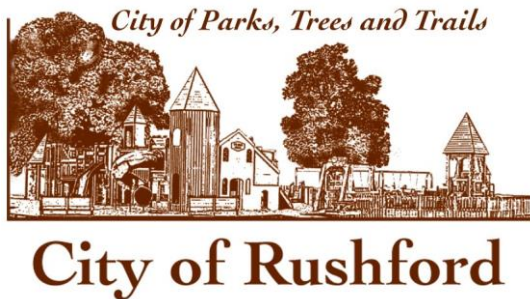


Neighborhood Meeting #2 2019 Street & Utility Improvements

November 1, 2018



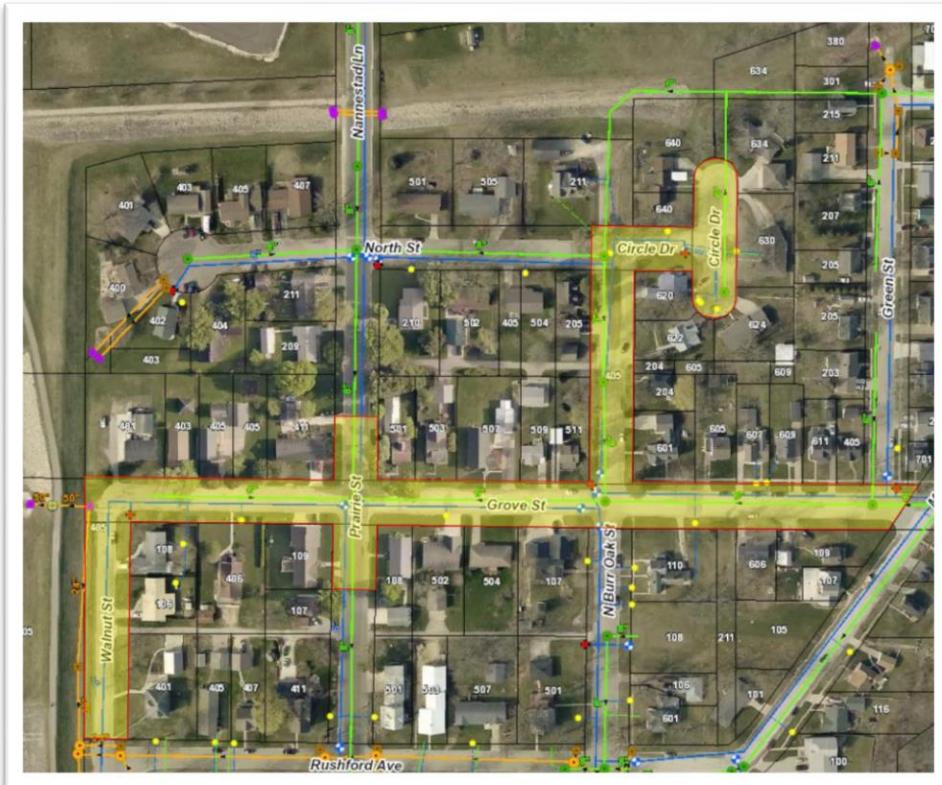
Preliminary Engineering Report

- Project Area
- Existing Conditions
- Proposed Improvements
- Cost Estimate & Financing
- Assessments
- Schedule & Next Steps

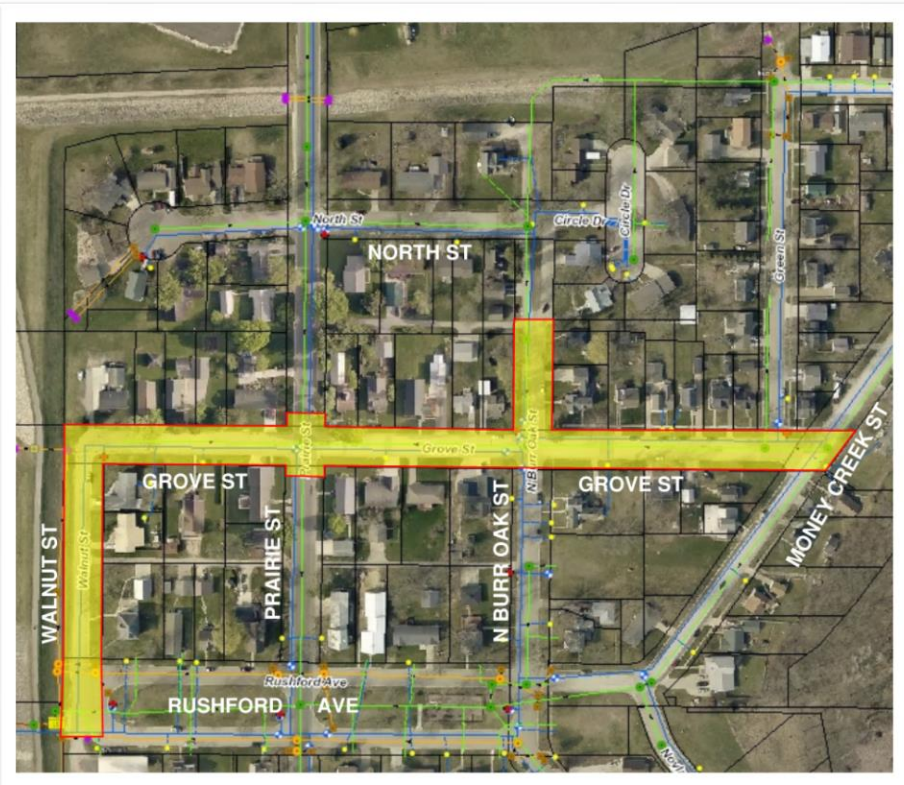


2019 Project Area

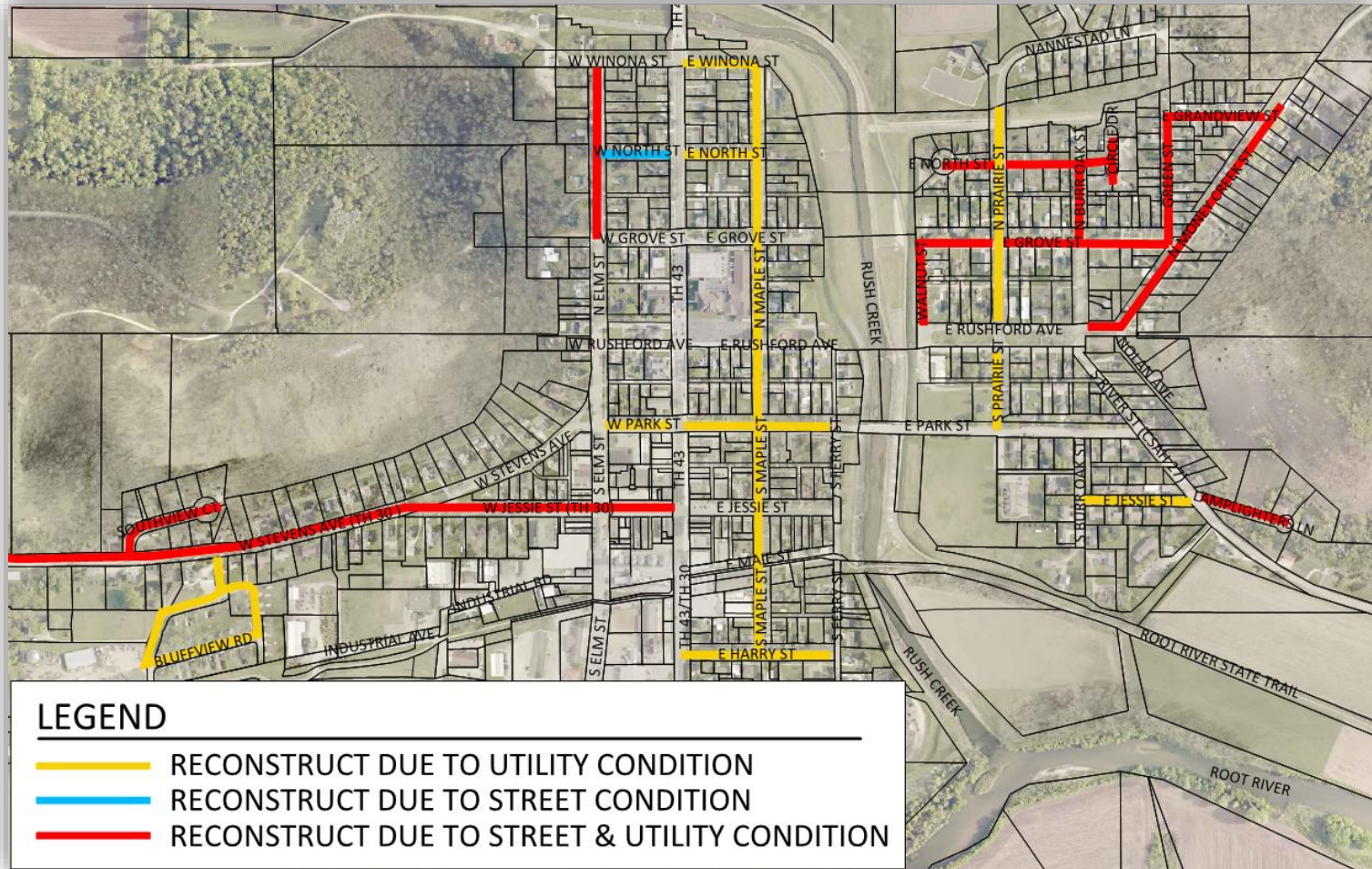
Former Project Area



Current Project Area



Poor Condition Streets (Future Reconstructions)



Existing Conditions

Streets

Table 1 – Existing Street Widths

| Street | Street Width¹ (ft) | Pavement Rating |
|---------------------------|--|----------------------------|
| Grove Street St | 38' | 2-3 |
| N Burr Oak St | 38' | 4 |
| Walnut Street | 27' | 3 |
| Circle Drive ² | 20' Access / 60' Cul-De-Sac | 4 |

Notes: (1) Width is measured curb face to curb face
(2) The Circle drive area is a project alternate.



Existing Conditions

Grove Street



Existing Conditions

Burr Oak

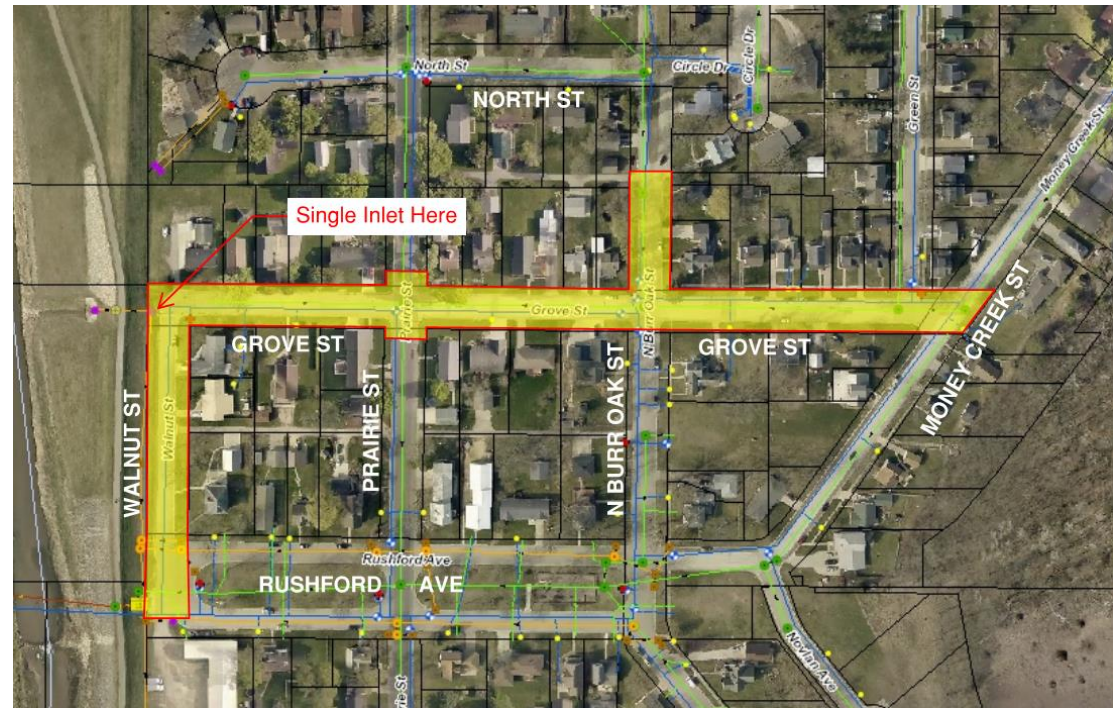


Existing Conditions Walnut Street



Existing Conditions Storm Sewer

- No Storm Sewer
- Flows to Inlet at Grove & Walnut
- Single Inlet Plugs
- Flooding/Ponding during larger storm events



Existing Conditions

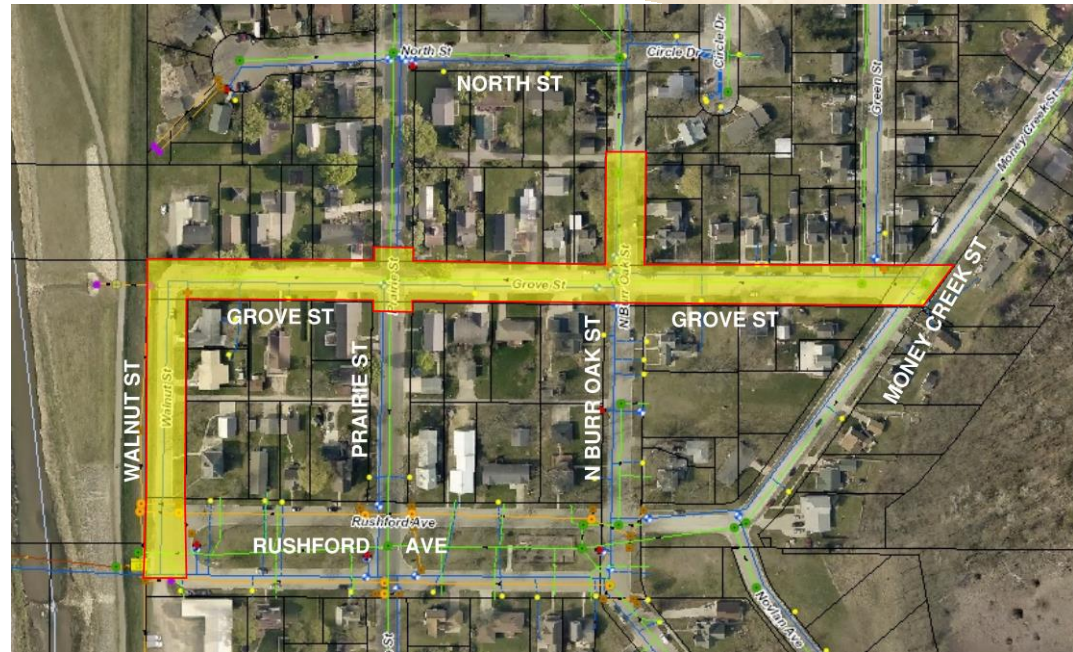
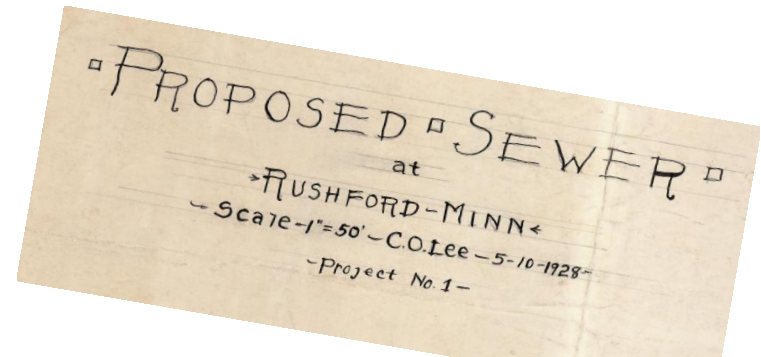
Storm Sewer

- No Storm Sewer
- Flows to Inlet at Grove & Walnut
- Single inlet plugs
- Flooding/Ponding during larger storm events



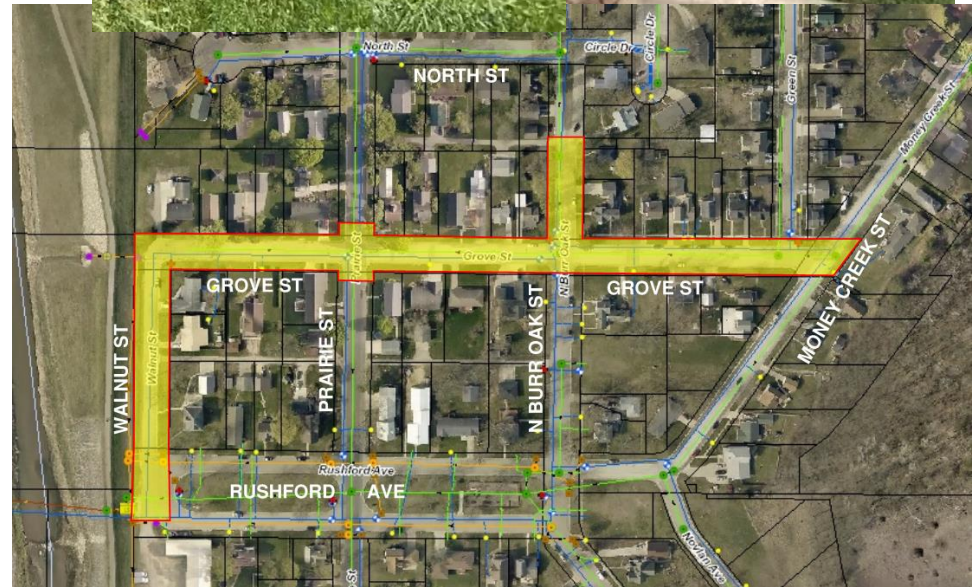
Existing Conditions Sanitary Sewer

- Mostly 6" Clay Pipe
- Installed as early as 1928 (~90 Years Old)
- Assumed Clay Pipe in Poor Condition
- Missing Manholes/ Access Points
- Shallow Depth
- Few Combined Services

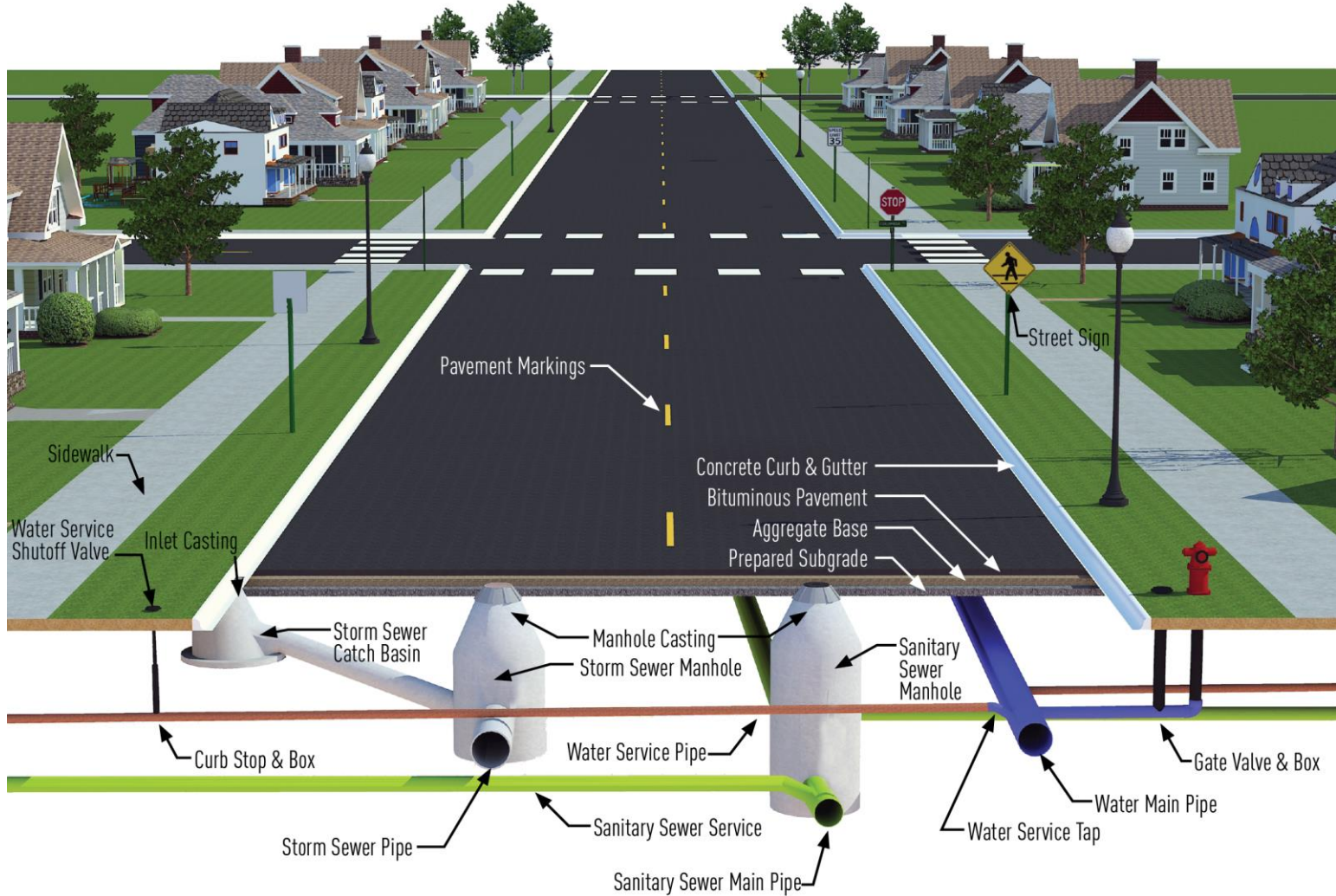


Existing Conditions Watermain

- Mostly 6" Cast Iron
- Believed to be installed in 40s/50s
- Brittle/Corroded Pipe is Common
- Few Combined Services
- Shallow Depth



Proposed Conditions



Proposed Conditions

Streets

| Table 2 – Proposed Street Widths | | |
|----------------------------------|---|------------|
| Street | Proposed Street Width ¹ (ft) | Parking |
| Grove Street St | 36' | Both Sides |
| N Burr Oak St | 36' | Both Sides |
| Walnut Street | 28' | One Side |
| Circle Drive ² | 20' Access / 60' Cul-De-Sac | N/A |

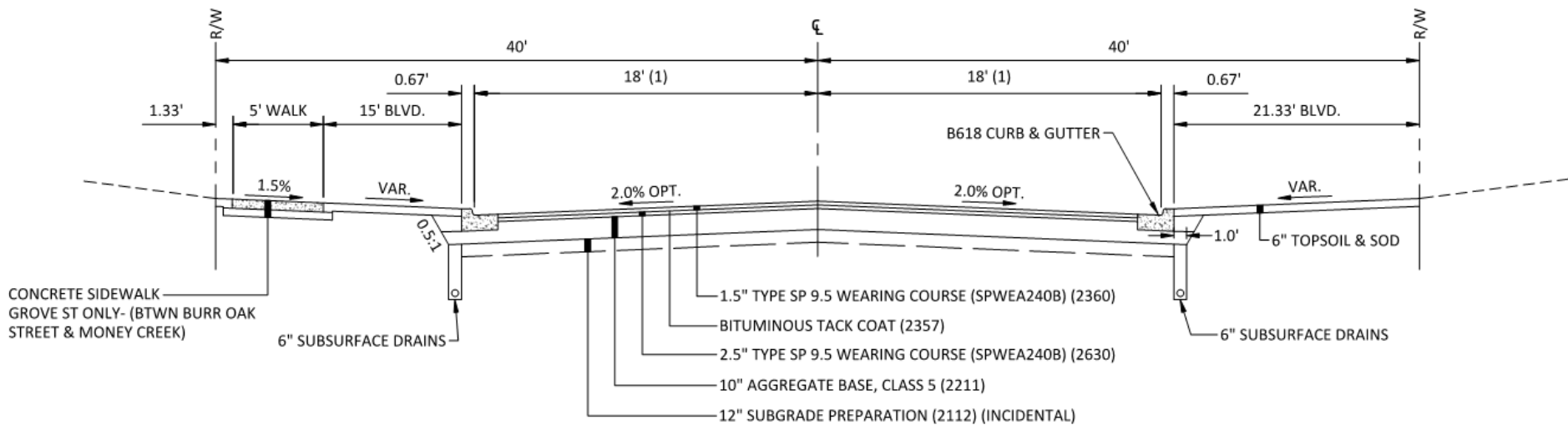
- Notes: (1) Width is measured curb face to curb face
(2) The Circle drive area is a project alternate.



Proposed Conditions

Streets

TYPICAL SECTION



NOTES:

(1) STREET WIDTHS VARY AT MATCH LOCATIONS. SEE PLAN VIEWS.



Proposed Conditions

Storm Sewer



- Extended into Project Area
- Can Remove Valley Gutters
- Additional Inlets = Additional Capacity
- 3-5 Year Storm Event (3"-3.75" Rainfall)
- Pipe Stub for Future Money Creek Storm Sewer



Proposed Conditions

Sanitary Sewer & Services



- 8" Diameter PVC Pipe
- Concrete Manholes
- 4" Services to Property Line
- Watertight System
- Most Services to be located in field
- City will be televising service from property line to house.



Proposed Conditions Watermain & Services

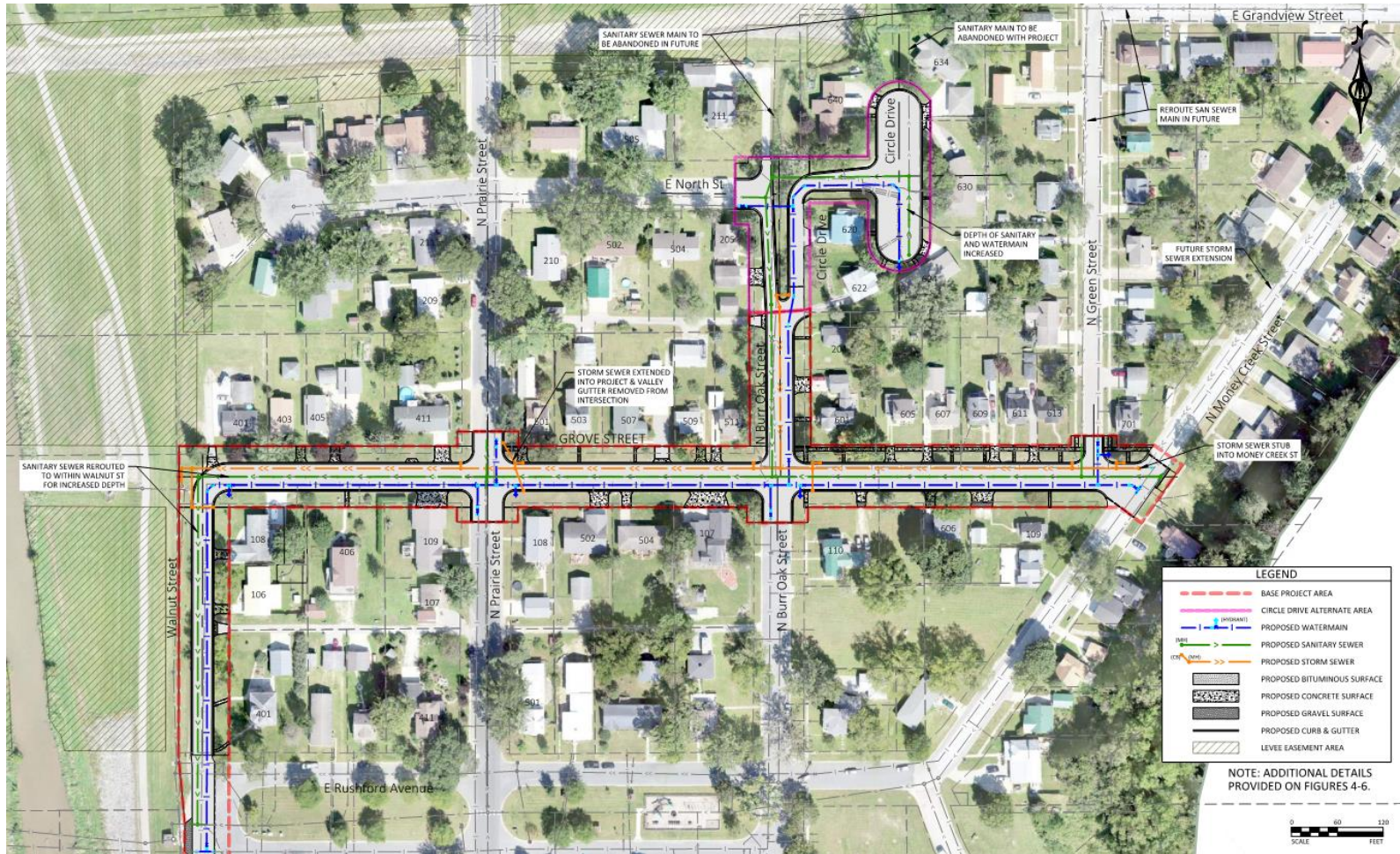


- 8" Diameter PVC
- 1" Copper Services to Property Line (w/ Curb Stop)
- New Hydrants
- New Valves



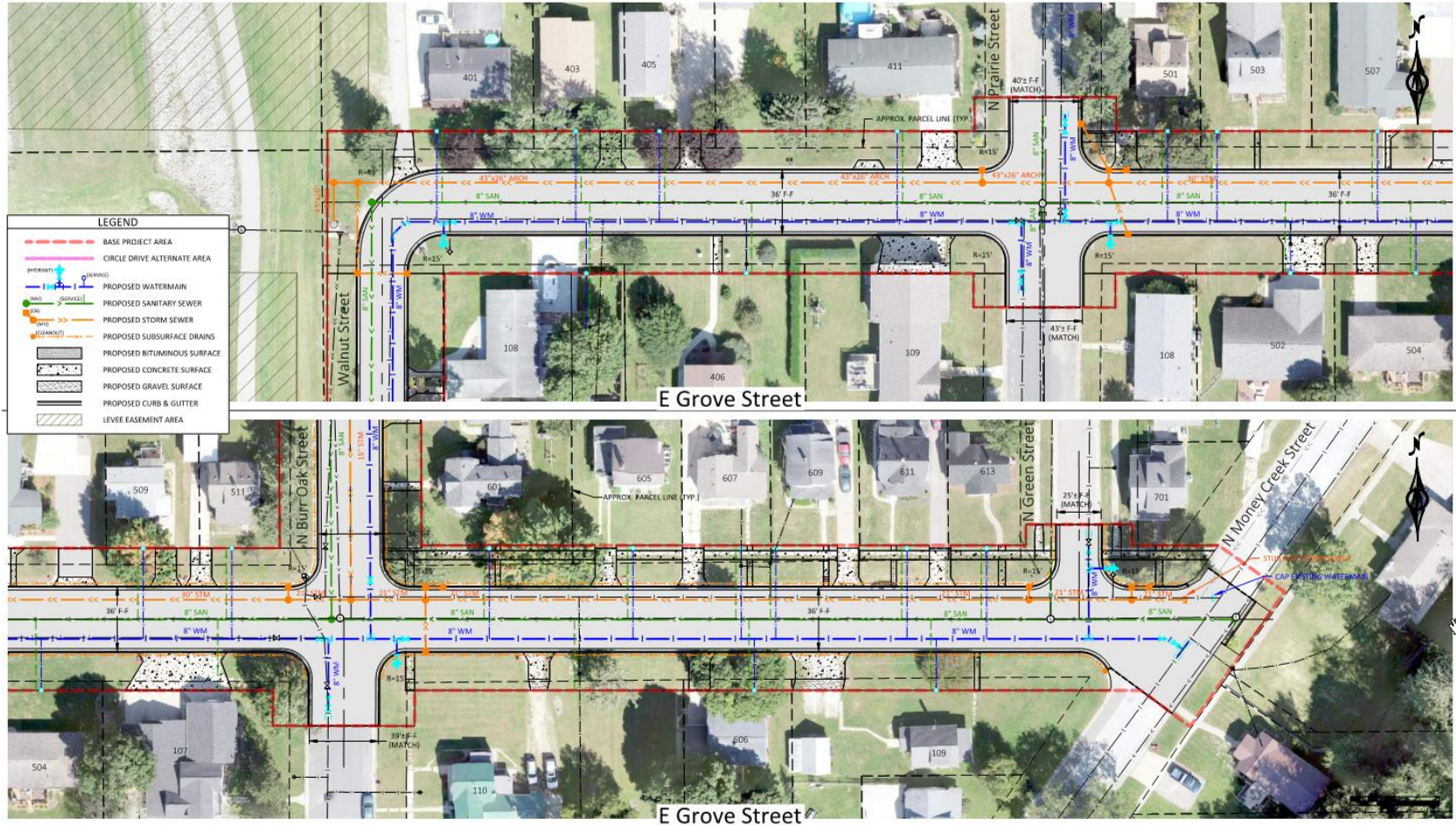
Proposed Conditions

Base Project Area



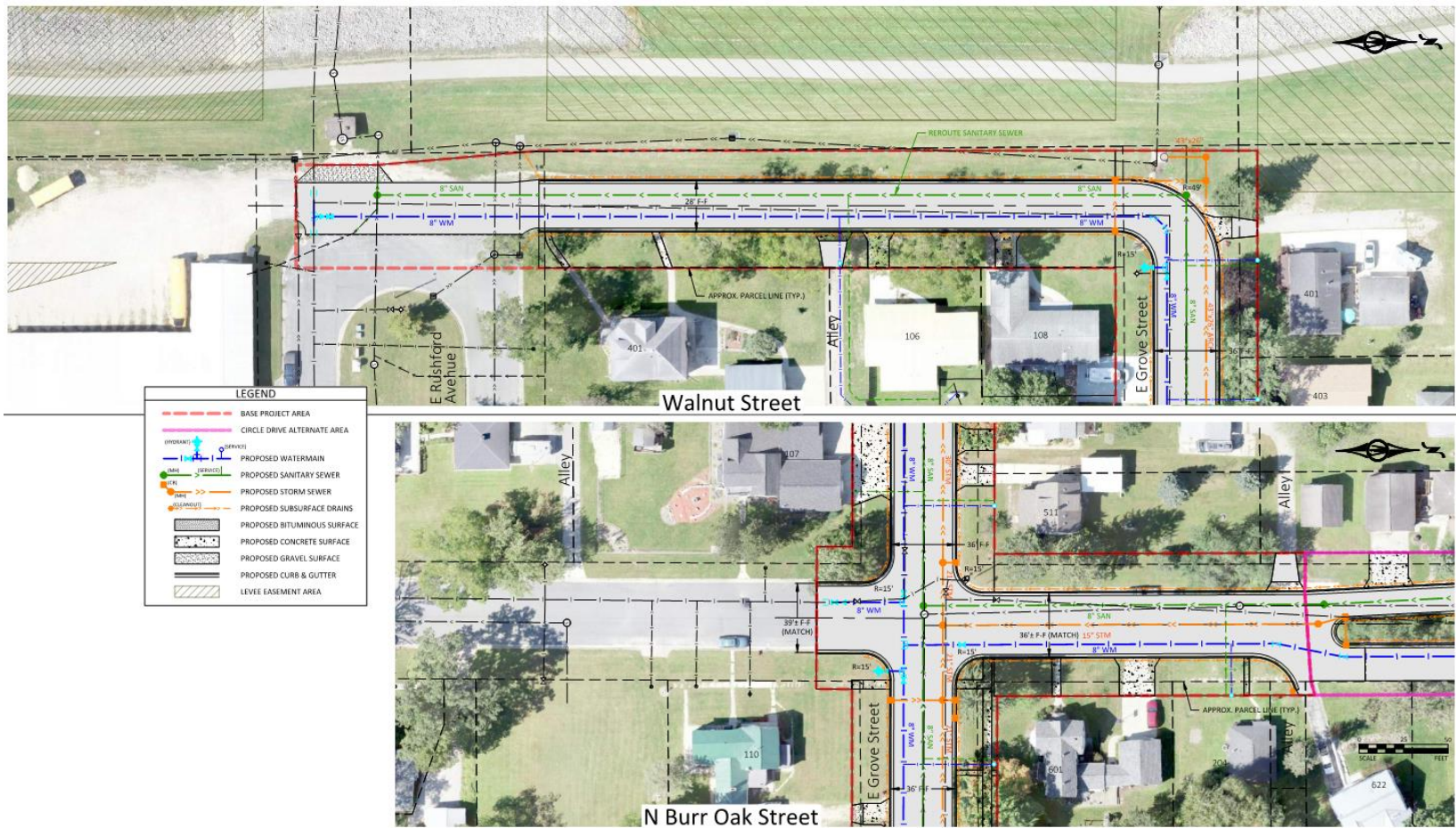
Proposed Conditions

Base Project Area – Grove Street



Proposed Conditions

Base Project Area – Walnut & Burr Oak



Base Project Area Estimated Costs

| Table 3 – Preliminary Cost Estimate (Base Project Area) | | | |
|---|-----------------------------|---|------------------------------|
| Item | Estimated Construction Cost | Estimated Engineering, Administration, and Financing Cost | Total Estimated Project Cost |
| Assessable Costs | | | |
| Removals, Street & Surface, Misc. | \$858,964.25 | \$197,562.00 | \$1,056,526.25 |
| Sidewalks | \$14,561.50 | \$3,350.00 | \$17,911.50 |
| Sanitary Sewer | \$200,475.00 | \$46,110.00 | \$246,585.00 |
| Watermain | \$295,955.00 | \$68,070.00 | \$364,025.00 |
| Total Assessable Costs | \$1,369,955.75 | \$315,092.00 | \$1,685,047.75 |
| | | | |
| Non-Assessable Cost | | | |
| Storm Sewer | \$247,489.00 | \$56,923.00 | \$304,412.00 |
| | | | |
| Total Estimated Project Costs | \$1,617,444.75 | \$372,015.00 | \$1,989,459.75 |

- Sanitary Re-Routing (Walnut Street) & Watermain Replacement w/in Rushford Ave removed from assessable costs (\$55,733)



Special Assessments

- City Special Assessment Policy
 - Street - 30% Assessed, 70% City
 - Water and Sanitary - 30% Assessed, 70% City
 - Storm Sewer - 0% Assessed, 100% City
 - Sidewalks - 100% Assessable, 0% City
- Streets Assessed on Frontage Basis
 - Corner Lots - 100% Frontage, 50% Side
- Sanitary & Water Assessed on per Each Basis
- Assessments will vary from property to property



Special Assessments

Using City Policy

- Example 100' lot with Sanitary & Water (No sidewalk)
 - Estimated Assessment ~ \$16,254
- After discussion with City Council, 30% assessment rates are planned to be reduced to 20%
 - Estimated Assessment ~ \$12,462
- Reduced rate assessments consistent with past project assessments (accounting for inflation, scope of work)



Tentative Project Schedule Summary

| | | |
|----|--|--------------------|
| 9 | Hold Improvement Hearing (Resolution Ordering Improvement and Authorize Preparation of Plans and Specifications) | 11/13/18 |
| 10 | Prepare Plans and Specifications | 11/13/18 – 1/25/19 |
| 11 | Pre-Design Meeting (BMI Office) | 12/5/18 |
| 12 | Neighborhood Informational Meeting (#3) | 1/10/19 |
| 13 | City Council Approves Plans and Specifications and Authorizes Advertisement of Bids | 1/28/19 |
| 14 | Advertise for Bids (3 Weeks in Newspaper) | 1/31, 2/7, 2/14/19 |
| 15 | Open Bids | 2/22/19 |
| 16 | City Council – Order Advertisement of Assessment Hearing | 2/25 or 3/11/19 |
| 17 | Advertise Assessment Hearing in Local Newspaper (2x in Newspaper) | 3/14, 3/21/19 |
| 18 | Mail Assessment Hearing Notice to Affected Property Owners | 3/14/19 |
| 19 | Hold Assessment Hearing (Resolution Approving Final Assessment Roll, Accept Low Bid and Award Contract) | 3/25 or 4/8/19 |
| 20 | Neighborhood Meeting (#4, Optional) | Apr 2019 |
| 21 | Begin Construction | May 2019 |
| 22 | Substantial Completion (Construction) | Aug/Sept 2019 |
| 23 | Final Completion (Construction) | June 2020 |



Moving Forward

- Improvement Hearing Scheduled Tuesday, Nov. 13th.
- Final design process to will begin following Improvement Hearing
 - Neighborhood Meeting #3 (Early January)
 - Neighborhood Meeting #4 (Early Spring 2019)
- Estimated assessments for individual properties available after group discussion.



Questions?

