

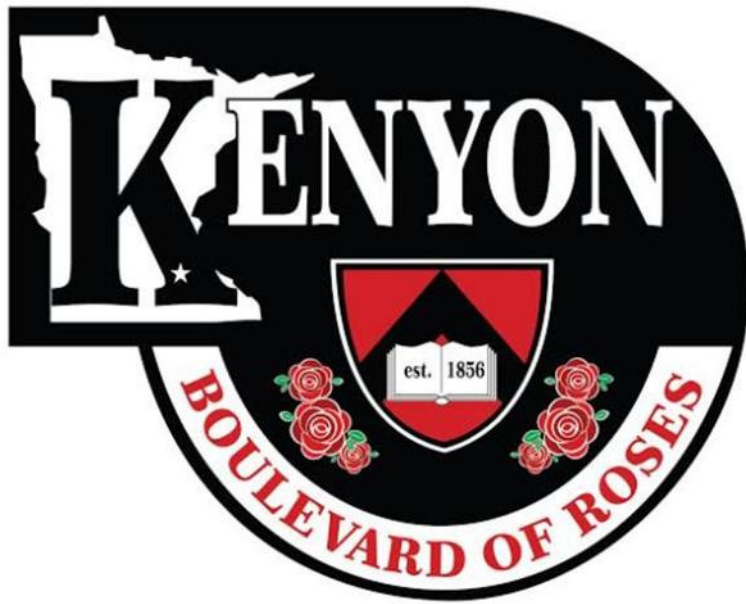


Real People. Real Solutions.

Red Wing Avenue Improvements

(Red Wing Ave, 4th St, Alley)

Public Improvement Hearing



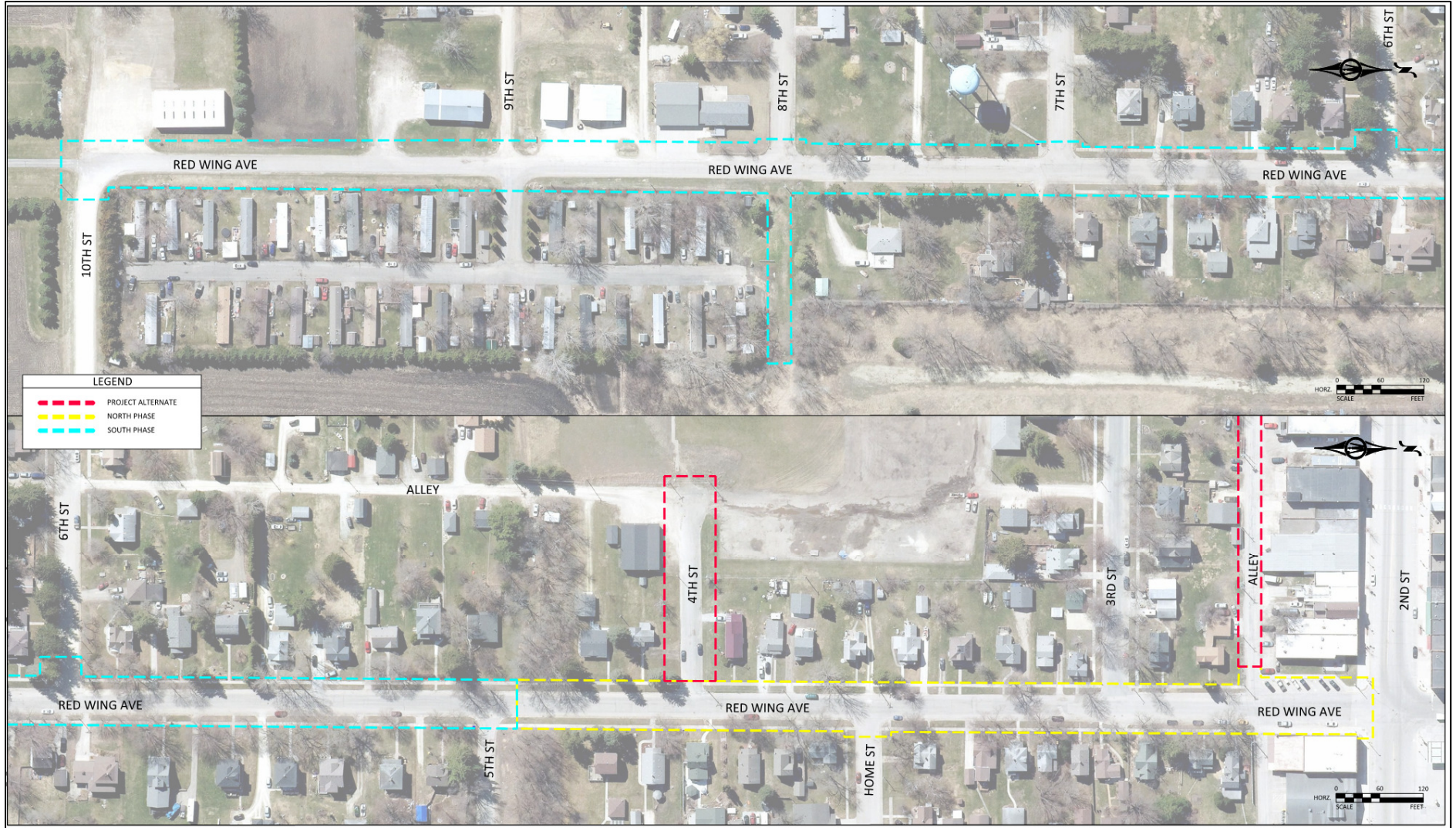
September 10, 2019

Preliminary Design Public Meeting

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



Project Area



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)

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

Notes: (1) Width is measured curb face to curb face

(2) Alternate 1

(3) Alternate 2



Proposed Conditions: Sidewalk



- New 5' Wide Sidewalk
 - Between 2nd St & 7th 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

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

- 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

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

- 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				
Project Component	Assessment Rate			
	RWA ²	4 th St (Alt 1)	Alley (Alt 2)	
Street (Reconstruction/Rehab Urban or Rural Section) ¹	See below	\$60.89	\$28.68	Per Ft
Segment A (RWA ² , 2 nd St – 8 th St)	\$57.39			Per Ft
Segment B (RWA ² , 8 th St – 9 th St)	\$77.62			Per Ft
Segment C (RWA ² , 9 th St – 10 th St)	\$77.62			Per Ft
Sidewalk	\$22.51			Per Ft
Storm Sewer	\$0.00	\$0.00	\$0.00	-
Watermain (Reconstruction)	\$0.00	\$0.00	\$0.00	Per Ft
Watermain (Extension)	\$59.83			Per Ft
Water Service	\$2,513.67 ³		\$1,976.76	Per Lot
Sanitary Sewer Main (Reconstruction)	\$0.00			Per Ft
Sanitary Sewer Main (Private/Extension)	\$12.79			Per Ft
Sanitary Service	\$2,005.97			Per Lot

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

	<u>Assessment Totals</u>	
	<u>Current Project</u>	<u>First St Project¹</u>
• Street:	\$5,821.50	~\$4,834
• Sidewalk:	\$1,688.25	~\$1,572 ²
• Water Service:	\$2,513.67	~\$2,513 ³
• Sanitary Service:	<u>\$2,005.97</u>	<u>~\$2,800</u>
• Total:	\$12,029.39	~\$11,719⁴

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

