



# EXECUTIVE SUMMARY

## Community Development

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### Golden Valley City Council Meeting

March 6, 2024

#### Agenda Item

**4A.** Public Hearing on Proposed Improvements for the Zane Avenue and Lindsay Street Reconstruction Project, Project #24-02, Resolution No. 24-022

#### Prepared By

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#### Summary

At the October 5, 2021 City Council meeting, the City Council directed staff to prepare a feasibility report for the Zane Avenue and Lindsay Street reconstruction project. The proposed project includes reconstruction of 0.80 miles of Municipal State Aid Streets (MSAS) and local streets. The streets included in the project are shown on the attached project location map. The feasibility report for this project was prepared by the consulting engineering firm of Short Elliott Hendrickson, Inc., (SEH). The feasibility report outlines a project that includes reconstruction of the subject streets, replaces and repairs the majority of the aging sanitary sewer and water systems, storm drainage improvements, and stormwater treatment of runoff from the project area. The project also includes installation of a new sidewalk along Zane Avenue consistent with the City's 2040 Comprehensive Plan.

The Union Pacific Railroad crossing on Zane Avenue, along with the railroad signal system, will also be replaced with the project. Union Pacific Railroad is drafting an agreement for review for this work which is anticipated to be received in Q2 of 2024 and can be incorporated into the project. Because the crossing replacement process has taken longer than expected, the project is anticipated to take place over two construction seasons. The City's contractor will coordinate with the Union Pacific Railroad team on replacement of the crossing and work within the railroad's right of way.

The estimated total project costs for Zane and Lindsay are \$10,050,000. The estimated costs include all street rehabilitation, sidewalk construction, sanitary sewer and water main repair and replacement, and storm sewer construction. An estimated 25% of the construction costs have been included for indirect project costs, which includes project design, staking, construction observation administration, and legal expenses.

A preliminary special assessment rate of \$11,300 per residential unit in the project area and \$160/LF for commercial and industrial properties in the project area. This represents approximately 20% of the estimated street construction costs. Minnesota Statutes, Chapter 429 requires that when special assessments are used to finance projects, a minimum of 20% of the project cost must be specially assessed. Therefore, because special assessments are being used to finance a portion of the street reconstruction costs, the assessments must be a minimum 20% of that cost.

The project costs associated with sidewalk, sanitary sewer, watermain, and storm sewer are financed from dedicated funds, and special assessments are not utilized for funding for these separate categories. The final special assessment rate will be calculated following the opening of construction bids and will be based on actual costs. The estimated special assessments are consistent with the City of Golden Valley Special Assessment Policy. Optional assessments to properties for private residential driveway reconstruction or sanitary sewer services rehabilitation are not included.

Following Council authorization of the Zane Avenue and Lindsay Street Project, the anticipated project schedule is as follows:

April 4, 2024 - Open Bids for Zane/Lindsay  
May 7, 2024 - Award Contract Zane/Lindsay  
May 7, 2024 - Public Hearing for Special Assessments  
June 2024 - Begin Construction Zane/Lindsay  
August 2025 - Project Completion Zane/Lindsay

### **Financial or Budget Considerations**

The proposed project funding sources are as follows:

Sewer and Water Reserve Fund \$ 2,100,000  
Storm Sewer Improvement Fund \$ 850,000  
Street Improvement Fund \$ 6,500,000  
Zane Avenue Sidewalk Fund 300,000  
Railroad Crossing Improvement Fund \$300,000  
Total Project Funding \$10,050,000

These financing sources are consistent with the City's 2024 Capital Improvement Plan. \$750,000 is included from the American Rescue Plan Act (ARPA) funding which will offset costs from the Sewer and Water Reserve fund. State Aid funding will be used to compensate the Street Improvement fund for street costs on Zane Avenue. The special assessments for this will be used to reimburse the Street Improvement Fund and will cover a minimum of 20% of the Street Improvement costs for the project.

### **Legal Considerations**

These items have been submitted to the City Attorney for review and will not be published until they have received City Attorney approval.

### **Equity Considerations**

The Zane Avenue and Lindsay Street project satisfies Pillar 3 of the Equity Plan Pillars by providing unbiased programs and services to all.

### **Recommended Action**

Motion to adopt Resolution No. 24-022 accepting Feasibility Report, approving plans and specifications, ordering construction, and authorizing bidding of Certain Proposed Public Improvements for the Zane Avenue and Lindsay Street Reconstruction Project. This item requires a four-fifths vote for approval.

### **Supporting Documents**

- [Zane and Lindsay Project Location Map](#)
- [Zane and Lindsay Feasibility Report](#)
- [Zane and Lindsay Project Manual](#)
- [Zane and Lindsay Improvements Plans](#)
- [Resolution No. 24-022 - Zane Lindsay Feasibility Construction Plans](#)