2021 South Avenue and 5th Street Sidewalk Improvement Project

CITY OF TWO HARBORS, MN

NOVEMBER 2020

Project Summary

THE CITY COUNCIL DIRECTED STAFF ON OCTOBER 12, 2020 TO PREPARE A FEASIBILITY REPORT FOR A 2021 SIDEWALK IMPROVEMENT PROJECT.

BASED ON THE CITY OF TWO HARBORS SIDEWALK CONSTRUCTION, REPAIR AND MAINTENANCE POLICY ADOPTED IN MARCH 2020.

PROJECTS BASED IN WARD 1

CONCENTRATE ON CORRIDORS ALONG SOUTH AVENUE AND 5TH STREET

SIDEWALKS WERE CHosen BASED ON GEOGRAPHIC PROXIMITY AND CONDITION

THE BUDGET FOR THE PROJECT (INCLUDING 2020 CARRY OVER PROJECT) WAS $140,000

REPORT AND PROJECT IS PREPARED IN ACCORDANCE WITH MN SECTION 429.031
Project Location Map
South Avenue between 3rd and 4th Street

Project Location Map
5th Street between 1st and 4th Avenue
Existing Conditions

Existing sidewalks to be replaced were in Poor or Fair Condition
Based on ARDC sidewalk condition report https://arcg.is/Hjjji
Field verified by City Staff on October 19, 2020

South Avenue

[Images of South Avenue conditions]
5th Street

5th Street
**Proposed Improvements**

- Existing sidewalks will be demolished and removed, graded, formed and new sidewalk poured.
- The improvement also include two (2) service squares adjacent to City sidewalk to match
- Disturbed areas will be graded with topsoil, seeded, and covered with straw.
- Pedestrian ramps meeting ADA requirements will be installed at the Intersections at City cost.
- The City will also repair the alley apron on the east side of the 500 block between 3rd and 4th Avenue to set drainage and grade at City cost.
- The total number of assessable squares will be 468, and the number of corner and alley squares will be an additional 63, for a total project of 531 squares.
- The work will begin on or before June 1st, 2021 with a completion by the end of July 2021.
- The work will be completed by a contractor, except for setting the alley grade which will be done by City Staff.

**Impacts, Easements, Permits**

**Work will take place in City ROW so no additional ROW or easements are anticipated**

**No wetlands will be impacted by the project**

**A City Right of Way and Excavation permit will be required by the Contractor**
Opinion of Probable Cost

- Total construction estimate: (531 squares at $175/square) = $92,925
- Assessable portion to benefiting property owners ($50/square @468 squares) = $23,400
- Portion of project covered by the City of Two Harbors = $69,525
- Assessments to benefiting property owners range between $400-$2,200 depending on the number of squares.
- The City portion of the project will be funded through the Capital Equipment Fund.
- Assessments can be paid in full at the end of the project or assessed on the property taxes for up to 5 years at bond rate +1%.
- The proposed improvement is necessary, cost effective, and feasible.

Proposed Project Schedule

| TABLE 1 – PROJECT SCHEDULE |
|-----------------------------|------------------|
| City Council Directs Staff to proceed with project | October 12, 2020 |
| City Council Receives Feasibility Report and schedules improvement hearing | November 9, 2020 |
| City Council Holds Improvement Hearings | November 23, 2020 |
| City Council considers ordering the improvement (needs 6/7 vote) | November 30, 2020 |
| Begin Construction | May/June 2021 |
| Order Preparation of Assessment Roll | September 2021 |
| Order Assessment Hearing | September 2021 |
| City Council Holds Final Assessment Hearing | October 2021 |
Questions/Discussion