

SE Main Ave/20 St/21 St RR Grade Separation Project May 23, 2018 Public Meeting



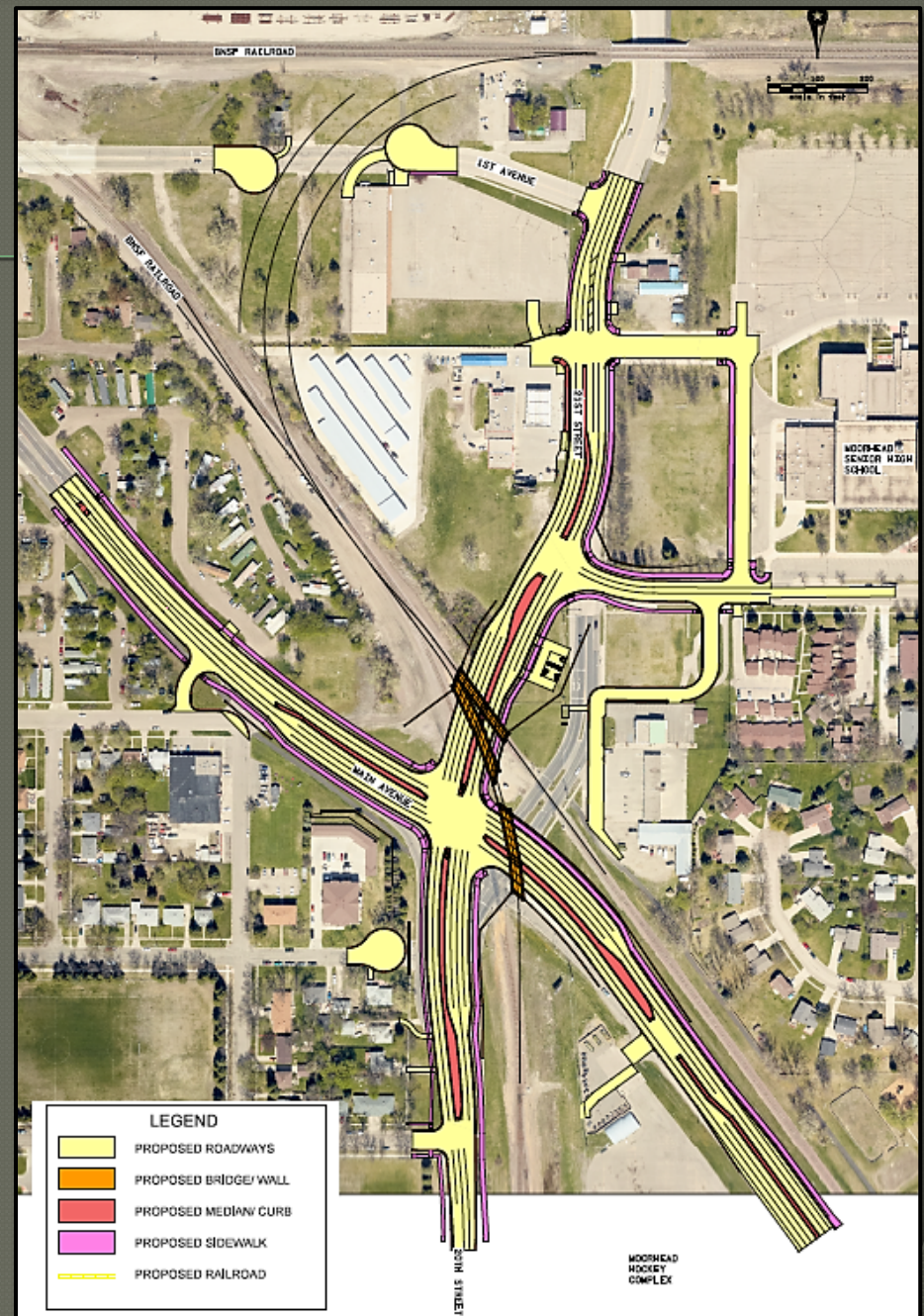
Topics

- Brief project description
- Brief history
- Funding
- Important considerations
- Benefits
- Costs
- Special assessments
- Construction



The Project

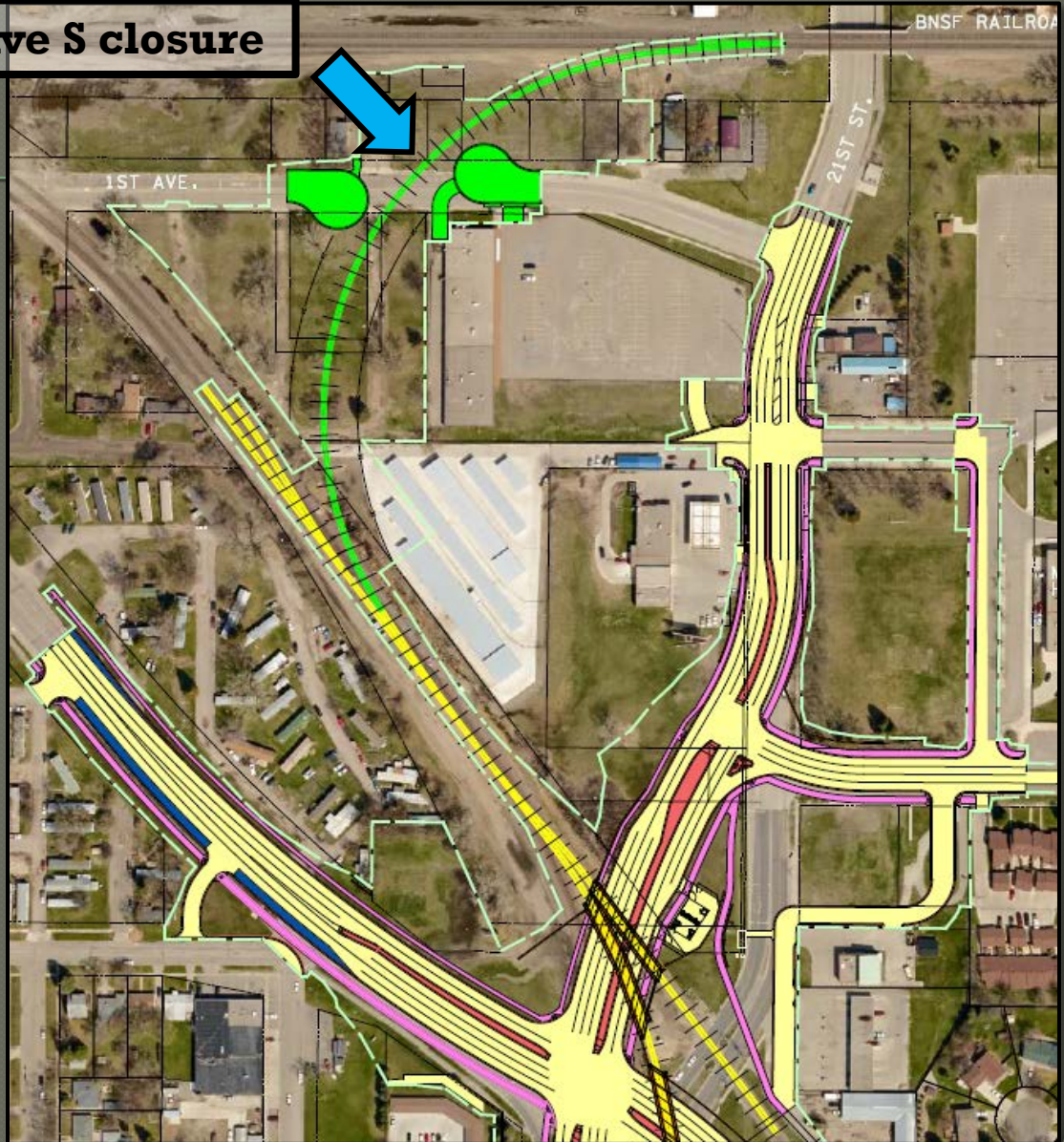
- Reconstruct & realign the intersection of SE Main Ave & 20 St/21 St
- Streets will pass under new bridges carrying BNSF & OTVR tracks
- Addition of “wye” track



The Wye

- Allows NB to EB & WB to SB train movements
- Eliminates delays at Downtown crossings due to trains backing up
- Provides RR operational benefits

1 Ave S closure



Project Animations

www.cityofmoorhead.com & search for
“se main ave”



The screenshot shows the City of Moorhead website. At the top, there is a navigation bar with links: News | Calendar | City Code | Maps | e-Notification | Contact Us | Translate. A search bar is located on the right. Below the navigation bar is the city logo "CITY OF MOORHEAD minnesota" and the tagline "Your Hometown". A horizontal menu contains links: HOME, ABOUT THE CITY, HOW DO I..., RESIDENTS, BUSINESS, DEPARTMENTS (highlighted), and GOVERNMENT. On the left side, there is a vertical menu under the "DEPARTMENTS" header, listing various services under "Engineering", "Forms & Resources", "Permits", "Reports & Studies", "Petitions for Public Improvements", "Contact Engineering", "Special Assessments", "Floodplain Information", "Geographic Information Systems", "Stormwater Management", and "Wastewater". The main content area displays the title "ANIMATED DEPICTION OF 20TH & 21ST ST/SE MAIN AVENUE GRADE SEPARATION PROJECT" with a breadcrumb trail: Departments » Engineering » Forms & Resources » Reports & Studies. Below the title are links for Font Size, Share & Bookmark, Feedback, and Print. The section is titled "Aerial View North Bound on 20th St." and contains a large black rectangular placeholder for the animation.

Benefits

- High priority grade separation
- Improve safety & congestion for vehicles, bicycles, pedestrians & emergency services
 - In the vicinity of SE Main Ave & 20 St/21 St
 - At Downtown crossings
- Improve freight operations & efficiency



Report on the
**Improvements to Highway-Rail
Grade Crossings and Rail Safety**

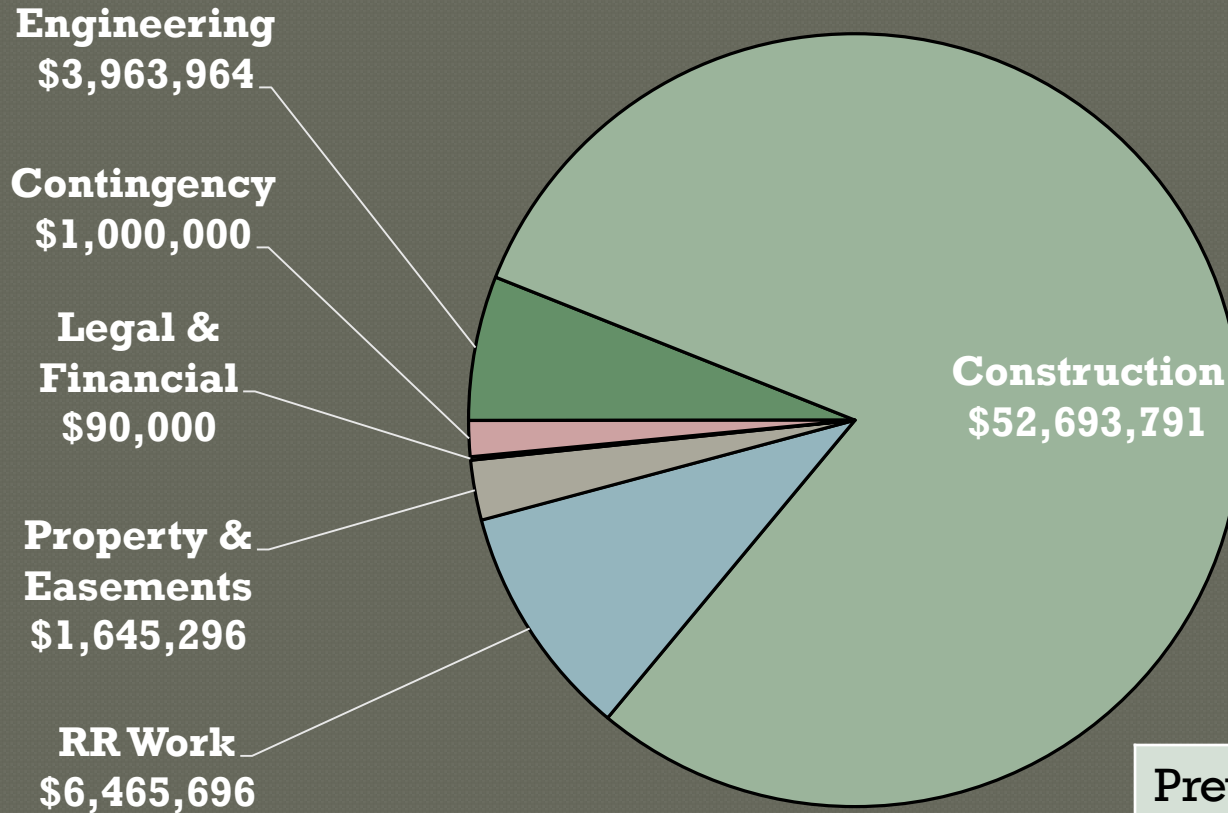
December 2014



Brief History

- ◉ 2000: *Study of 34th Street/I-94 Interchange and Railroad Relocation Alternatives*
- ◉ 2002: Preliminary engineering & environmental assessment (EA) begins
- ◉ 2006: Right-of-way acquisition & final design begins
- ◉ 2007: Final EA & Finding of No Significant Impact
- ◉ 2009: 95% Plans Complete
- ◉ 2010: Right-of-way acquisition complete
- ◉ 2011: Building demo & site preparation
- ◉ 2017: \$42.262M State grant awarded

As-bid Cost: \$65,858,747



Previous	\$6.6M
Current	\$65.9M
Total	\$72.5M

What is driving the cost?

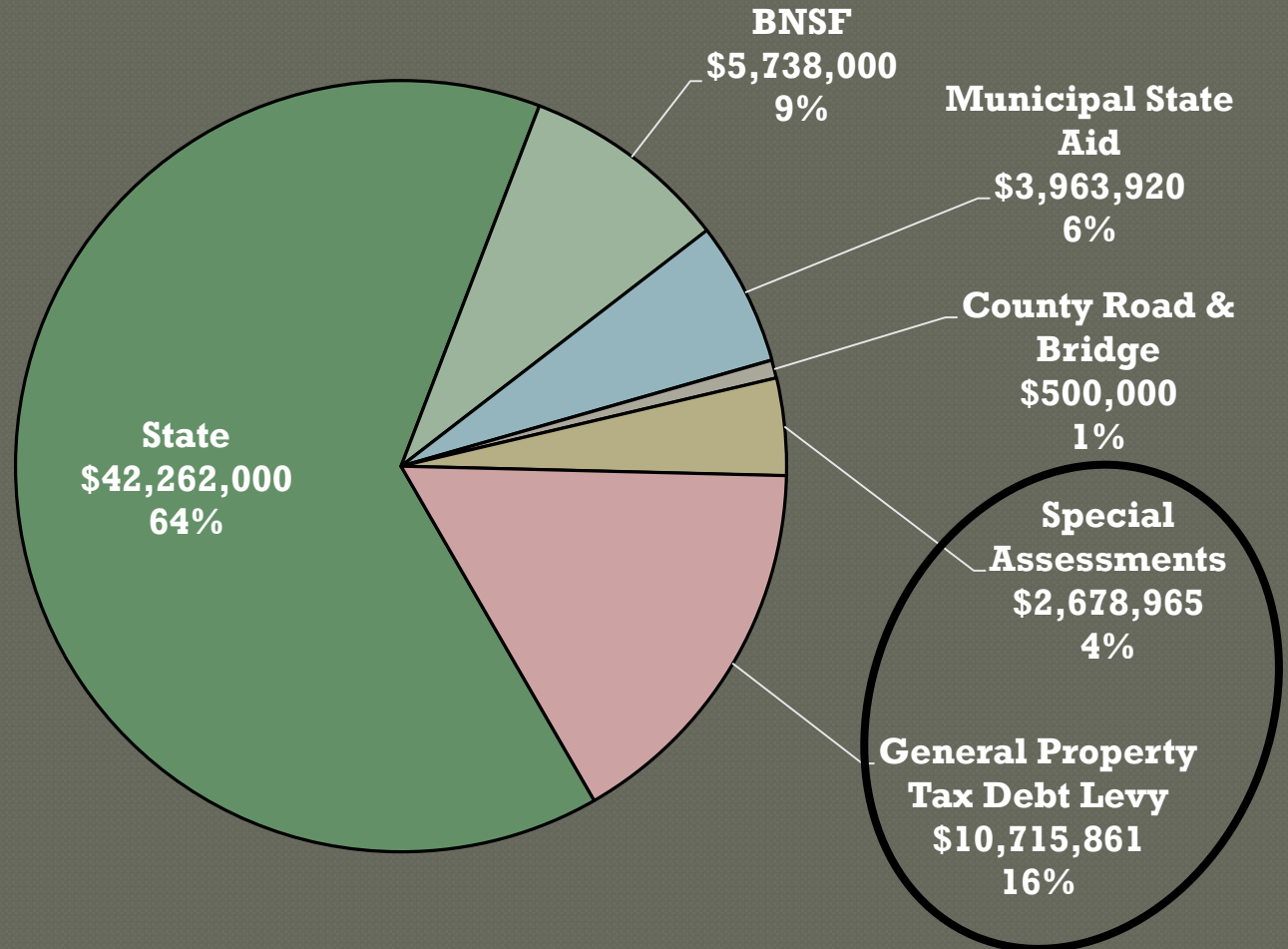
- Railroad modifications (track, signals, etc)
- Railroad coordination
- Maintaining railroad operations
- Project complexity
- Small work zone
- Quantity of excavation
- Stormwater improvements
- Managing stormwater on the construction site

More than \$12M

Potential Sources of Local Funding

- ✓ Municipal State Aid – about \$2M per year
- ✓ County Road & Bridge – about \$150,000 per year
- ✓ Bond
 - Requires 20% of the bond amount be collected through special assessments
 - Remaining 80% can be collected through general property tax debt levy or other city-wide sources (all properties contribute)
- Utility funds – water, power, sewer relocations
- Other??

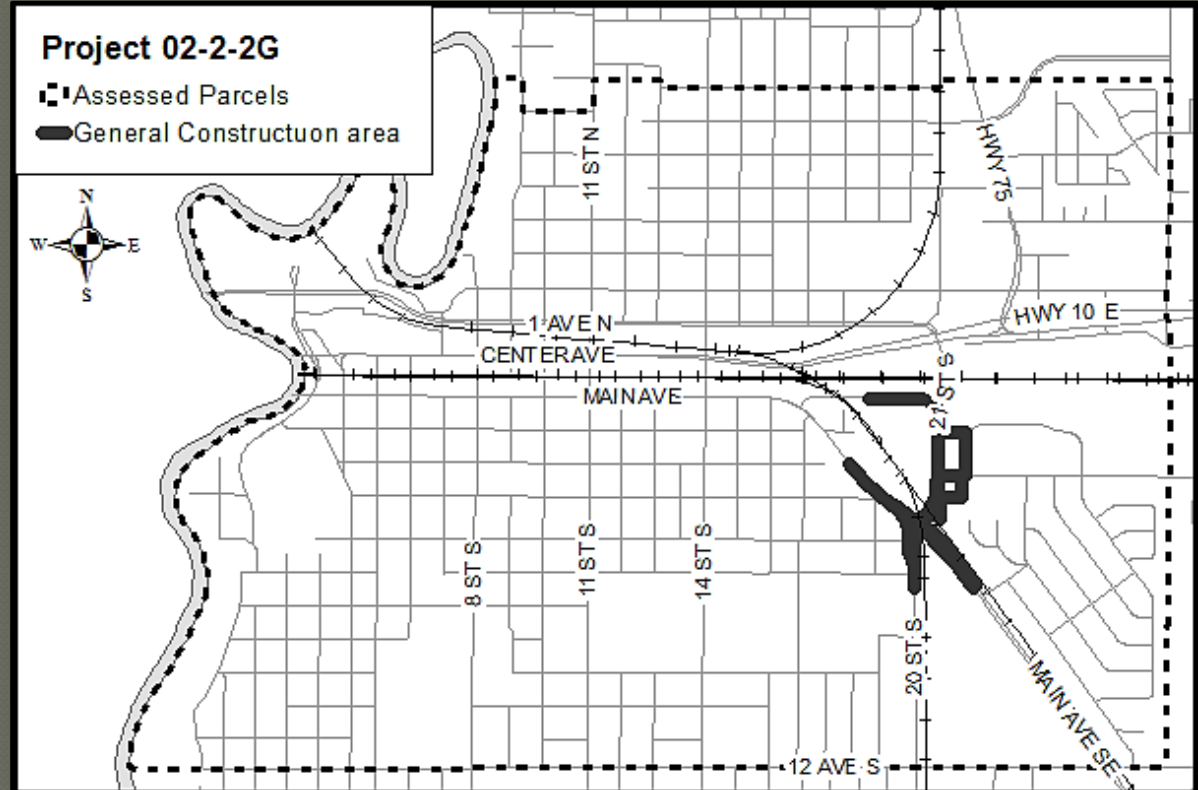
Proposed Funding: \$65,858,747



Bond

Special Assessment District

- Regional benefits
- Downtown benefits
- Consider similar function of 34 St Overpass
- Consider previous regional projects (e.g. 34 St/I-94 interchange)



Special Assessment Examples

Parcel Size	Example 1	Example 2	Example 3
1 acre or less	\$775.00	\$750.00	\$685.00
1.01 to 5 acres	\$1,162.50	\$1,500.00	\$2,740.00
More than 5 acres	\$1,550.00	\$3,000.00	\$5,480.00

- Paid over 20 years
- Estimated interest rate of 4.75%
- At \$775.00, first year payment is approximately \$76
- Collected with property taxes
- Subject City Council direction & action

Special Assessment Schedule

- Public Hearing to Consider Use of Special Assessments:

May 29, 2018

- Public Hearing to Adopt Special Assessments:

No earlier than Fall, 2019

- Special Assessment Collections Begin:

No earlier than 2020

Important Considerations

- Public hearing
 - Legal requirement to allow the City Council to consider the use of special assessments to cover some of the local cost for the project
 - Necessary step to preserve this funding option even if it is ultimately not used
- Final amount to be assessed to individual parcels need not be determined at the hearing
- Final amount subject to:
 - Council direction on allocation to properties in the special assessment district
 - Final project costs
 - Adoption at a future public hearing

Important Considerations

- City's intent is to minimize the amount of a bond and related special assessments
- Proposed funding scenario is subject to change
- *On-going efforts secure funding and/or reduce costs*
 - Request for additional State assistance
 - \$6M in recently passed bonding bill
 - Awaiting Governor signature
 - Coordination with low bid contractor to explore design and/or schedule revisions to reduce cost
 - Evaluate use of utility funds for eligible components

Construction



- Initiate construction Summer, 2018
- Total duration is approximately 3 years
 - During the first 2 years, SE Main Ave/20 St/21 St intersection closed to most or all movements
 - During the third year, primary impacts are on 1 Ave S


Special Assessment District Examples for Regional Projects

- 34 St & I-94 Interchange
- SE Main Ave & I-94 Ramps
- Flood Mitigation

34 St & I-94 Interchange

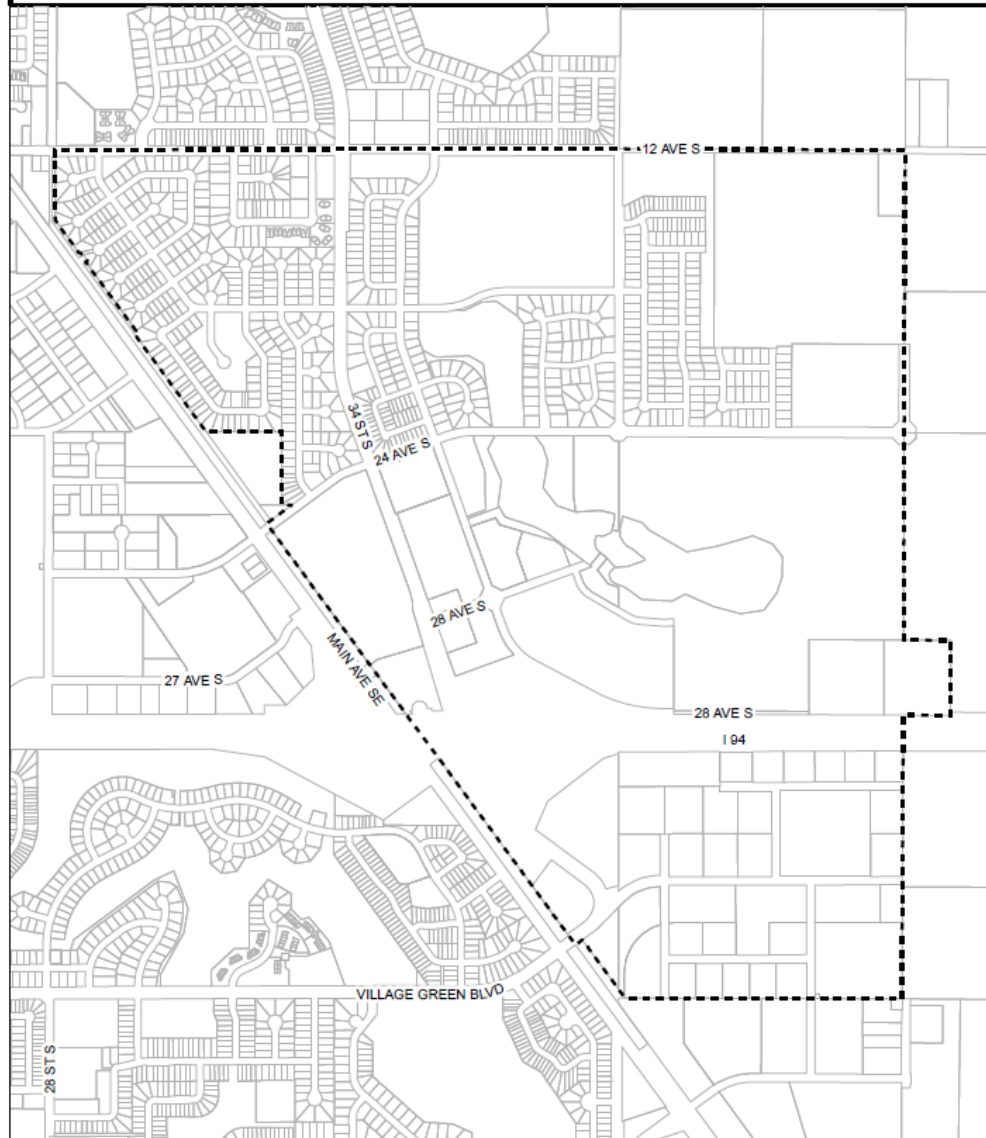
- ≈ \$3.5M assessed
- 693 parcels
- Range:
 - \$658 - \$564,167
- Most common:
 - \$1,300-\$1,575

Project 04-2-1 - 34th St S and I-94 Interchange

 Assessment Area



Map Created on
5/21/2018

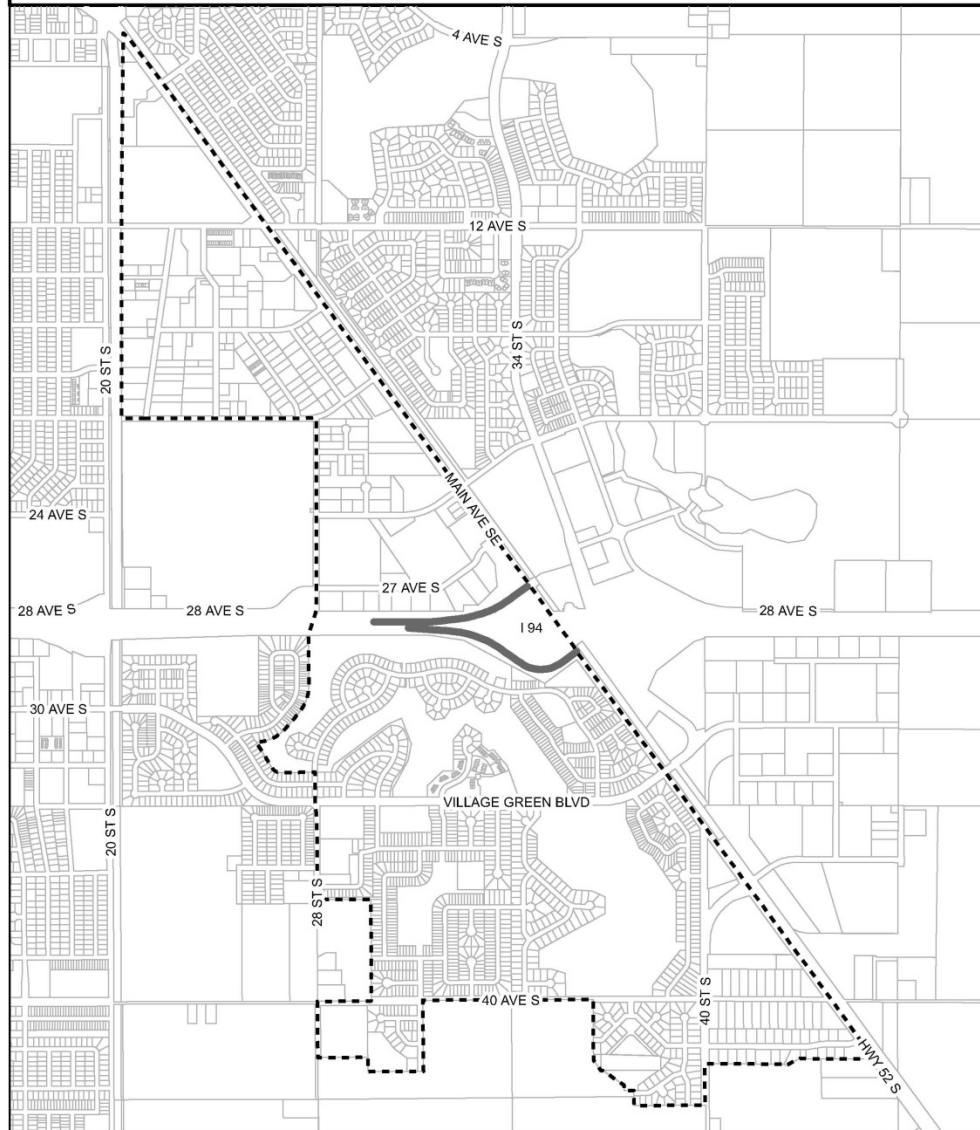


SE Main Ave & I-94 Ramps

- ≈ \$0.52M assessed
- 1,484 parcels
- Range:
 - \$148 - \$51,066
- Most common:
 - \$148

City Project 11-A2-4 - SE Main and I-94 Ramps

- Assessment Area
- Interstate Ramp Reconstruction



Flood Mitigation

- ≈ \$5.9M assessed
- ≈ 8,400 parcels
- Range:
 - \$473 - \$10,565
- Most common:
 - \$547

Legend



Assessment District

