BOLTON & MENK

Real People. Real Solutions.

Informational Meeting
2018 Street & Utility Improvement Project

Introductions

- Brian Malm, P.E. – Project Manager / City Engineer
- Bryan Holtz – Senior Engineering Technician
- Adam Nix – Design Engineer/Resident Project Representative

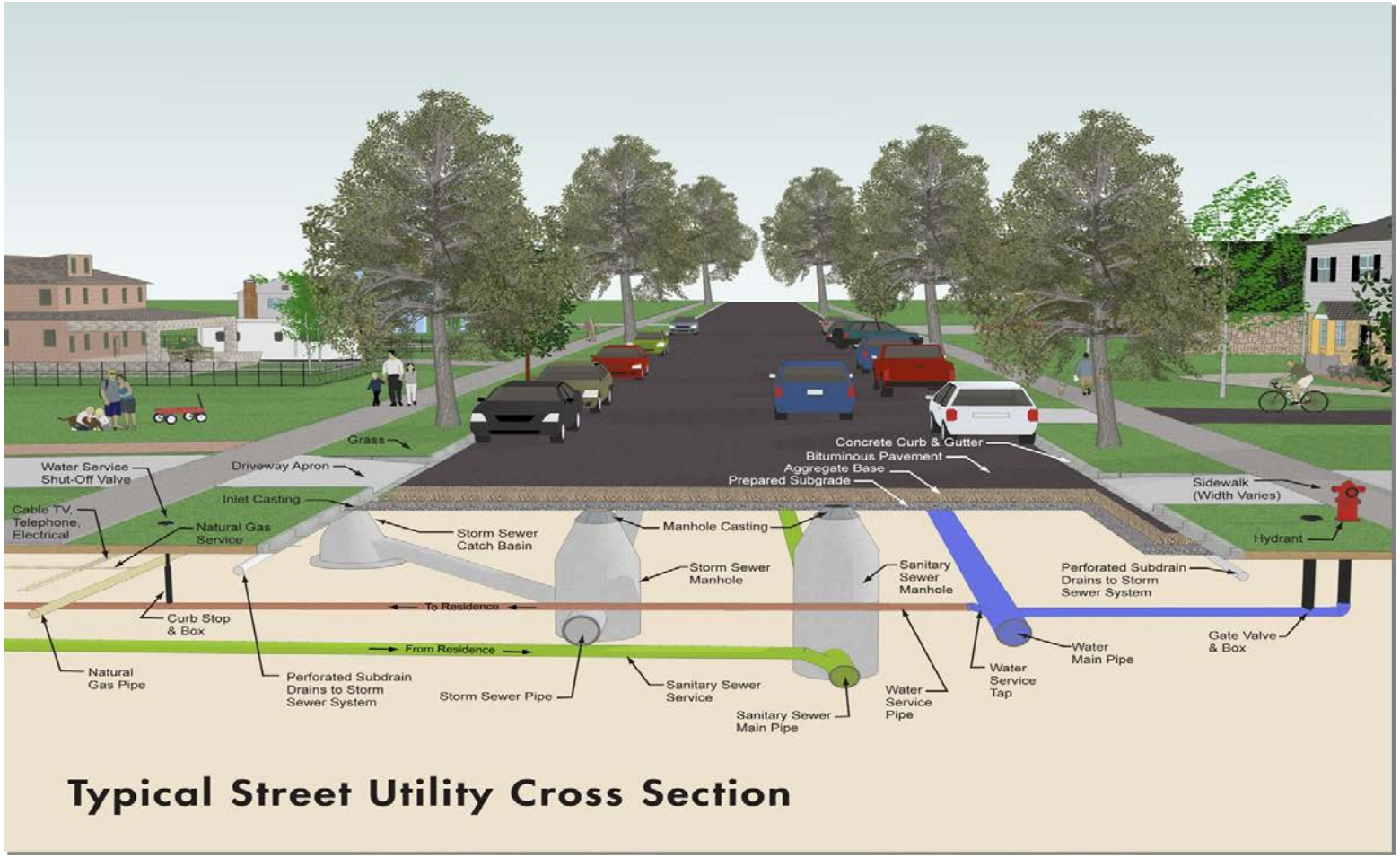
Agenda

- Preliminary Engineering Report Review
  - Existing Conditions
  - Proposed Improvements
- Assessments
  - Review of Assessment Policy
  - Assessment Calculations
- What are the next steps?
- Questions or Comments?

Goals to Accomplish

- Understand why the city is proposing this project
- Understand the scope of the project
- Understand how the assessments are calculated
- Individual concerns for final design of the project

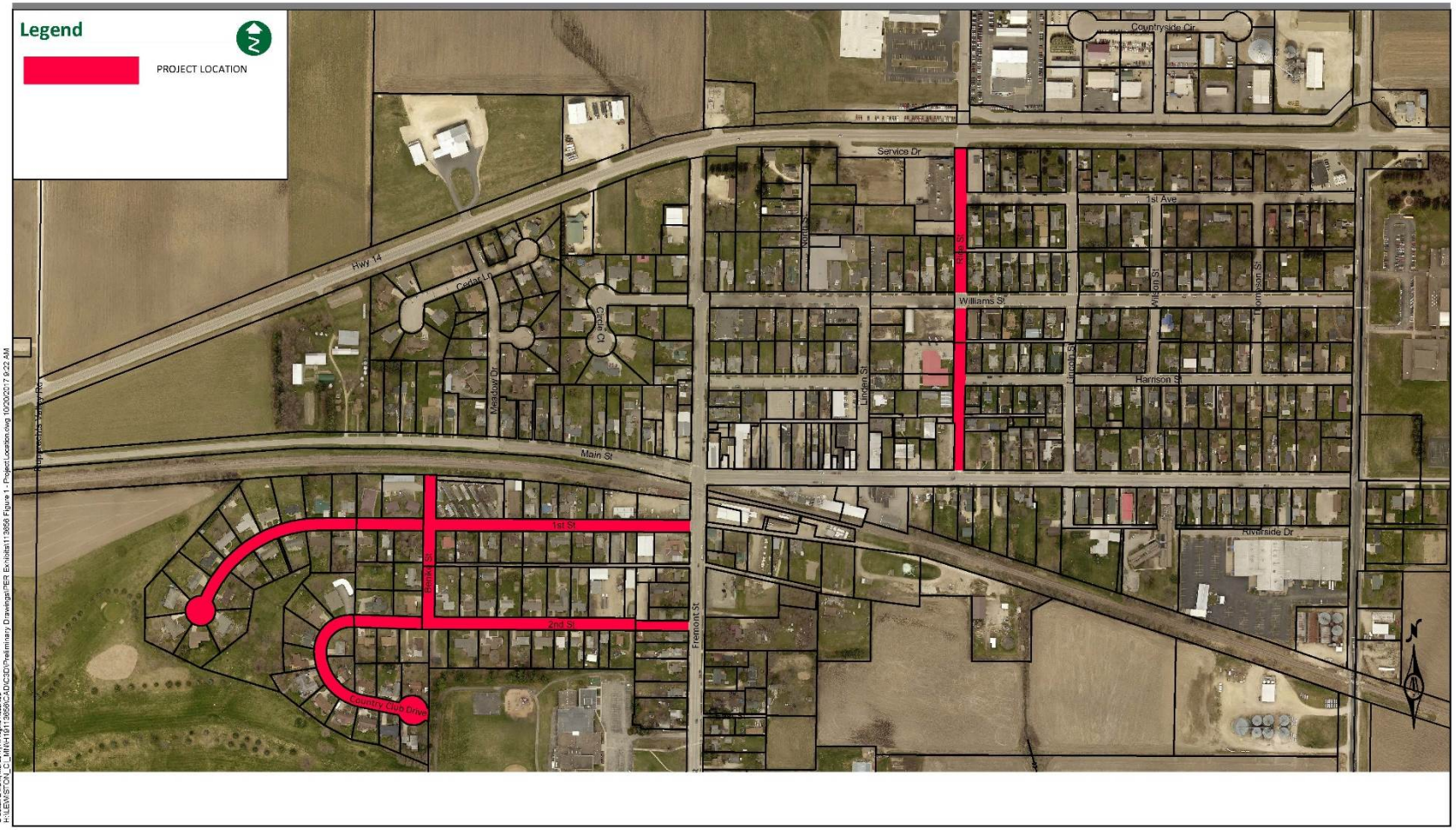
What is under a typical city street?



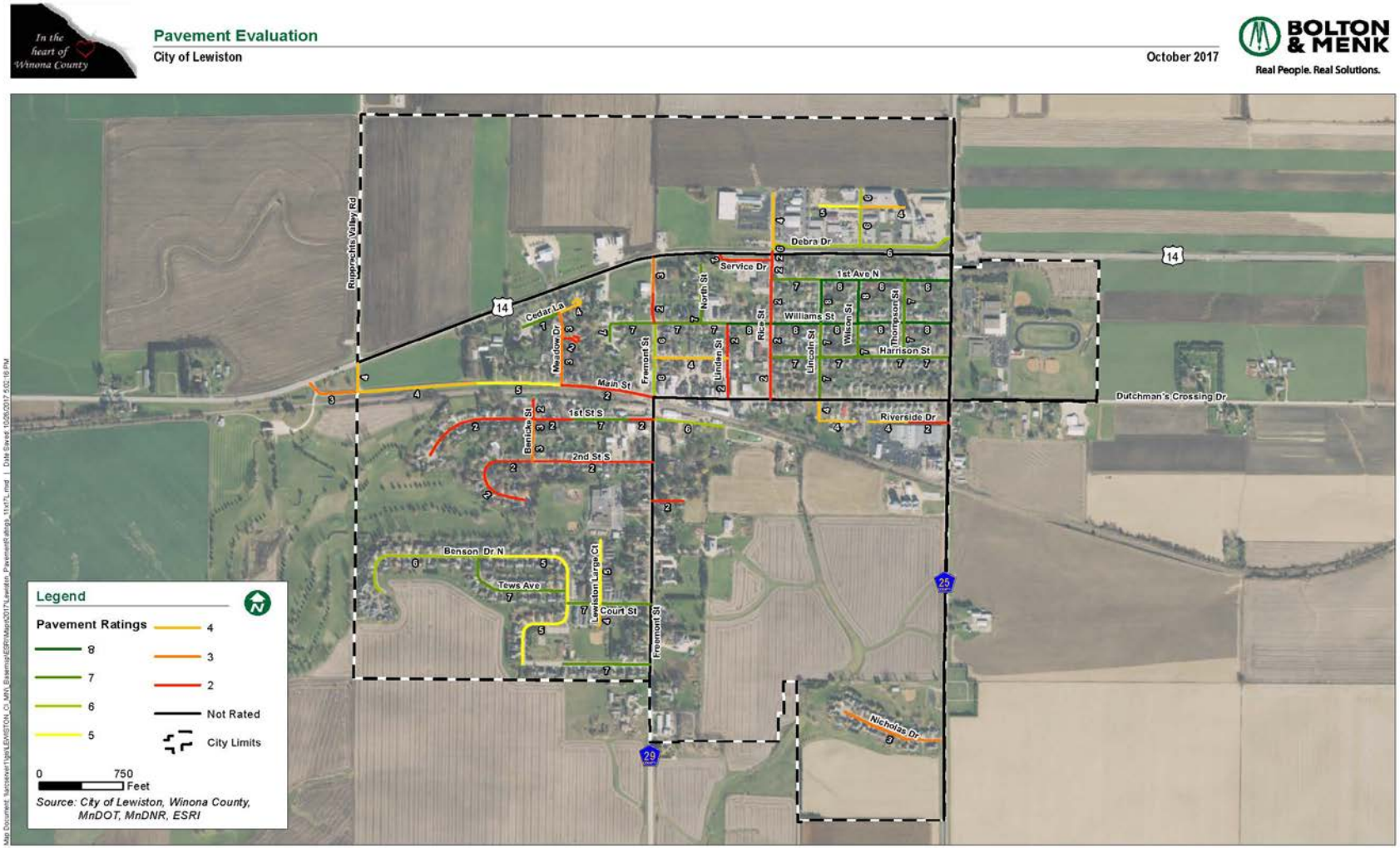
Project Location

2018 Street and Utility Improvement Project

Figure 1 - Project Location
October 2017



City Wide Street Ratings



Existing Conditions – Streets

- Street surfacing is in very poor condition.
- Concrete curb and gutter is in fair condition.
- Sidewalks are in poor condition.

Existing Conditions – Streets

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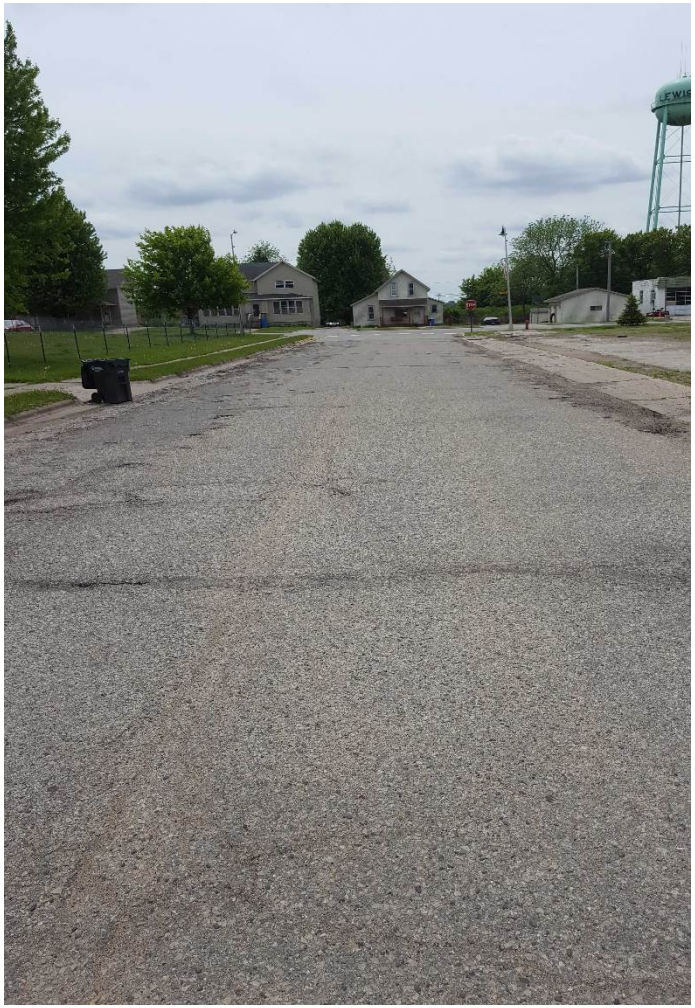

Existing Conditions – Sanitary Sewer

- Bolton & Menk completed an investigation of the underground utilities. The report identified numerous issues with the sanitary sewer, water main and storm sewer.

- Sanitary sewer pipe
  - Older pipe is vitrified clay pipe (VCP), prone to leakage, root intrusion, and breakage.
  - All sanitary sewer within the project area has been televised.

Existing Conditions – Sanitary Sewer

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Existing Conditions – Sanitary Sewer

- Video shows:
  - Broken pipe
  - Pipe blockage
  - Root intrusion
- These issues cause:
  - Sewage backups
  - Clean groundwater entering pipe, increases flows at the wastewater plant, adds cost to treatment
  - Sewage leaking out of the pipe, into the ground

Existing Conditions – Water Main

- Water main pipe size varies between 8” and 4” diameter cast iron pipe, 50+ years old.
- There have been numerous water main breaks.
- Current pipe size is not adequate for fire protection.

Existing Conditions – Water Main

Existing Conditions – Storm Sewer

- Existing system does not meet current city policy to convey the 10-year storm event
- Existing system has out lived life expectancy
- Storm sewer is typically in the “way” for reconstruction of water main and sanitary sewer due to it’s shallow depth

Proposed Project

- Street surfacing has deteriorated to the point where full reconstruction is necessary.
- New asphalt, aggregate base, concrete curb and gutter, concrete sidewalks and driveway aprons will be constructed throughout the project area.
- Subdrain services will be constructed for connection of sump pumps.

Proposed Project

- Sanitary sewer main and services will be reconstructed. Sewer services will be connected to the existing services at the right of way line.
- Water main and services will be reconstructed. Water services will be connected to the existing services at the right of way line.
- Storm sewer will be reconstructed to meet requirements for conveying a 10-year storm.

2018 Street and Utility Improvement Project

Figure 3, Sheet 1 of 2 - Proposed Project

October, 2017

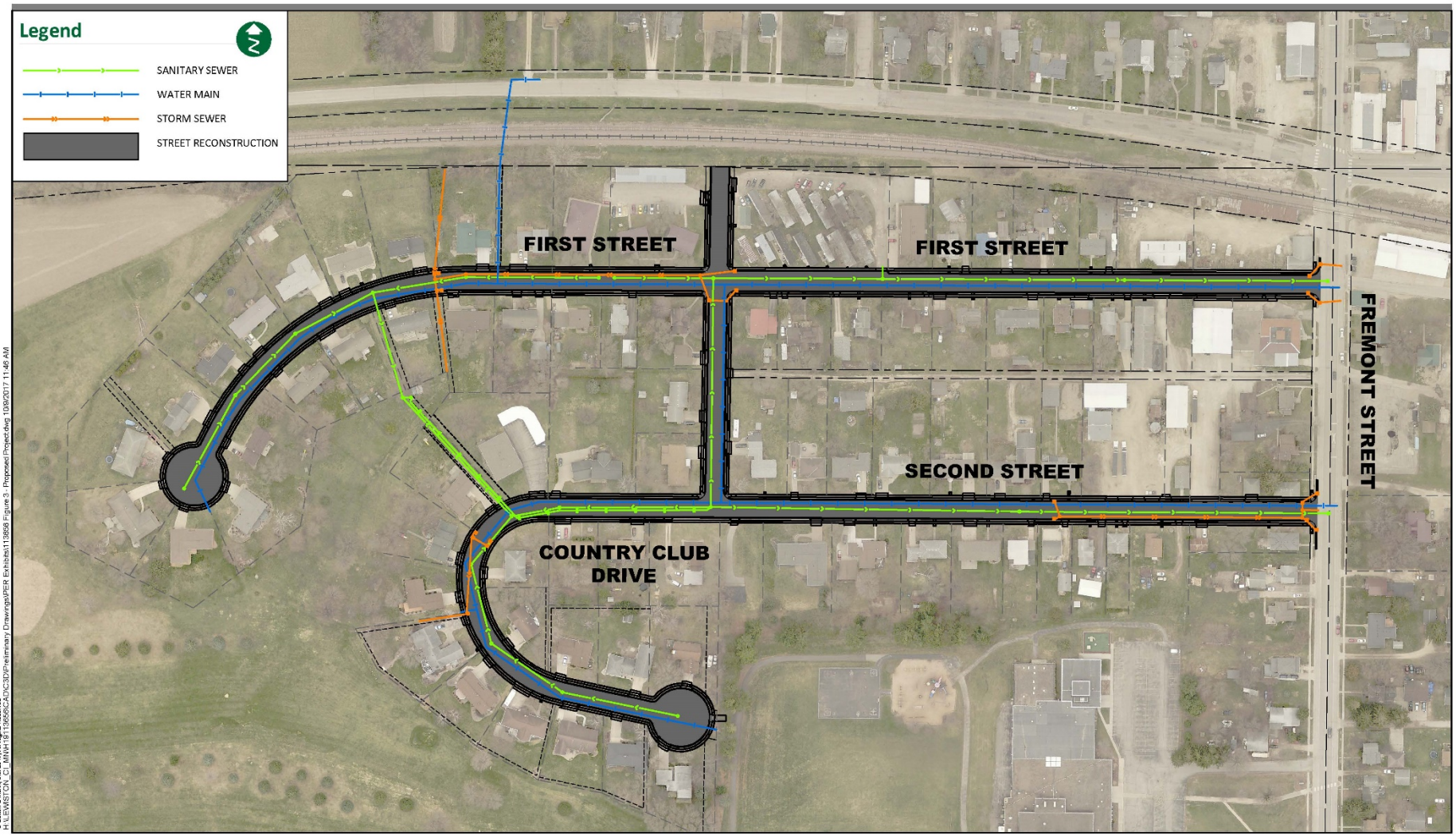
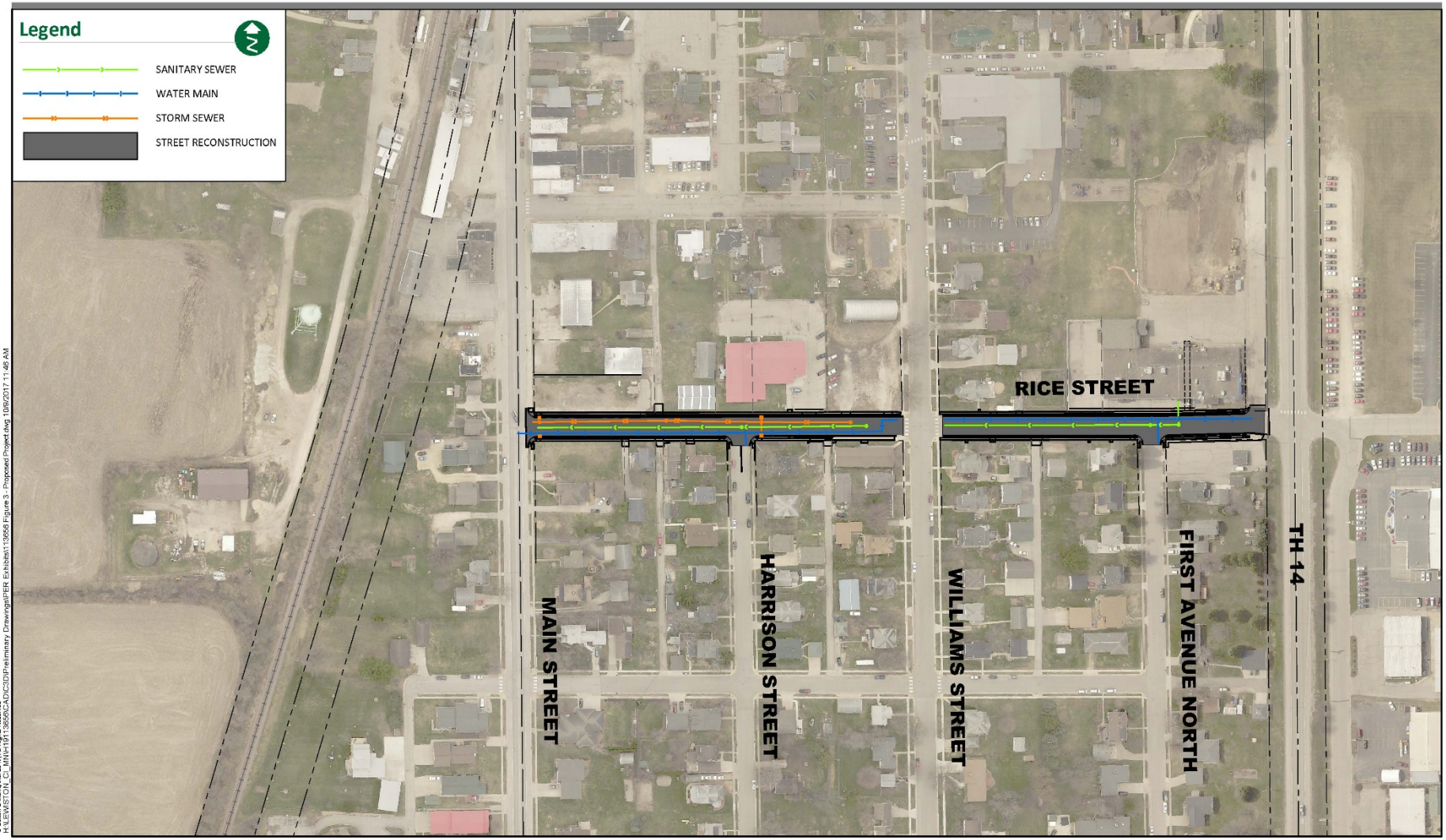


Figure 3, Sheet 2 of 2 - Proposed Project

October 2017



Assessments

- City Assessment Policy
- Assessment Calculation
  - Eligible Assessable Items
    - Street
    - Sanitary Sewer
    - Water Main
    - Storm Sewer is NOT assessable
- 15 year assessment at 1% higher than rate that the city receives on their bond

Assessments

- Assessment Calculation
  - 20% of Assessable Costs assessed to benefitting properties on a per foot basis
  - Multiple Frontage Properties given a 50% reduction in footage
- Example of Assessment Calculation
  - $4,000,000 Eligible Assessable Costs X 20%
  - $800,000 Assessed Costs
  - 8,000’ assessable footage
  - $800,000/8000’ = $100 per foot

Assessments

- Estimated Project Assessment Calculation
  - Total Estimated Project Costs = $5,066,422.67
  - Total Estimated Assessable Costs = $4,550,189.49
  - Total Estimated Assessed Costs(20%) = $910,037.90
  - Total Assessable Footage = 9,578
  - $933,189.51/9,792.5’ = $95.01/foot
  - Average Assessment per parcel = $8,667.03

What are the next steps?

- Improvement Hearing
  - City Council will hold an Improvement Hearing on Wednesday November 8th.
  - Council decides whether to proceed with the project or not at this hearing. If the decision is to proceed, then plans are prepared and the project is bid.

What are the next steps?

- Public Informational Meeting
  - Prior to commencing construction there will be another meeting to discuss the construction.
- Construction
  - Construction would start sometime in May/June
  - All work will be completed in 2018 with the exception of the last lift of asphalt.

Goals to Accomplish

- Did these goals get accomplished?
  - Understand why the city is proposing this project
  - Understand the scope of the project
  - Understand how the assessments are calculated
  - Individual concerns for final design of the project

Informational Meeting

2018 Street & Utility Improvement Project

November 2, 2017

Questions?