Red Wing Avenue Improvements
(Red Wing Ave, 4th St, Alley)
Public Improvement Hearing

September 10, 2019
Preliminary Design
Public Meeting

• Project Area
• Existing Conditions Summary
• Proposed Improvements
• Costs & Funding
• Assessments
• Schedule
• Public Hearing
Existing Conditions - Surface

- **Pavement**: Overall Condition - Fair to Poor
- **Curb**: Poor Condition North of 6th St, Intersections
- **Sidewalk**: Non-ADA Compliant Ramps, heaves & other trip hazards throughout project. Some walk in good condition, but may be impacted by grading/utilities.
Existing Conditions - Utilities

- **Storm Sewer**: Exist. Storm Sewer within portion of project area. Needs extensions to North & South, Additional Inlet Capacity

- **Sanitary Sewer**: Clay Mains between 3rd & 7th St. Allows ground water into system. No main south of 7th St.

- **Watermain**: CIP and/or small diameter mains between 2nd St & 7th St. No Watermain south of 9th St.
Proposed Conditions: Streets

- Bituminous Pavement
- Concrete Curb & Gutter*
- 7-Ton Section: Red Wing (S of 6th St), 4th St, Alley
- 9-Ton Section: Red Wing (2nd St to 6th St)

<table>
<thead>
<tr>
<th>Street</th>
<th>From</th>
<th>To</th>
<th>Proposed Street Width(^1) (ft)</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red Wing Avenue</td>
<td>10th St</td>
<td>9th St</td>
<td>25</td>
<td>N/A</td>
</tr>
<tr>
<td>Red Wing Avenue</td>
<td>9th St</td>
<td>8th St</td>
<td>30.5</td>
<td>One Side</td>
</tr>
<tr>
<td>Red Wing Avenue</td>
<td>8th St</td>
<td>Alley (Alt 2)</td>
<td>36</td>
<td>Both Sides</td>
</tr>
<tr>
<td>Red Wing Avenue</td>
<td>Alley (Alt 2)</td>
<td>2nd St</td>
<td>44</td>
<td>Both Sides</td>
</tr>
<tr>
<td>4th Street(^2)</td>
<td>Red Wing Ave</td>
<td>West End</td>
<td>28</td>
<td>Both Sides</td>
</tr>
<tr>
<td>Alley(^3)</td>
<td>Red Wing Ave</td>
<td>Forest St</td>
<td>18</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Notes:  
(1) Width is measured curb face to curb face  
(2) Alternate 1  
(3) Alternate 2
Proposed Conditions: Sidewalk

- New 5’ Wide Sidewalk
  - Between 2\textsuperscript{nd} St & 7\textsuperscript{th} St
  - Replacement Only, No Extensions Currently Proposed*

- New Pedestrian Curb Ramps

- ADA Compliance

- May require extensive grading and/or retaining walls at some locations.
Proposed Conditions: Storm Sewer

- Extension South of 5th St
  - Additional Inlet Capacity
  - 5-Yr (3.6”) Design Storm
- Replace/Relocate Existing Catch Basins
- Add Inlets to 4th St (Alt #1)
- New Storm Sewer System (7th St – 10th St)
  - Replaces Ditch Culvert Drainage
  - Fill Existing Ditches
  - Discharge NE of Mobile Home Park
Proposed Conditions: Sanitary Sewer

- 8” Gasketed PVC Pipe
- Reinforced Concrete Manholes
- 4” PVC Services (to Property Line)
- Watertight System
- Extension of Main to South End of 10th Street
- “Private” Sanitary Routed to New Main within Street
Proposed Conditions: Watermain

- 10” Diameter Ductile Iron
  - Water Tower to 2nd St
- 8” Diameter Ductile Iron
  - South of 9th St (Extension)
- 1” Copper Services & Curb Stop (to Property Line)
- New Hydrants & Valves
## Estimated Project Costs

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Total Estimated Cost</th>
<th>Base Project: Red Wing Ave</th>
<th>Alternate 1: 4th Street</th>
<th>Alternate 2: Alley</th>
<th>Base Project + Alt 1 &amp; 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street &amp; Site</td>
<td></td>
<td>$1,691,746.37</td>
<td>$91,328.18</td>
<td>$88,095.71</td>
<td>$1,871,170.26</td>
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<tr>
<td>Sidewalk</td>
<td></td>
<td>$256,187.45</td>
<td></td>
<td></td>
<td>$256,187.45</td>
</tr>
<tr>
<td>Sanitary Sewer &amp; Services</td>
<td></td>
<td>$383,159.39</td>
<td></td>
<td></td>
<td>$383,159.39</td>
</tr>
<tr>
<td>Watermain &amp; Services</td>
<td></td>
<td>$676,808.79</td>
<td>$61,463.81</td>
<td>$738,272.60</td>
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</tr>
<tr>
<td>Storm Sewer</td>
<td></td>
<td>$388,575.55</td>
<td>$42,189.40</td>
<td>$27,730.45</td>
<td>$458,495.40</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td>$3,396,477.37</td>
<td>$133,517.58</td>
<td>$177,289.97</td>
<td>$3,707,284.92</td>
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</tbody>
</table>

- Costs above are project totals (construction, engineering, contingencies)
- Costs will change depending on final design changes, bidding environment, construction changes, etc.)
- Detailed Preliminary Cost Estimate Included in Packet
Funding

• Project funded through bond sale, repaid through:
  • Utility & Storm Sewer Revenues
  • Tax Levy
  • Special Assessments
## Special Assessments

### Table 8 - Assessment Policy Summary

<table>
<thead>
<tr>
<th>Project Component</th>
<th>% Assessable</th>
<th>% City Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street (Reconstruction/Rehab Urban or Rural Section)²</td>
<td>32%¹</td>
<td>68%</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>Storm Sewer</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Watermain (Reconstruction)</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Watermain (Extension)</td>
<td>100%³</td>
<td>0%</td>
</tr>
<tr>
<td>Sanitary Sewer Main (Reconstruction)</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>Sanitary Sewer Main (Private)⁴</td>
<td>33.3%</td>
<td>66.7%</td>
</tr>
<tr>
<td>Sanitary and Water Services</td>
<td>100%</td>
<td>0%</td>
</tr>
</tbody>
</table>

Notes:
1) Includes sidewalk, driveway approaches, drain tile and sump connections, and other miscellaneous costs associated with reconstruction projects.
2) City Policy is 50%. Council provided direction for reduced assessment rate during 7/23/19 work session.
3) Percentage used in actual assessment rolls is 50%, due to lack of improvement on east side of road (mobile home park already connected to City water system.
4) Private Sanitary Sewer applies to area between 8th St and ½ block north of 7th, where no public sanitary sewer main exists.
## Assessment Rate Table

### Table 11 – Assessment Rates

<table>
<thead>
<tr>
<th>Project Component</th>
<th>Assessment Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RWA²</td>
</tr>
<tr>
<td>Street (Reconstruction/Rehab Urban or Rural Section)¹</td>
<td>See below</td>
</tr>
<tr>
<td>Segment A (RWA², 2nd St – 8th St)</td>
<td>$57.39</td>
</tr>
<tr>
<td>Segment B (RWA², 8th St – 9th St)</td>
<td>$77.62</td>
</tr>
<tr>
<td>Segment C (RWA², 9th St – 10th St)</td>
<td>$77.62</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>$22.51</td>
</tr>
<tr>
<td>Storm Sewer</td>
<td>$0.00</td>
</tr>
<tr>
<td>Watermain (Reconstruction)</td>
<td>$0.00</td>
</tr>
<tr>
<td>Watermain (Extension)</td>
<td>$59.83</td>
</tr>
<tr>
<td>Water Service</td>
<td>$2,513.67³</td>
</tr>
<tr>
<td>Sanitary Sewer Main (Reconstruction)</td>
<td>$0.00</td>
</tr>
<tr>
<td>Sanitary Sewer Main (Private/Extension)</td>
<td>$12.79</td>
</tr>
<tr>
<td>Sanitary Service</td>
<td>$2,005.97</td>
</tr>
</tbody>
</table>

Notes: 1) Street segments A, B, and C, include assessments applicable to the specific street and sidewalk improvements proposed as well as overall project costs that are equal, regardless of the street segment proposed (i.e. erosion control, mobilization, etc.)

2) RWA = Red Wing Avenue

3) Additional assessment rate for larger water services. See attached assessment roll.
Special Assessments

- Example Assessment
- Typical Lot (Red Wing Ave):
  - 75 feet of frontage
  - 36’ Wide Street
  - Sidewalk
  - Sanitary & Water Service
## Special Assessments

- **Example Assessment**

### Assessment Totals

<table>
<thead>
<tr>
<th></th>
<th>Current Project</th>
<th>First St Project¹</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Street:</strong></td>
<td>$5,821.50</td>
<td>~$4,834</td>
</tr>
<tr>
<td><strong>Sidewalk:</strong></td>
<td>$1,688.25</td>
<td>~$1,572²</td>
</tr>
<tr>
<td><strong>Water Service:</strong></td>
<td>$2,513.67</td>
<td>~$2,513³</td>
</tr>
<tr>
<td><strong>Sanitary Service:</strong></td>
<td>$2,005.97</td>
<td>~$2,800</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>$12,029.39</td>
<td>~$11,719⁴</td>
</tr>
</tbody>
</table>

¹₁ˢᵗ Street assessments adjusted for inflation

²₁ˢᵗ St Sidewalk scope reduced in comparison to Red Wing

³No Assessable WMN Improv on ₁ˢᵗ St – Assume same rate

⁴Comparison After Scope adjustment
Special Assessments

• Assessments vary, depending on specific combination of improvements.
• Based on ESTIMATED project costs, costs will change
• Final Assessments will be available at assessment hearing (Fall 2020)
• Options for payment:
  • Payment in full w/in 30 days of assessment (no interest)
    • Partial Payment also allowed during this time
  • Add onto property taxes (2021)
    • 10 to 20-year term, 3-4% interest (TBD by Council)
  • Deferred Assessments:
    • Age 65 or older, permanent/total disability, Ag land, “Unimproved” Property, Military Service
## Tentative Project Schedule

- **Feasibility Report** 8/13/19
- **Neighborhood Meeting #1 (Introduction)** 9/5/19
- **Improvement Hearing** 9/10/10
- **Prepare Plans & Specifications** Oct. ’19 – Jan ’20
- **Neighborhood Meeting #2 (Design)** Jan. ‘20
- **Advertise/Open Bids** Mar. ’20
- **Award Project** Mar. ’20
- **Neighborhood Meeting #3 (Construction)** Apr. ‘20
- **Start Construction** May ‘20
- **Assessment Hearing** Oct. ‘20
- **Substantial Completion** Oct./Nov. ‘20
- **Final Completion (Final Lift of Pavement)** Spring ‘21
Public Hearing

Summary of Comments Received During Public Information Meeting:

• Several questions relating to sidewalk/driveways & need for full replacement
• Discussion on 7-ton vs. 9-ton pavement design
• Clarifications on calculation methods for assessments
• Few concerns over cost of assessment and/or total project cost to taxpayers
• Several owners shared property-specific information that can be incorporated into design
• All comments recorded in handout: Public Commentary Summary
Public Hearing

Discussion