

39TH STREET NORTH: STREET AND SANITARY SEWER IMPROVEMENTS

RESOLUTION AUTHORIZING PREPARATION OF THE FEASIBILITY REPORT

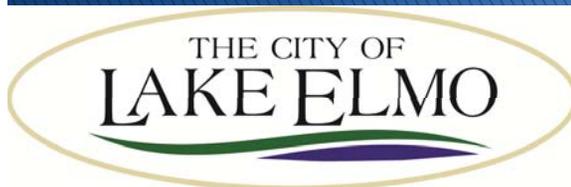
FOCUS ENGINEERING, inc.

MARCH 18, 2014

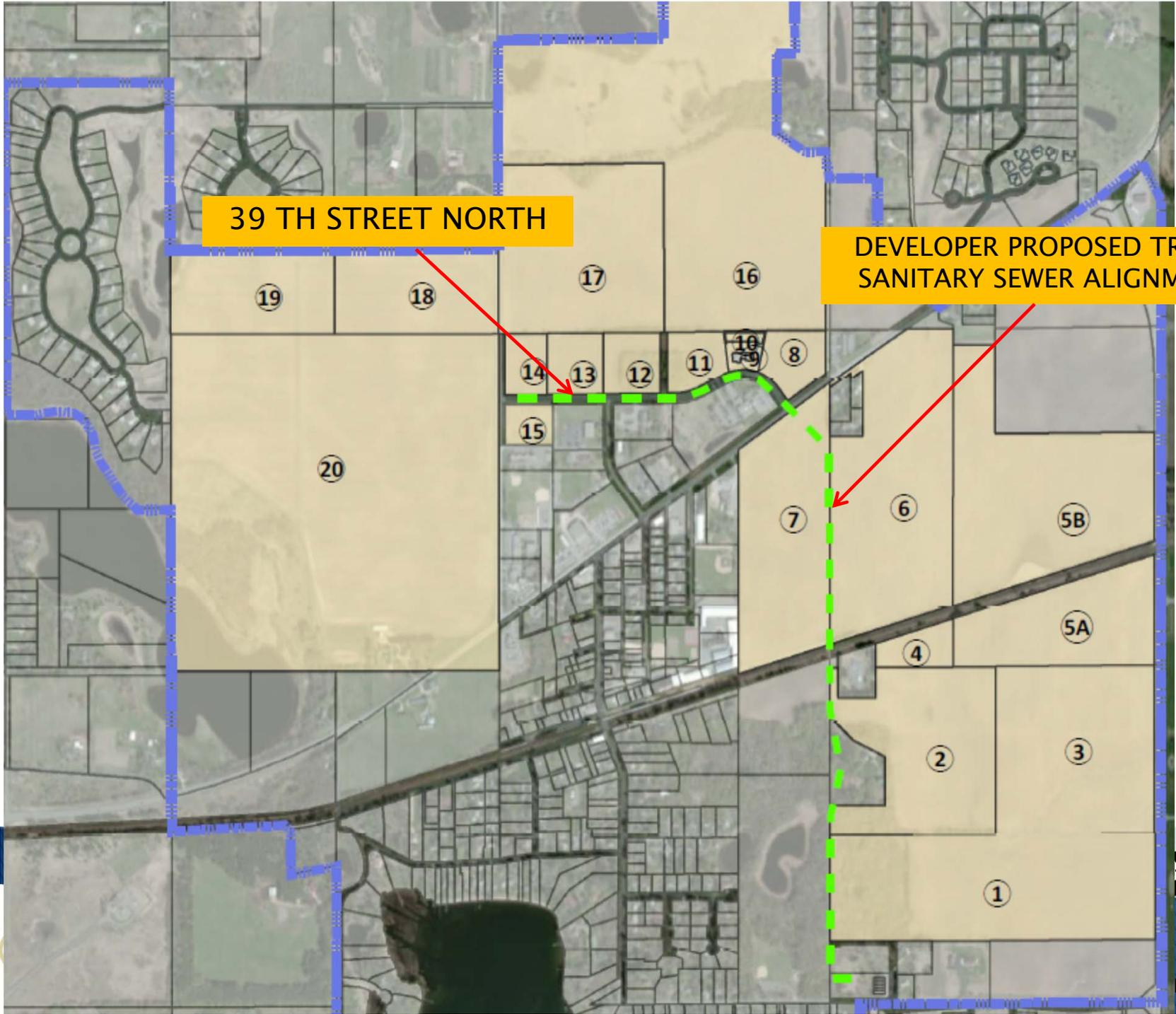
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- City has received a petition for street and sanitary sewer improvements along 39th Street North, from TH5 to CSAH 17.
- The Petition requests these improvements in 2014 in connection with a developer driven trunk sanitary sewer extension project.

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39 TH STREET NORTH

DEVELOPER PROPOSED TRUNK SANITARY SEWER ALIGNMENT

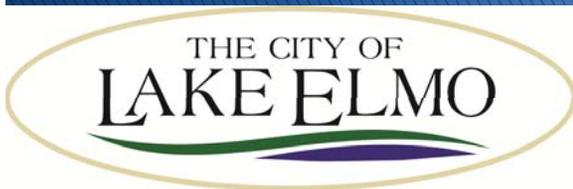
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LOCATION AND ASSESSABLE PROPERTY MAP



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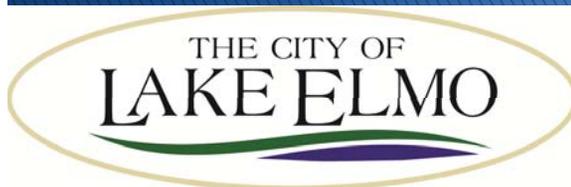


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- **STRENGTHS:** The project potentially accelerates the development opportunities in the north and northwestern part of the Village, improves storm water management, and makes sanitary sewer broadly available.
- **WEAKNESSES:** The project impacts existing commercial properties and requires the City to reconstruct 39th Street North. The project must be accelerated with commercial property being assessed 100%. Bids will be received in mid-summer with construction to occur late in the year.
- **OPPORTUNITIES:** The project would accelerate Village area development which could improve the City's ability to meet debt obligations.
- **THREATS:** The City must front the costs to complete the feasibility report which cannot be assessed should the project not be constructed. The City may need to participate in some of the project costs (the existing property owners have requested consideration of City cost participation). The City could receive appeals on the proposed assessments and incur additional costs proving benefit.

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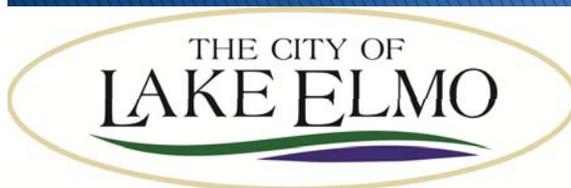


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39TH STREET NORTH: STREET AND SANITARY SEWER IMPROVEMENTS PROJECT SCHEDULE

March 18, 2014	Council Declares Adequacy of Petition and Orders Preparation of Feasibility Report.
April 15, 2014	Presentation of Feasibility Report. Council accepts Report and Calls Hearing.
April 29, 2014	Property owner meeting. Presentation of Report findings and recommendations.
May 6, 2014	Public Improvement Hearing. Council orders Preparation of plans and specifications.
July 1, 2014	Council approves Plans and Specifications; Orders Advertisement for Bids.
July 31, 2014	Receive Contractor Bids.
August 5, 2014	Council accepts bids and awards Contract.
August 25, 2014	Conduct Pre-construction Meeting and Issue Notice to Proceed.
November 28, 2014	Substantial completion (estimated 12 weeks).
Summer, 2015	Final Completion.

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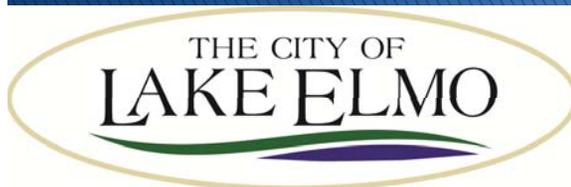


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Action: Resolution No. 2014-18 Declaring Adequacy of Petition and Ordering Preparation of a Feasibility Report in the not to exceed amount of \$9,400

MARCH 18, 2014



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