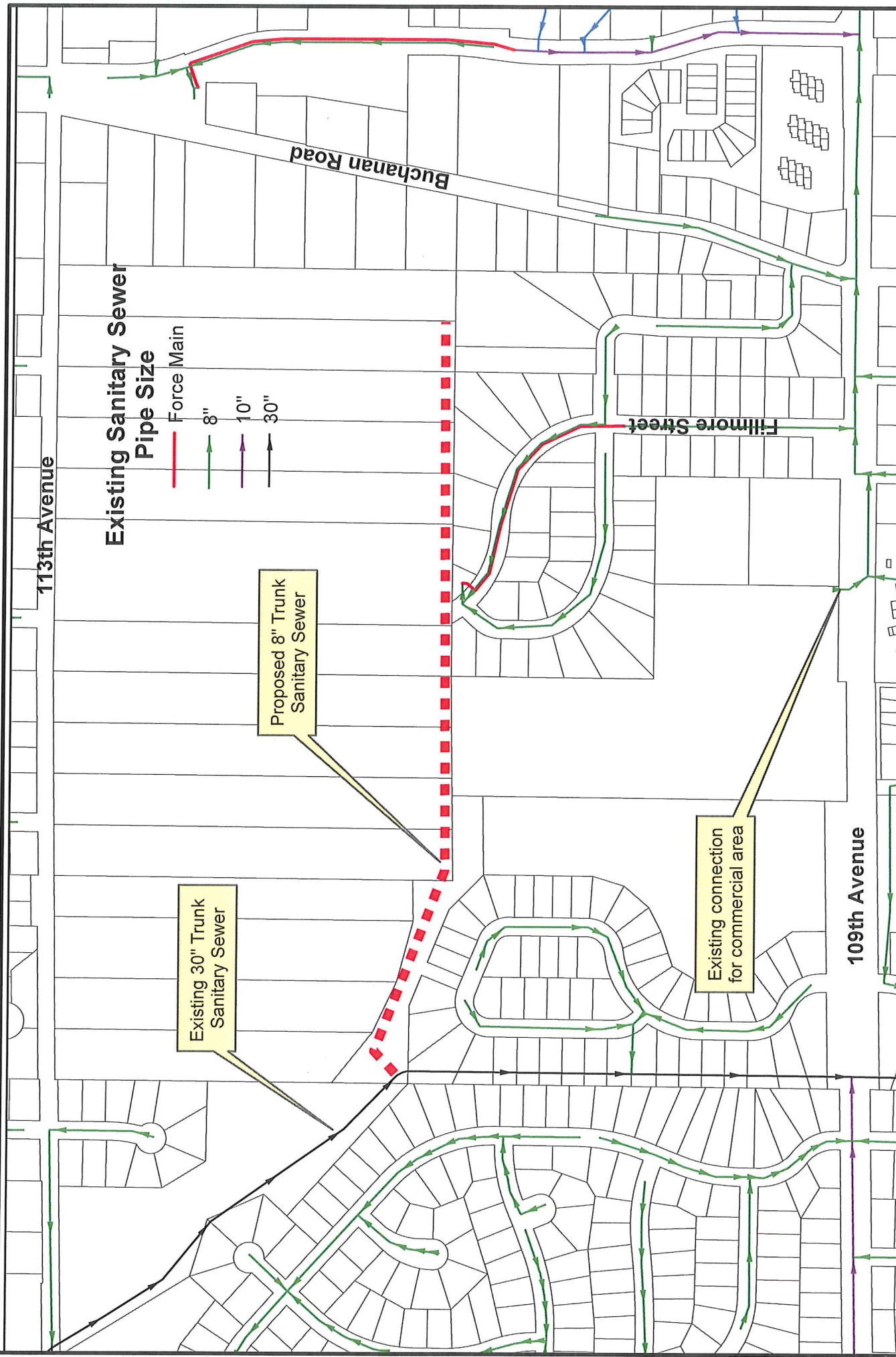
The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.



**Project Area**      **113th Avenue NE Trunk Sanitary Sewer**  
**Project 17-09 Exhibit No. 1**

 - Project Area



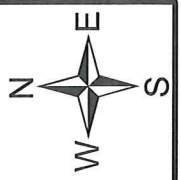
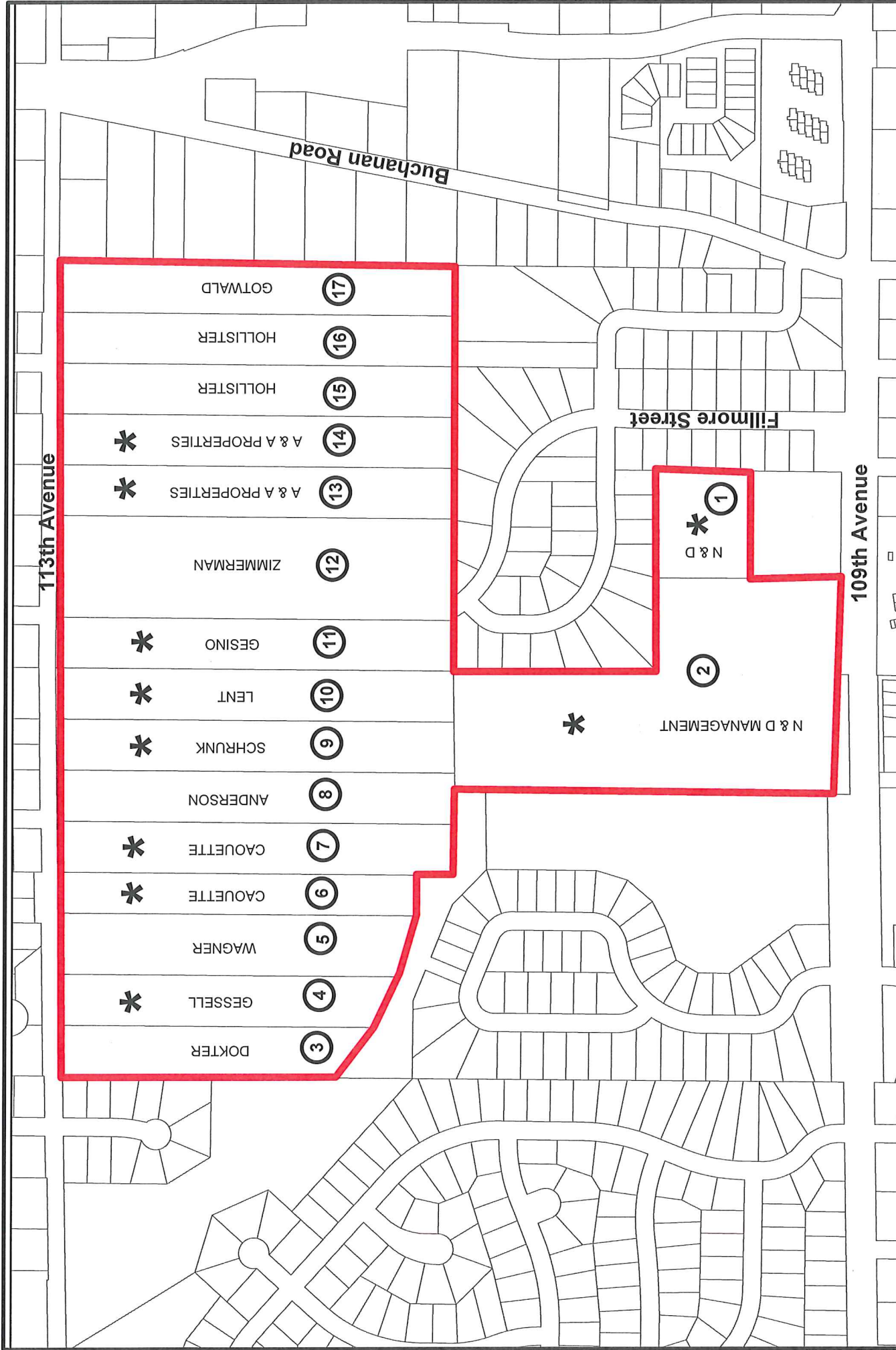


# 113th Avenue NE Trunk Sanitary Sewer

## Project 17-09 Exhibit No. 2







# 113th Avenue NE Trunk Sanitary Sewer

## Project 17-09 Exhibit No. 3

- \* - Signed Petition
- ① - Parcel Number



**PROPOSED RATE PER ACRE**  
**SANITARY TRUNK**      \$6,684.03

**(1) PARCEL AREA MINUS FLOOD PLAIN AND WETLANDS**

PARCEL	PIN	OWNER	TOTAL PROPOSED ASSESSMENT	
			SANITARY TRUNK ACRES (1)	ASSESSMENT
1	17-31-23-33-0003	N & D Management	2.45	\$16,376
2	18-31-23-44-0005	N & D Management	13.63	\$91,103
3	18-31-23-41-0008	Dokter	2.37	\$15,841
4	18-31-23-41-0009	Gessell	3.79	\$25,332
5	18-31-23-41-0005	Wagner	4.62	\$30,880
6	18-31-23-41-0006	Caouette	3.05	\$20,386
7	18-31-23-41-0003	Caouette	4.1	\$27,405
8	18-31-23-41-0004	Anderson	4.34	\$29,009
9	18-31-23-41-0002	Schrunk	4.4	\$29,410
10	18-31-23-41-0001	Lent	4.84	\$32,351
11	17-31-23-32-0007	Gesino	4.91	\$32,819
12	17-31-23-32-0005	Zimmerman	9.82	\$65,637
13	17-31-23-32-0006	A & A Properties	4.91	\$32,819
14	17-31-23-32-0003	A & A Properties	4.91	\$32,819
15	17-31-23-32-0004	Hollister	4.91	\$32,819
16	17-31-23-32-0001	Hollister	4.91	\$32,819
17	17-31-23-32-0002	Gotwald	4.91	\$32,819

**TOTAL PROPOSED ASSESSMENT**      \$580,642

**113th Avenue NE Trunk Sanitary Sewer**  
**Project 17-09 Exhibit No. 4**

