Red Wing Avenue Improvements
(Red Wing Ave, 4th St, Alley)
Public Information Meeting #1

September 5, 2019
Preliminary Design Public Meeting

• What’s been done
  • City has been planning on this project for several years
  • Preparation of Feasibility Report Ordered March 2019
  • Open Council Work Sessions held 6/25/19 and 7/23/19
  • Feasibility Report Accepted by Council 8/13/19

• Tonight
  • Review contents of feasibility report
  • Open for Discussion/Questions/Comments
  • Comments Received will be provided to council
Preliminary Design Public Meeting

- Project Area
- Existing Conditions
- Proposed Improvements
- Costs & Funding
- Assessments
- Schedule
Typical City Street Section
## Existing Conditions: Streets

### Existing Street and Right-of-way Widths

<table>
<thead>
<tr>
<th>Street</th>
<th>Street Segment</th>
<th>Existing Street Width (ft)</th>
<th>Rural/Urban Section&lt;sup&gt;1&lt;/sup&gt;</th>
<th>Existing R.O.W Width (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Project (Red Wing Ave)</td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; Street</td>
<td>48</td>
<td>Urban</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Alley</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3&lt;sup&gt;rd&lt;/sup&gt; Street</td>
<td>44</td>
<td>Urban</td>
<td></td>
</tr>
<tr>
<td></td>
<td>8&lt;sup&gt;th&lt;/sup&gt; Street</td>
<td>36</td>
<td>Urban</td>
<td></td>
</tr>
<tr>
<td></td>
<td>10&lt;sup&gt;th&lt;/sup&gt; Street</td>
<td>22</td>
<td>Rural</td>
<td>66</td>
</tr>
<tr>
<td>Alt 1 (4&lt;sup&gt;th&lt;/sup&gt; St)</td>
<td>Red Wing Ave</td>
<td>29</td>
<td>Urban</td>
<td>66</td>
</tr>
<tr>
<td>Alt 2 (Alley)</td>
<td>Red Wing Ave</td>
<td>~18’</td>
<td>N/A</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Forest St</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes: 1. Rural Section = No Curb & Gutter, Urban Section = Curb & Gutter

- **Pavement: Fair to Poor Conditions**
- **Curb: Poor Condition North of 6<sup>th</sup> St, Intersections**
Existing Conditions: Sidewalk

- Exists within Red Wing Ave (2\textsuperscript{nd} to 7\textsuperscript{th})
- Pedestrian Ramps Not ADA Compliant
- Trip Hazards from heaves/trees/cracking
Existing Conditions: Storm Sewer

- Existing Storm Main (5th to Home)
  - Main Adequately sized for 5-Yr Storm (3.6”)
  - Catch Basins inadequate for capturing flow
- Ponding Issues (North End & Alley)
- Gravel Washing from Alley into 4th Street
- Ditch/Culvert Drainage (South of 8th)

Saturated Ground North of Mobile Home Park
Existing Conditions: Sanitary Sewer

- South of 3rd St
  - Clay Pipe, Block Manholes
  - Offset Joints, Cracked Pipe
  - Susceptible to Infiltration
- North of 3rd St
  - PVC Pipe, Reinforced Concrete Manholes (2013)
Existing Conditions: Watermain

- Cast Iron/Small Diameter Pipe
  - Brittle, Susceptible to Breaks, Restricts Available Fire Flow

<table>
<thead>
<tr>
<th>Street</th>
<th>From</th>
<th>To</th>
<th>Main Diam.</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red Wing Ave</td>
<td>2nd St</td>
<td>Home St</td>
<td>4”</td>
<td>Cast Iron</td>
</tr>
<tr>
<td>Home St</td>
<td>7th St</td>
<td>8”</td>
<td>Cast Iron</td>
<td></td>
</tr>
<tr>
<td>7th St</td>
<td>8st St</td>
<td>8”</td>
<td>Ductile Iron</td>
<td></td>
</tr>
<tr>
<td>8th St</td>
<td>9th St</td>
<td>8”</td>
<td>HDPE (Plastic)</td>
<td></td>
</tr>
<tr>
<td>9th St</td>
<td>10th St</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>4th St (Alt 1)</td>
<td>RWA¹</td>
<td>West End</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Alley (Alt 2)</td>
<td>RWA¹</td>
<td>Forest St</td>
<td>2”</td>
<td>Cast Iron</td>
</tr>
</tbody>
</table>

Note: 1) RWA = Red Wing Avenue
Proposed Conditions: Streets

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

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

Notes:  
\textsuperscript{1} Width is measured curb face to curb face  
\textsuperscript{2} Alternate 1  
\textsuperscript{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 2\textsuperscript{nd} St
- 8” Diameter Ductile Iron
  - South of 9\textsuperscript{th} St (Extension)
- 1” Copper Services & Curb Stop (to Property Line)
- New Hydrants & Valves
Proposed Conditions: 10th St – 7th St
Proposed Conditions: 7th St – Home St
Proposed Conditions: Home St – 2nd St
Proposed Conditions: Project Alternates
## Estimated Project Costs

<table>
<thead>
<tr>
<th>Project Component</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>$1,691,746.37</td>
<td>$91,328.18</td>
<td>$88,095.71</td>
<td>$1,871,170.26</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>$256,187.45</td>
<td></td>
<td></td>
<td>$256,187.45</td>
</tr>
<tr>
<td>Sanitary Sewer &amp; Services</td>
<td>$383,159.39</td>
<td></td>
<td></td>
<td>$383,159.39</td>
</tr>
<tr>
<td>Watermain &amp; Services</td>
<td>$676,808.79</td>
<td></td>
<td>$61,463.81</td>
<td>$738,272.60</td>
</tr>
<tr>
<td>Storm Sewer</td>
<td>$388,575.55</td>
<td>$42,189.40</td>
<td>$27,730.45</td>
<td>$458,495.40</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$3,396,477.37</strong></td>
<td><strong>$133,517.58</strong></td>
<td><strong>$177,289.97</strong></td>
<td><strong>$3,707,284.92</strong></td>
</tr>
</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

- Funding options to be discussed in greater detail following Feasibility Report Discussion
# 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)¹</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.
Special Assessments

• Other Details
  • Corner Lots (100% of front footage, 20% of side footage)
    • Non-Residential side footage assessed at 50%
  • Residential Min Frontage = 50’, Max = 150’
  • Non-Resid. Min Frontage = 50’, Max = 300’
  • Adjustments for “Odd Shaped” or “Rectangular” Lots based on area of lot
  • Several Others, see assessment policy

• Non – Assessable Costs:
  • Street Oversizing (greater than 28’ width or 7-ton section)
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 Project ¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street:</td>
<td>$5,821.50</td>
<td>~$4,834</td>
</tr>
<tr>
<td>Sidewalk:</td>
<td>$1,688.25</td>
<td>~$1,572 ²</td>
</tr>
<tr>
<td>Water Service:</td>
<td>$2,513.67</td>
<td>~$2,513 ³</td>
</tr>
<tr>
<td>Sanitary Service:</td>
<td>$2,005.97</td>
<td>~$2,800</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>$12,029.39</strong></td>
<td>~$11,719 ⁴</td>
</tr>
</tbody>
</table>

¹ ¹ˢᵗ Street assessments adjusted for inflation
² ¹ˢᵗ St Sidewalk scope reduced in comparison to Red Wing
³ No Assessable WMN Improv on ¹ˢᵗ St – Assume same rate
⁴ Total Assessments Not Comparable between RWA & ¹ˢᵗ St
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
- 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
Conclusion

- Proposed improvements are necessary, cost effective, and feasible

Next Steps

- Improvement Hearing
  - Tuesday Sept. 10th, 7PM
  - During Regular Council Meeting