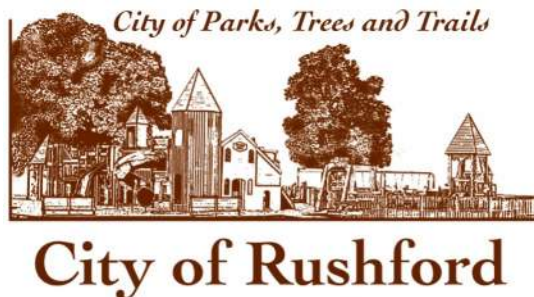


Preliminary Design Trunk Highway 30 Reconstruction Public Informational Meeting (Round 2)

October 8, 2020



Introductions

Derek Olinger, P.E.

Bolton & Menk, Inc. / Rushford City Engineer

Cell: 507-525-2685

derek.olinger@bolton-menk.com

Mark Trogstad-Isaacson, P.E.

MnDOT / Project Manager

Phone: 507-251-2313

mark.trogstad-isaacson@state.mn.us

Outline

Project Area

Existing Conditions

Proposed Improvements

Cost Estimate & Financing

Assessments

Schedule & Next Steps



CAPITAL IMPROVEMENT PLANNING

- On-going effort to improve & maintain City Infrastructure
- TH 30 project identified several years ago
- Additional improvements to follow

City of Rushford
Projects, Debt & Revenue Allocation Worksheet

2019 UPDATE

Baseline Cap. Outlay

General Fund	-
Sewer Fund	60,000
Water Fund	60,000

ANNUAL AVG SPENDING FUND 406 (2019+)

(10,000) Reduction in Tax Base 2021
(10,000)

Graph Options

100%	+ present rate reductions? (yes/no)	Population Growth/Year
115,000	+ value of "typical" home/lot for impact	Households/Year
6,000	+ typical water usage per month	
3.0%	+ market value inflation factor	
3%	+ construction inflation factor	
3%	+ Spending Increase % (GF, Water, Sewer)	
3%	+ Tax Base Growth Assumption	

Certified LGA Amount to CIP (2020+)

Amount for Operations

Water Rate Increase 2020+
Sewer Rate Increase 2020+
Additional Water to Gen Fund 2020+
Additional Sewer to Gen Fund 2020+

Projects & Debt

#	2019	Number 2	TH 30	Sewer	Water	Number 3
Project	Fund 406	PROJECT	City Share Only	Project	Project	PROJECT
Est Year 2019 Cost	150,000	1,500,000	1,875,000	1,000,000	1,000,000	2,500,000
Cost when Built	2,000,000	2,000,000	2,475,000	1,375,000	1,375,000	3,375,000
Type Bond	GO	GO	GO	GO	GO	GO
Term	10	10	10	10	10	10
Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Bond Pymt	235,000	235,000	284,000	104,500	104,500	433,000
Yr Built	2019	2020	2021	2020	2020	2021

Repayment Sources

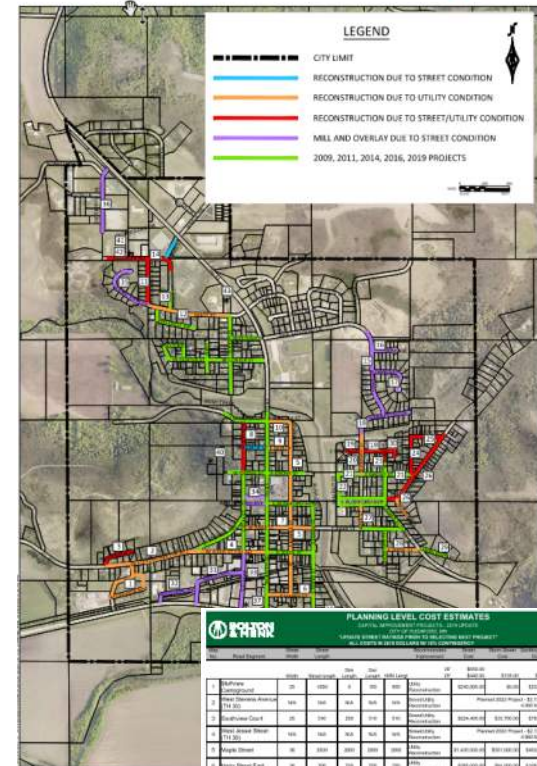
CASH	Cap Project Fund	Other	Water Fund	Sewer Fund
150,000	-	-	-	-

DEBT

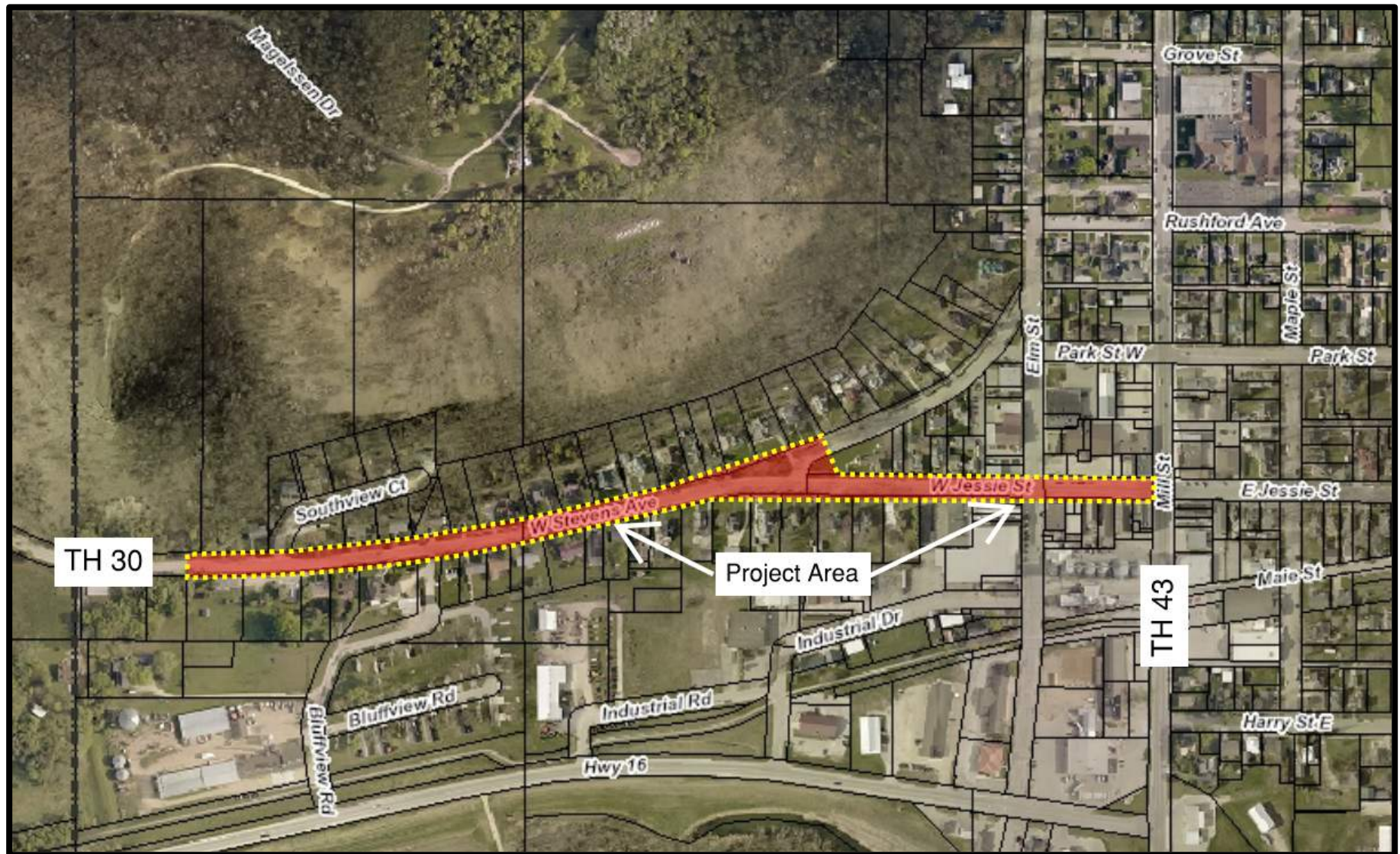
Grants/Other/Fund R	NET Assets	TIF	Sewer Rates/Fees	Water Rates/Fees	Tax Levies
0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%
0%	0%	0%	0%	0%	0%
100%	100%	100%	100%	100%	100%

Capital Improvement Plan
City of Rushford

Infrastructure Project Map
June 2020



Project Area

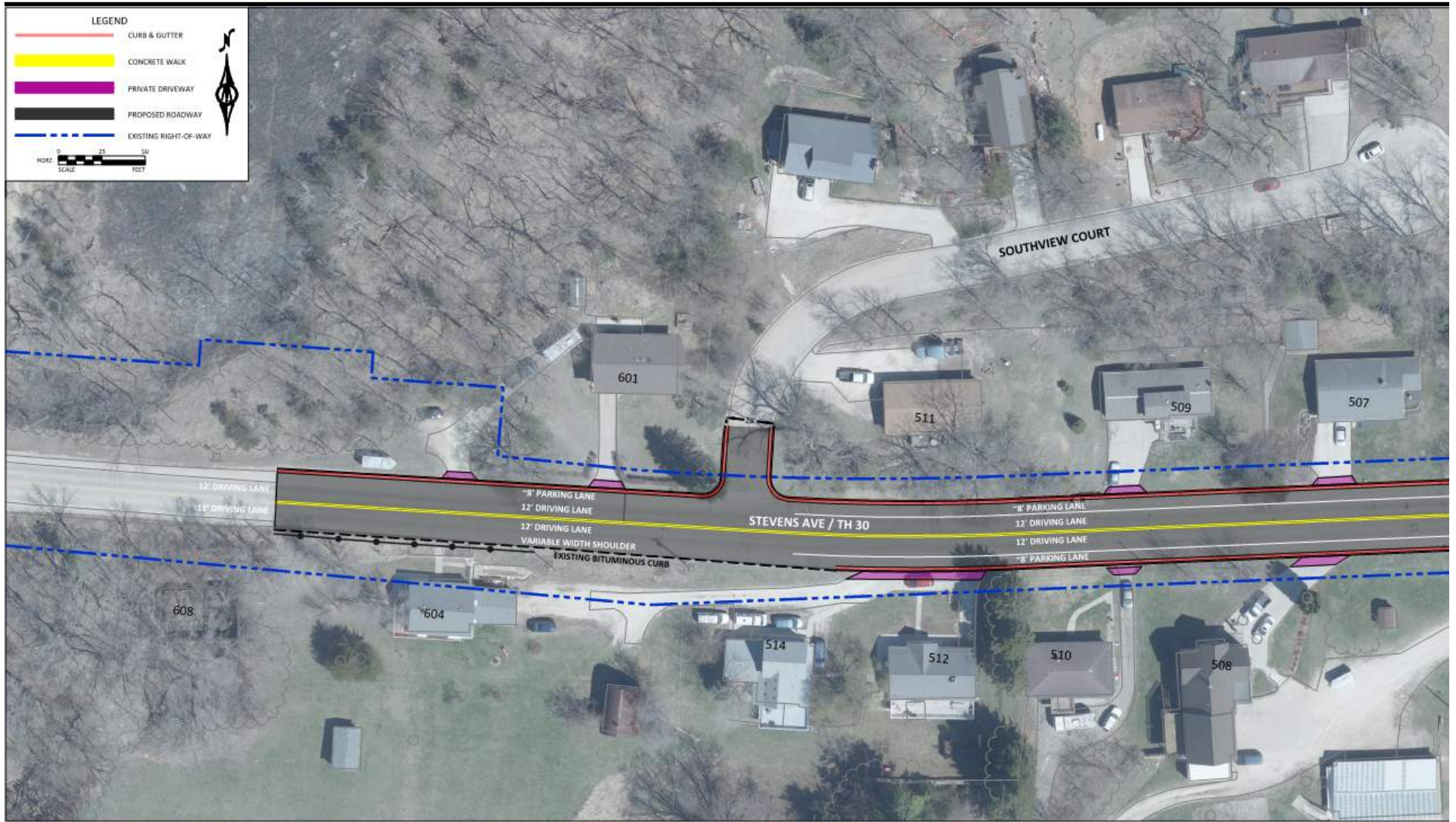


Typical City Street



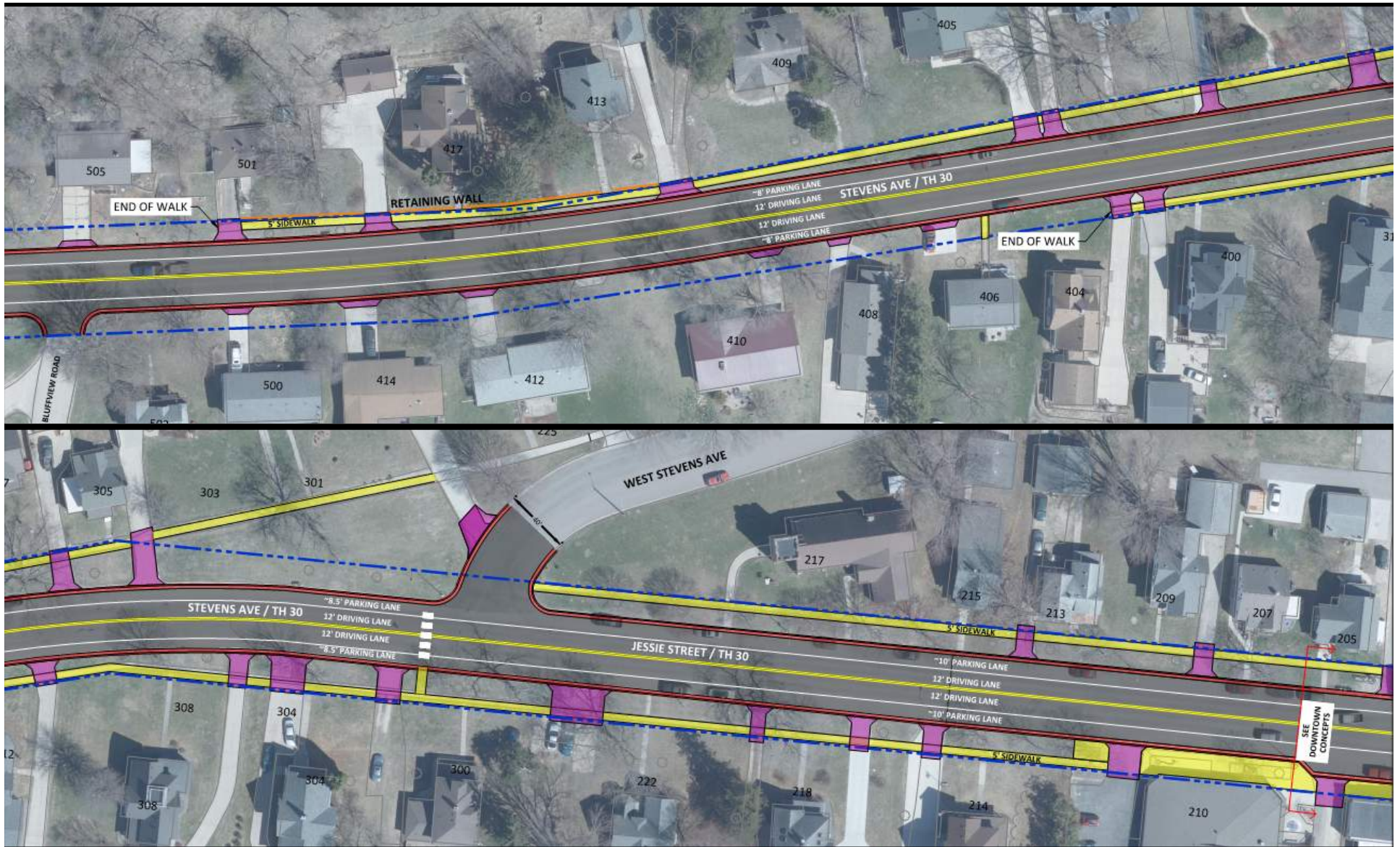
Existing Conditions

Residential Streets & Sidewalk



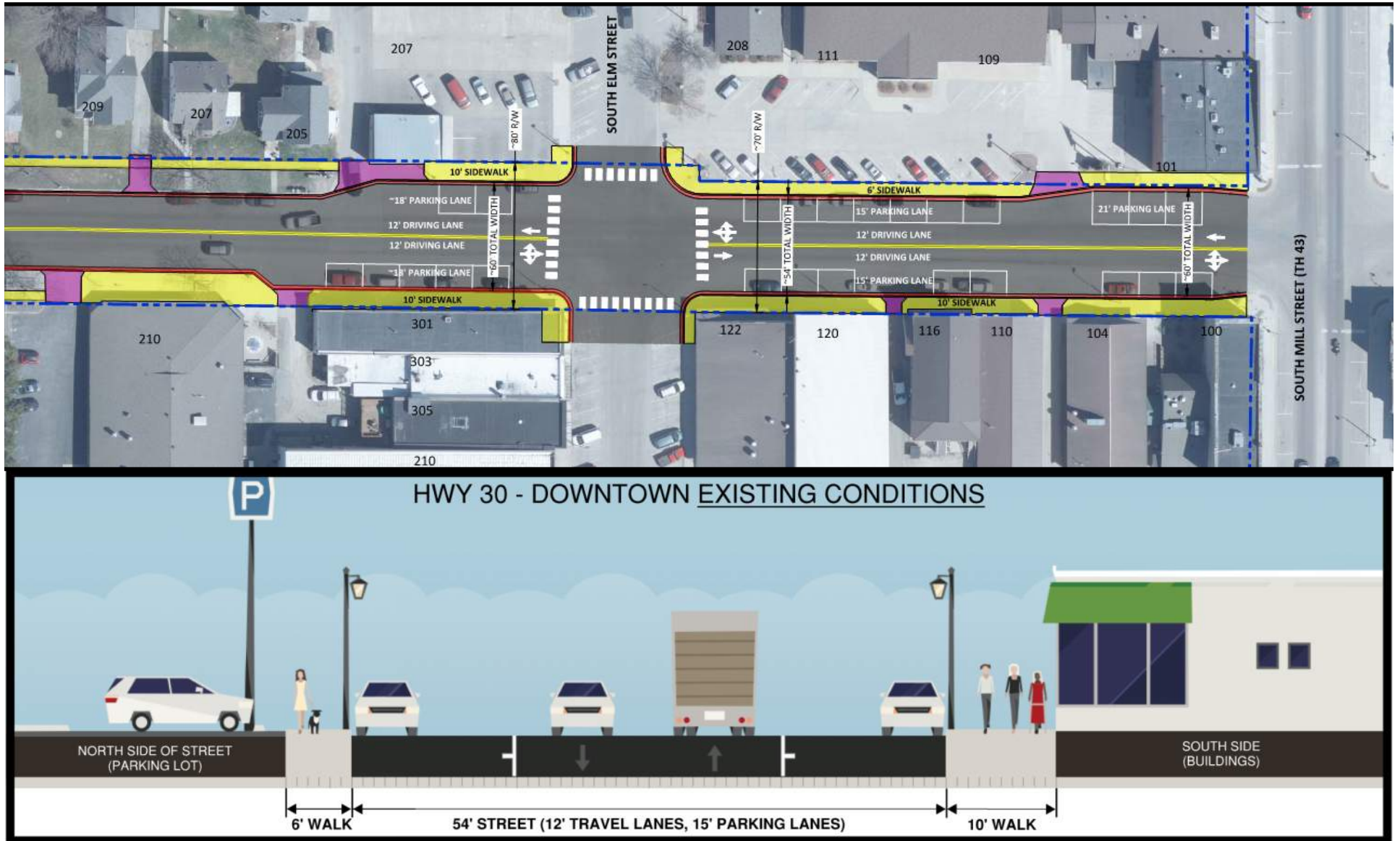
Existing Conditions

Residential Streets & Sidewalk



Existing Conditions

Downtown Streets & Sidewalk



Proposed Conditions

Streets/Walk

Table 2 – Proposed Street Widths

From	To	Existing Street Width ¹ (ft)	Proposed Street Width ¹ (ft)	Parking
300' W of Southview Ct	Southview Ct	36' - 40'	34'	North Side
Southview Ct	Stevens Ave	41'	40'	Both Sides
Stevens Ave	½ Block W of Elm St	44'	40'	Both Sides
½ Block W of Elm St	TH 43/Mill St	54' – 60'	48'	Both Sides

Notes: ¹Curb Face to Curb Face

Streets

- Travel Lane Width
 - 12'
- Parking Lane Width
 - 12' (Downtown Area)
 - 8' (Residential Area)

Sidewalk

- Residential
 - 5' Width
- Downtown
 - 10' (North Side)
 - 12' (South Side)



Proposed Conditions

Storm Sewer



- Increased Main Pipe Size
- Increase # Inlets
- 5-Year Storm Event
 - ~3.8" Rainfall



Proposed Conditions Sanitary Sewer & Services



- 8" Diameter PVC Pipe
- Reinforced Concrete Manholes
- 4"-6" Services to Property Line (or near property line)
- Watertight System
- Sump Pump Connections



Proposed Conditions

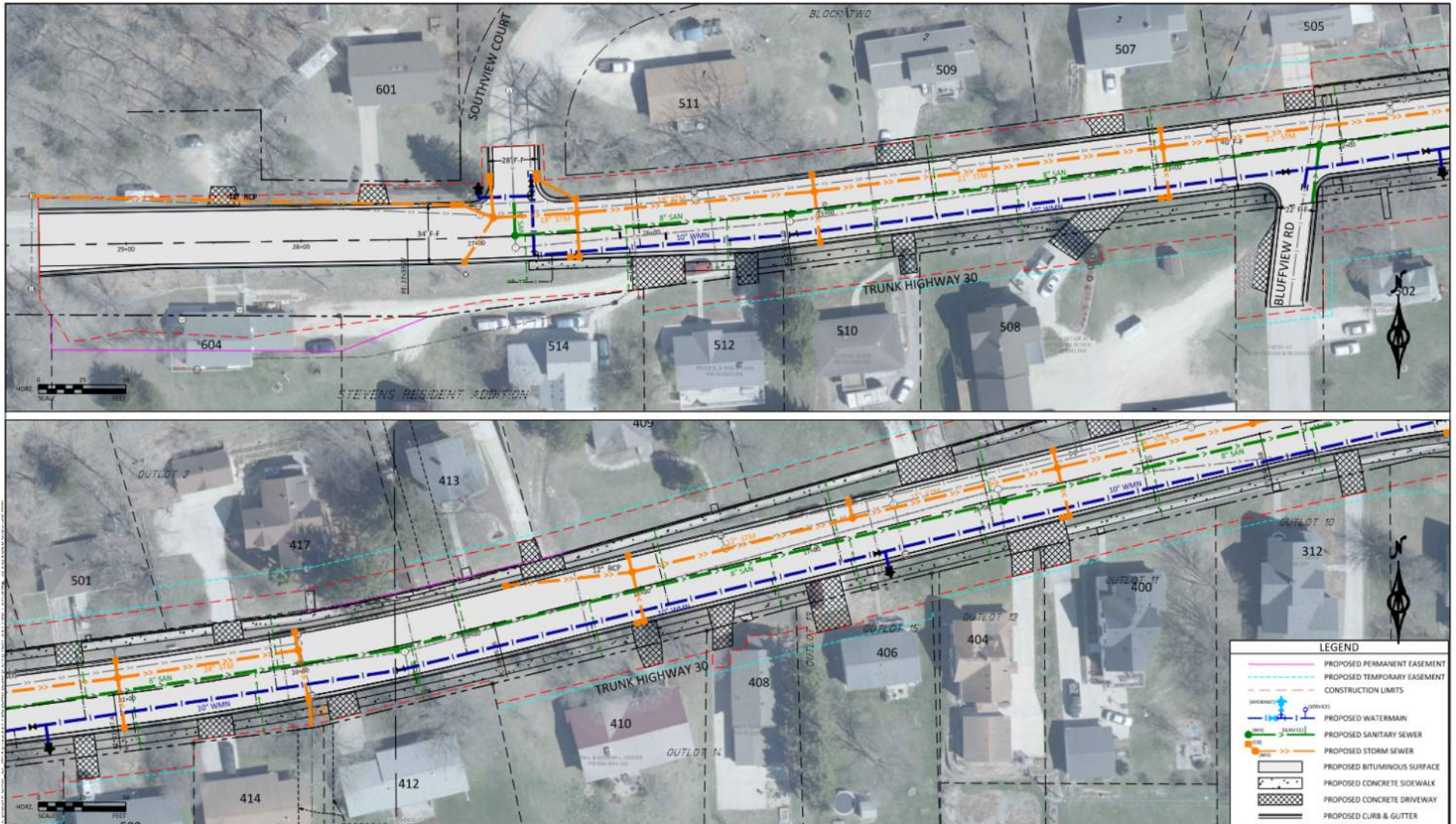
Watermain & Services



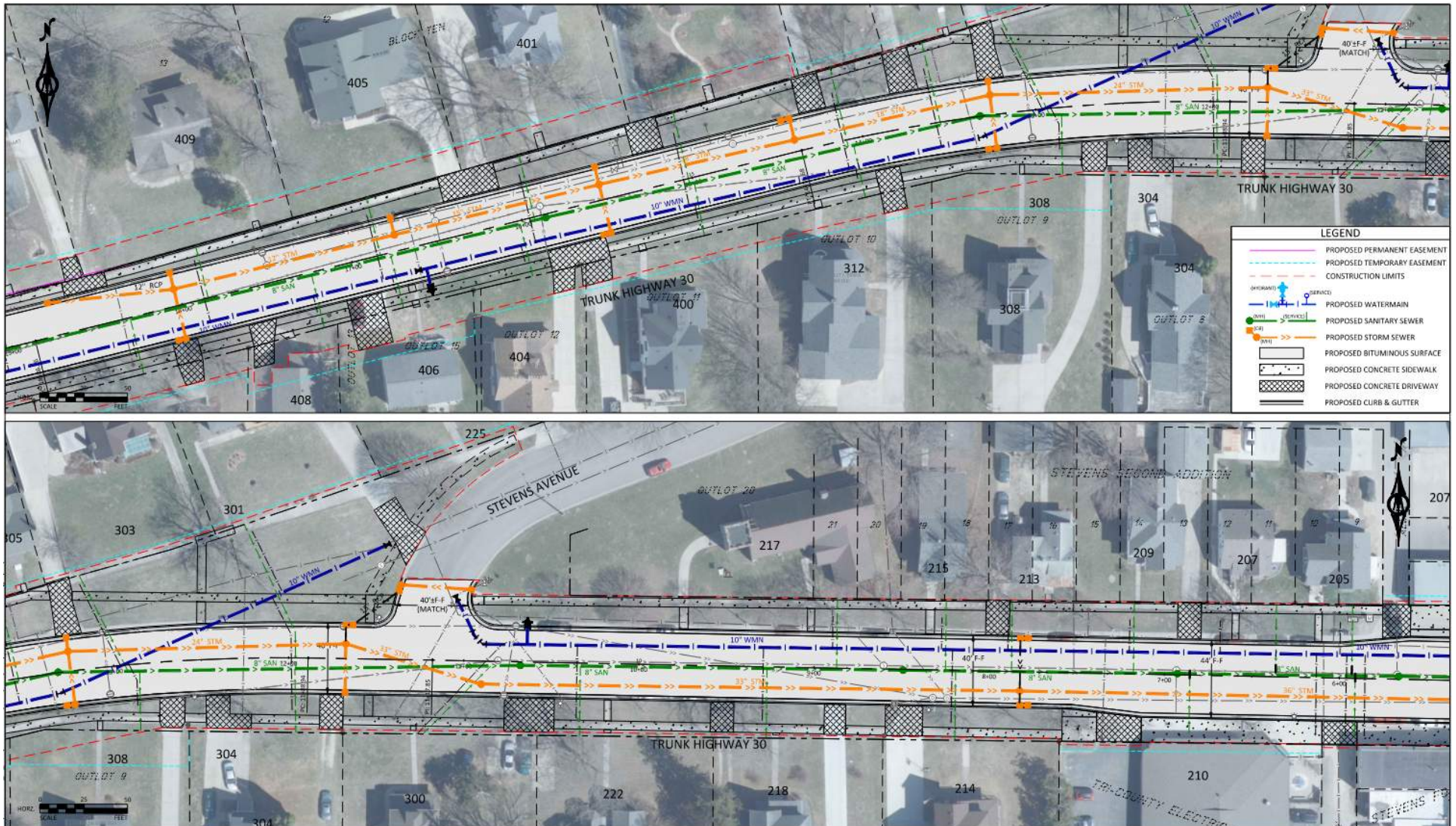
- 8" Diameter PVC
- 1" Copper Services to Property Line (or near property line)
 - Includes new curb stop
- New Hydrants
- New Mainline Valves



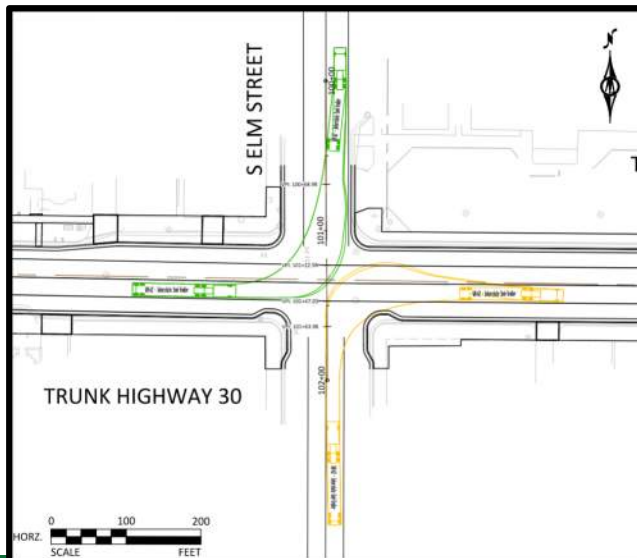
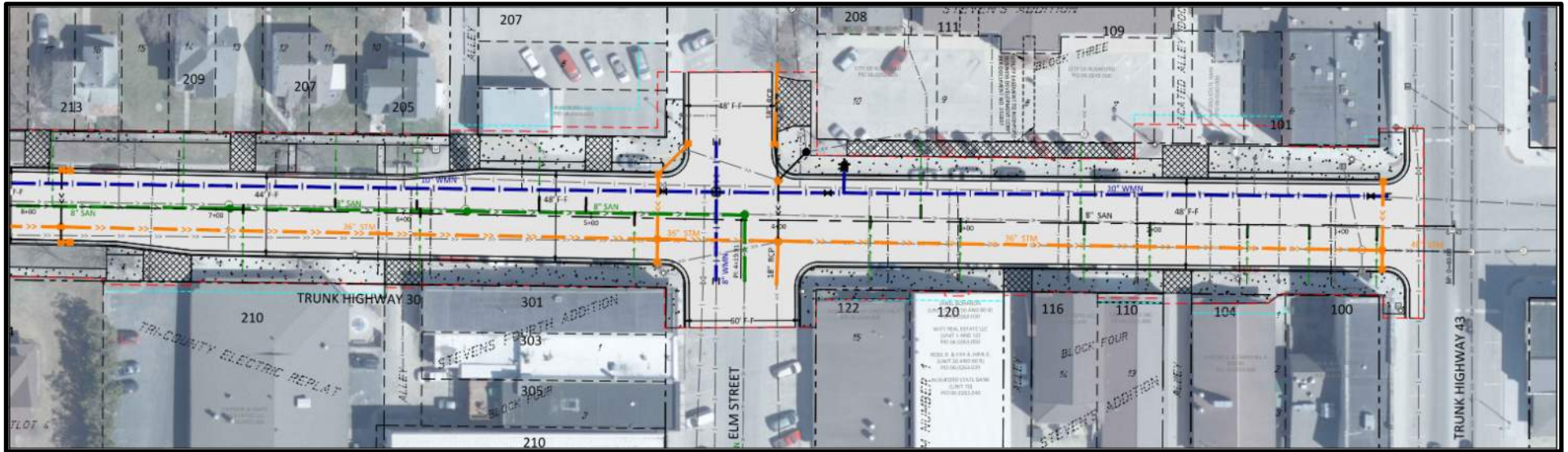
Proposed Conditions – Residential (West)



Proposed Conditions – Residential (East)



Proposed Conditions – Downtown



Elm Street Bumpouts

- Council Previously requested that bumpouts be excluded from project
- Based in preliminary design – should be able to exclude
- MnDOT will require that bumpouts be included in geometric layout until we prove they are not needed (during final design)



Downtown Street Lighting

- Decorative Lighting
- Currently planned for area between Stevens Ave and Mill St (TH 43)
- Could alternatively reduce decorative lighting to area just west of Elm St as cost saving measure
- Remainder of residential lights would be relocated/replaced in kind as needed



Estimated Costs

Table 3 – Preliminary Cost Estimate			
Project Component	Total Project Cost	State Share	City Share
Street Improvements (Residential ¹)	\$1,417,208.80	\$1,131,437.57	\$285,771.22
Street Improvements (Downtown ²)	\$467,218.17	\$370,660.53	\$96,557.64
Sidewalk Improvements (Residential ¹)	\$618,601.13	\$446,958.87	\$171,642.25
Sidewalk Improvements (Downtown ²)	\$318,875.13	\$248,188.13	\$70,687.00
Street Lighting Improvements	\$213,787.46	\$0.00	\$213,787.46
Aesthetic ³ , Landscaping Improvements	\$80,341.42	\$56,000.00	\$24,341.42
Storm Sewer Improvements	\$846,821.84	\$615,638.95	\$231,182.89
Sanitary Sewer Improvements	\$428,076.42	\$0.00	\$428,076.42
Sanitary Services (Mill St to Elm St)	\$25,135.47	\$0.00	\$25,135.47
Water System Improvements	\$589,789.15	\$0.00	\$589,789.15
Right-of-Way Acquisition	\$175,377.00	\$0.00	\$175,377.00
Project Total	\$5,181,232.00	\$2,868,884.05	\$2,312,347.95

**Estimates deviate slightly from feasibility report due to project modifications requested by City Council and other minor revisions

- States portion of cost determined by using State's cooperative agreement manual
- City Portion to be financed using Bond Sale
 - Repaid through Utility Funds, Levy, Special Assessments



Special Assessments

Table 5 – Assessment Policy Summary		
Project Component	% Assessable	% City Cost
Street	30%	70%
Sidewalk	100%	0%
Storm Sewer	0%	100%
Street Lighting	0%	100%
Aesthetic & Landscaping	0%	100%
Storm Sewer	0%	100%
Sanitary Sewer	30%	70%
Water System Improvements	30%	70%
Right-of-Way Acquisition	0%	100%

Table 6 – Assessment Calculation Method	
Project Component	Distribution of Assessments
Street	Adjusted Front Foot Method ¹
Sidewalk	Adjusted Front Foot Method ¹
Sanitary Sewer	Unit Method ²
Water System	Unit Method ²

- 1) Adjusted Front Footage = (100% x front property width) + (50% x side property width)
- 2) Unit = 1 per connected lot
- 3) Additional adjustments may apply for oddly shaped lots or circumstances where water or sanitary sewer services are larger than the typical residential lot.



Special Assessments

Table 7 – Preliminary Assessment Rates	
Project Component	Estimated Assessment Rate
Street (Residential)	\$16.58 per ft
Street (Downtown)	\$22.46 per ft
Sidewalk (Residential)	\$47.53 per ft
Sidewalk (Downtown)	\$54.80 per ft
Sanitary Sewer Main & Service	\$2,918.70 per unit
Sanitary Sewer (Service Only) ¹	\$754.06 per unit
Water Main & Service	\$3,098.41 per unit

1) Applies to sanitary services between Elm Street and TH 43 (Mill Street) only.

**Estimates deviate slightly from feasibility report due to project modifications requested by City Council and other minor revisions



Special Assessments

Table 8 – Typical Total Assessments

Property Description	Estimated Total Assessment
Typ. Residential Lot (100' frontage) w/ sidewalk, sanitary & water service	\$12,428
Typ. Downtown Lot (50' frontage) w/ sidewalk, sanitary & water service	\$9,880

Table 9 – Historical Assessment Rates

Past City Project	Total Assessment for a 100-ft Lot	Total Assessment for a 100-ft Lot (Adjusted for 4% Inflation)
2019 Street & Utility	\$11,153	\$12,063
2016 Street & Utility	\$8,699	\$10,584
2014 Street & Utility (TH 43)	\$8,042	\$10,582

- Can provide with your individual assessment estimate after presentation
- Assessments are preliminary estimates, approval of final amounts will not be requested until after bidding
- Assessment Estimates will change



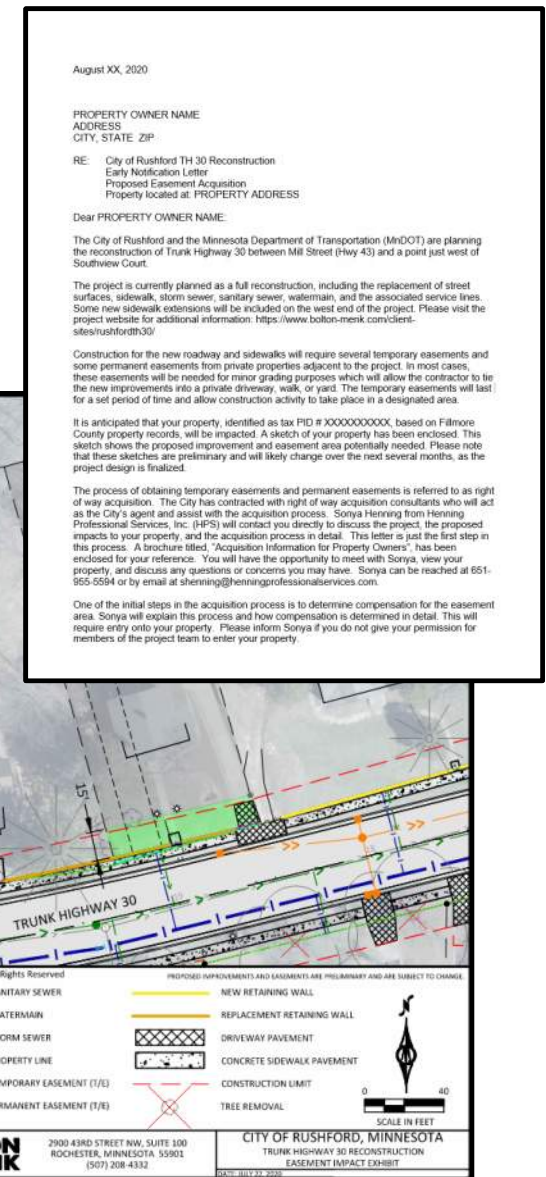
Tentative Project Schedule

Table 10 – Tentative Project Schedule	
Council Authorize Preliminary Engineering Report	6/8/2020
Prepare Feasibility Report	Summer 2020
Resolution Receiving Report and Calling for Hearing on Improvement	9/14/2020
Published Notice of Hearing on Improvement	10/1/2020
	10/8/2020
Mailed Notice of Hearing on Improvement	10/1/2020
Public Informational Meetings (two – afternoon & evening)	Week of 10/5/2020
Hold Improvement Hearing	10/13/2020
Resolution Ordering Improvement and Preparation of Plans and Specs	
Prepare Plans and Specifications	Oct. '20 – Jul '21
Resolution Authorizing Authority to Make Offers (for easements)	1/25/2021
Send Offers (for easements)	Feb – Mar 2021
Public Informational Meeting(s)	Mar – Apr 2021
Final Plan Submittal to MnDOT	8/3/2021
Resolution Approving Plans and Specifications	Fall 2021
Open Bids (by MnDOT)	1/28/2022
Order Assessment of Hearing	2/14/2022
Published Notice for Assessment Hearing	2/24/2022
Mailed Notice for Assessment Hearing	2/26/2022
Public Informational Meeting(s)	Week of 3/7/2022
Hold Assessment Hearing	3/14/2022
Resolution Approving Final Assessment Roll	
Cooperative Agreement with MnDOT	Feb – Mar 2022
Begin Construction	April/May 2022
Substantial Completion of Construction	September 2022
Final Completion of Construction	June 2022



Easements

- Several Easements needed – mostly for grading purposes (tie driveways and yards into the new street and sidewalks)
- Mostly temporary easements, some permanent
- In next month or so, you will be contacted by our Right-of-way consultant, Henning Professional Services (HPS).
- HPS Staff:
 - Sonya Henning
 - Sara Flagstad
 - May be others
- Timely cooperation with the project team will ultimately save money for the City and keep project costs down
- Process will include notifications, determination of property value, offers & other steps



Conclusions/Recommendations

- Proposed improvements are necessary, cost effective, and feasible
- Public Hearing is scheduled for next Tuesday (October 13th) during regular City Council Meeting
- Upcoming: Municipal Consent
 - Approval of Geometric layout, Costs
 - Will Require notices & 2nd public hearing



Discussion

