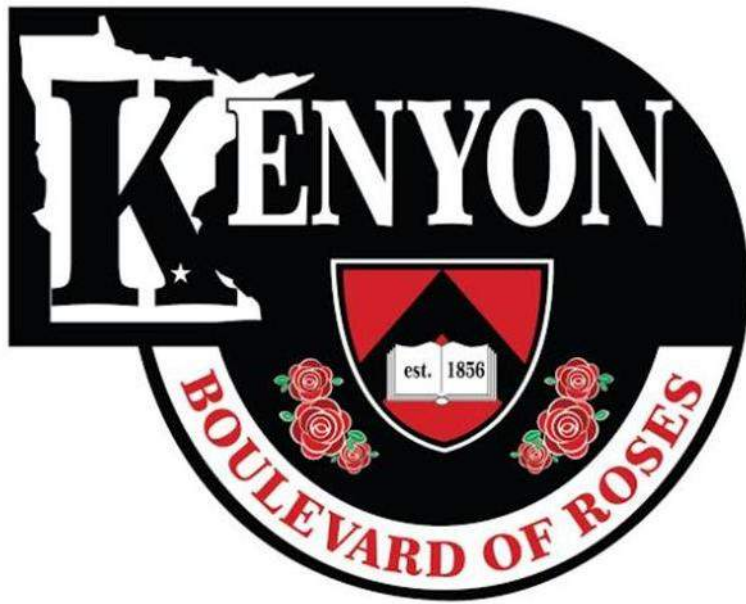


Red Wing Avenue Improvements

(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

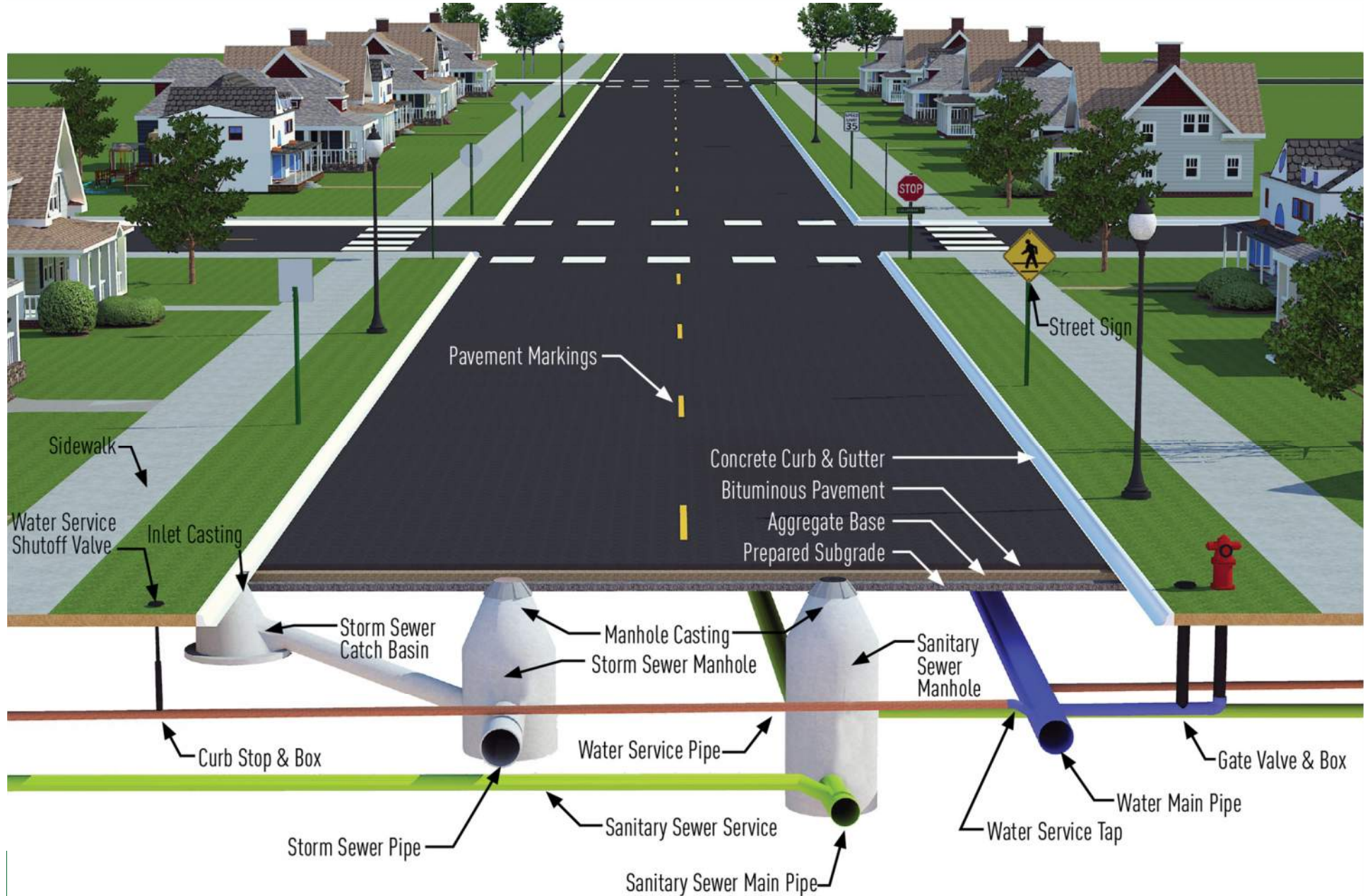
- Project Area
- Existing Conditions
- Proposed Improvements
- Costs & Funding
- Assessments
- Schedule



Project Area



Typical City Street Section



Existing Conditions: Streets

Existing Street and Right-of-way Widths					
Street	Street Segment		Existing Street Width (ft)	Rural/Urban Section ¹	Existing R.O.W Width (ft)
	From	To			
Base Project (Red Wing Ave)	2 nd Street	Alley	48	Urban	66
	Alley	3 rd Street	44	Urban	
	3 rd Street	8 th Street	36	Urban	
	8 th Street	10 th Street	22	Rural	
Alt 1 (4 th St)	Red Wing Ave	West Terminus	29	Urban	66
Alt 2 (Alley)	Red Wing Ave	Forest St	~18'	N/A	20

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

- Pavement: Fair to Poor Conditions
- Curb: Poor Condition North of 6th St, Intersections



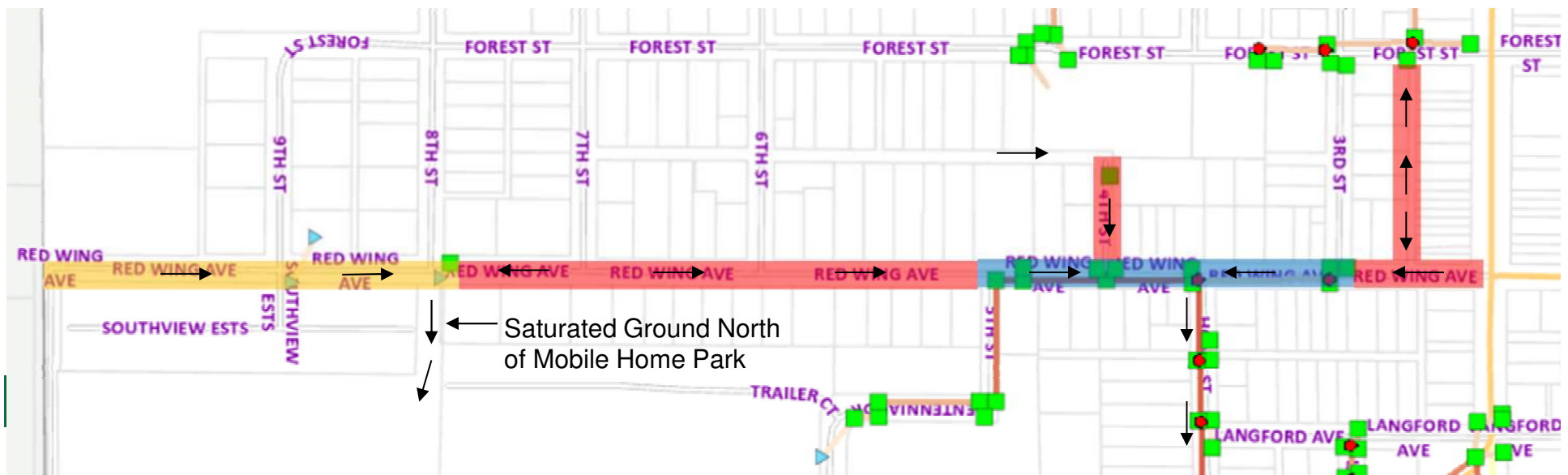
Existing Conditions: Sidewalk

- Exists within Red Wing Ave (2nd to 7th)
- Pedestrian Ramps Not ADA Compliant
- Trip Hazards from heaves/trees/cracking



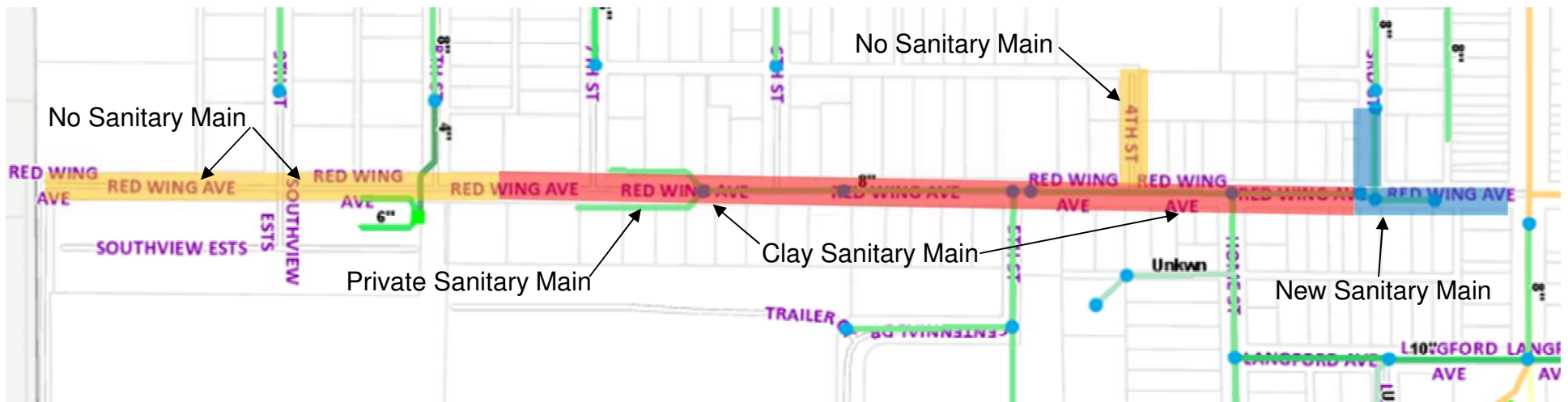
Existing Conditions: Storm Sewer

- 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)



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

Existing Watermain				
Street	From	To	Main Diam.	Material
Red Wing Ave (Base Project)	2 nd St	Home St	4"	Cast Iron
	Home St	7 th St	8"	Cast Iron
	7 th St	8 th St	8"	Ductile Iron
	8 th St	9 th St	8"	HDPE (Plastic)
	9 th St	10 th St	None	None
4 th St (Alt 1)	RWA ¹	West End	None	None
Alley (Alt 2)	RWA ¹	Forest St	2"	Cast Iron

Note: 1) RWA = Red Wing Avenue



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

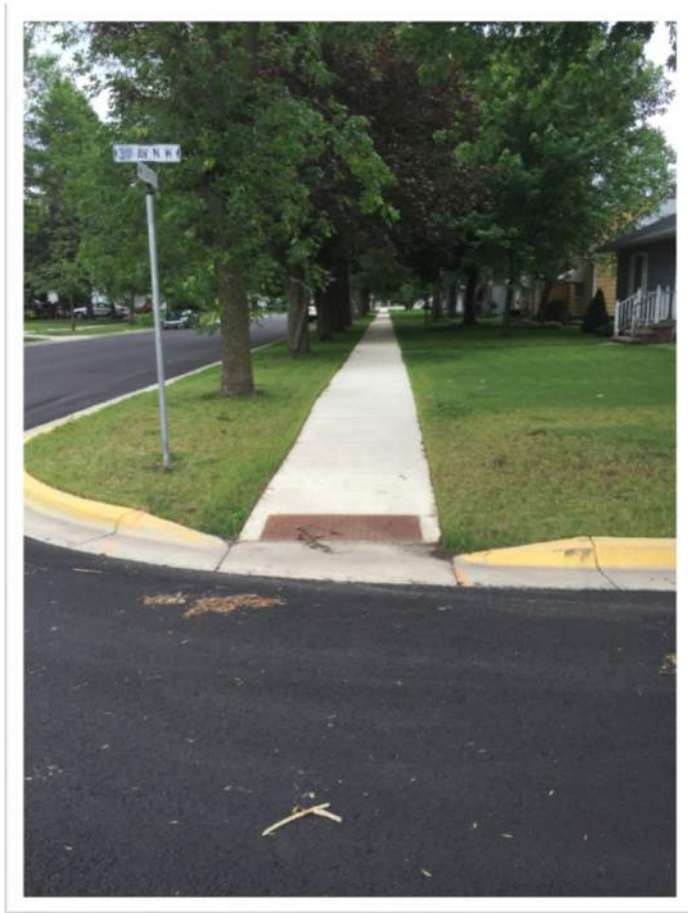
Notes: (1) Width is measured curb face to curb face

(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



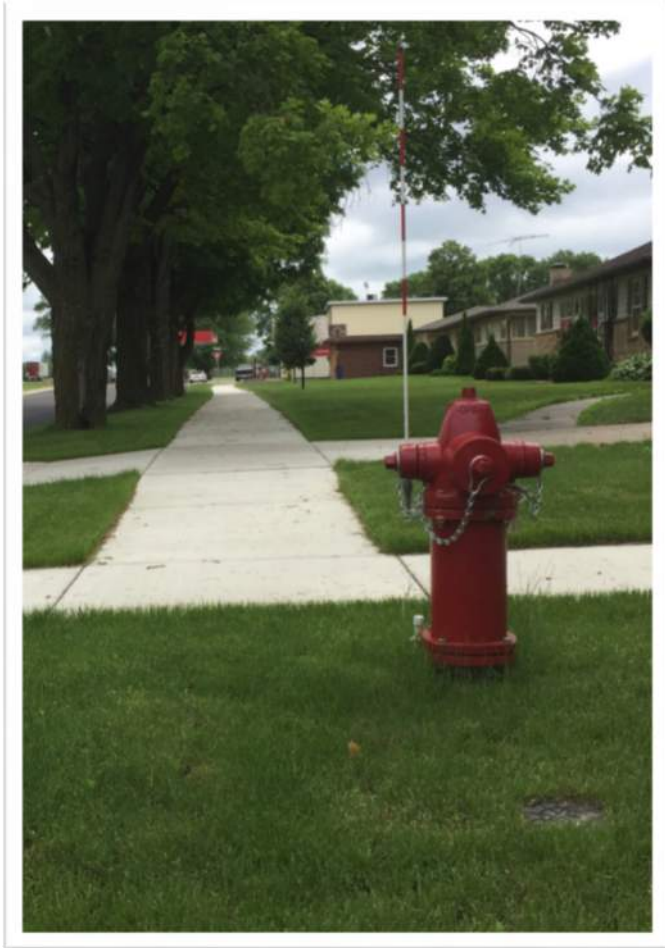
Proposed Conditions: Sanitary Sewer



- 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



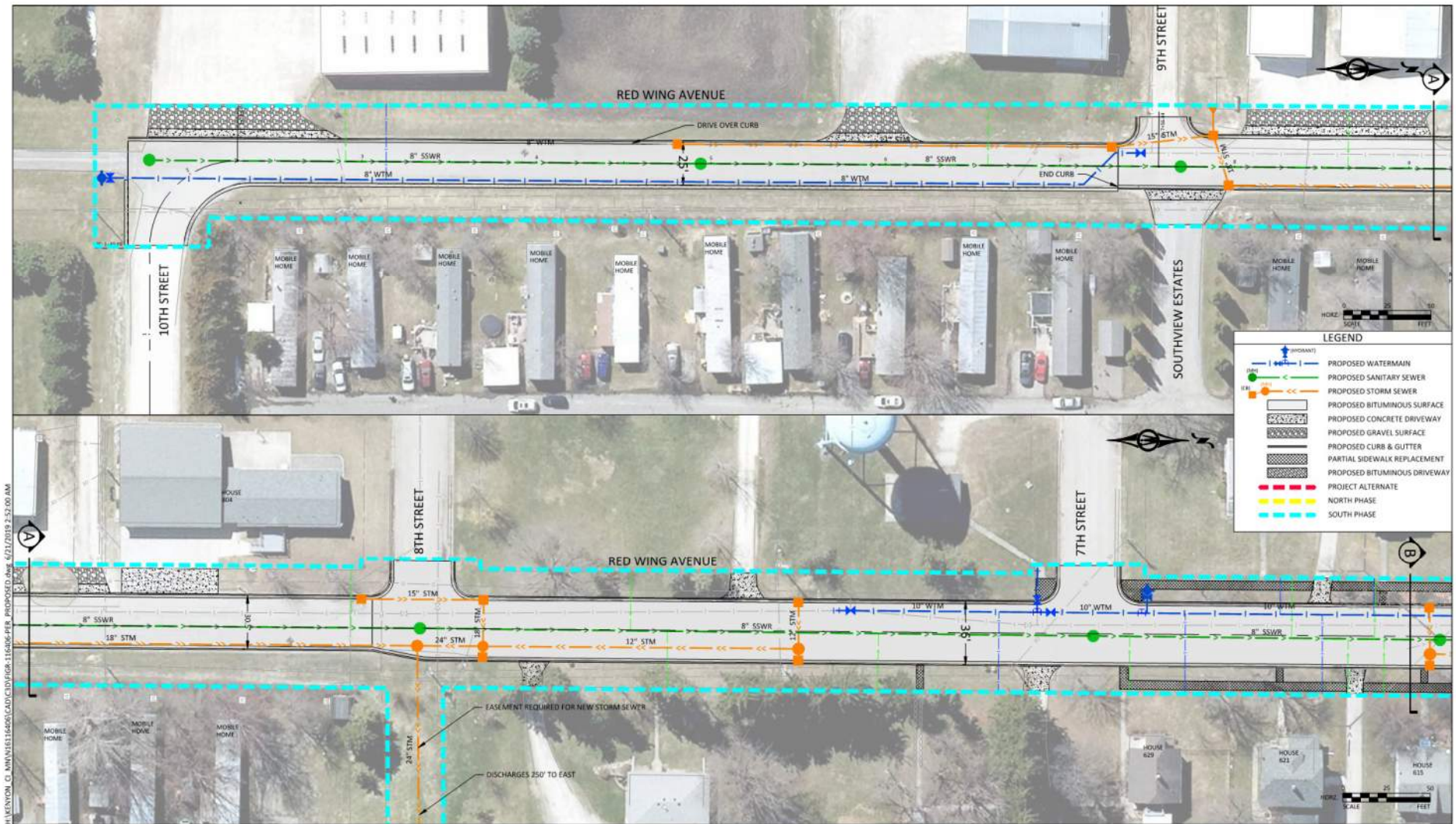
Proposed Conditions: Watermain



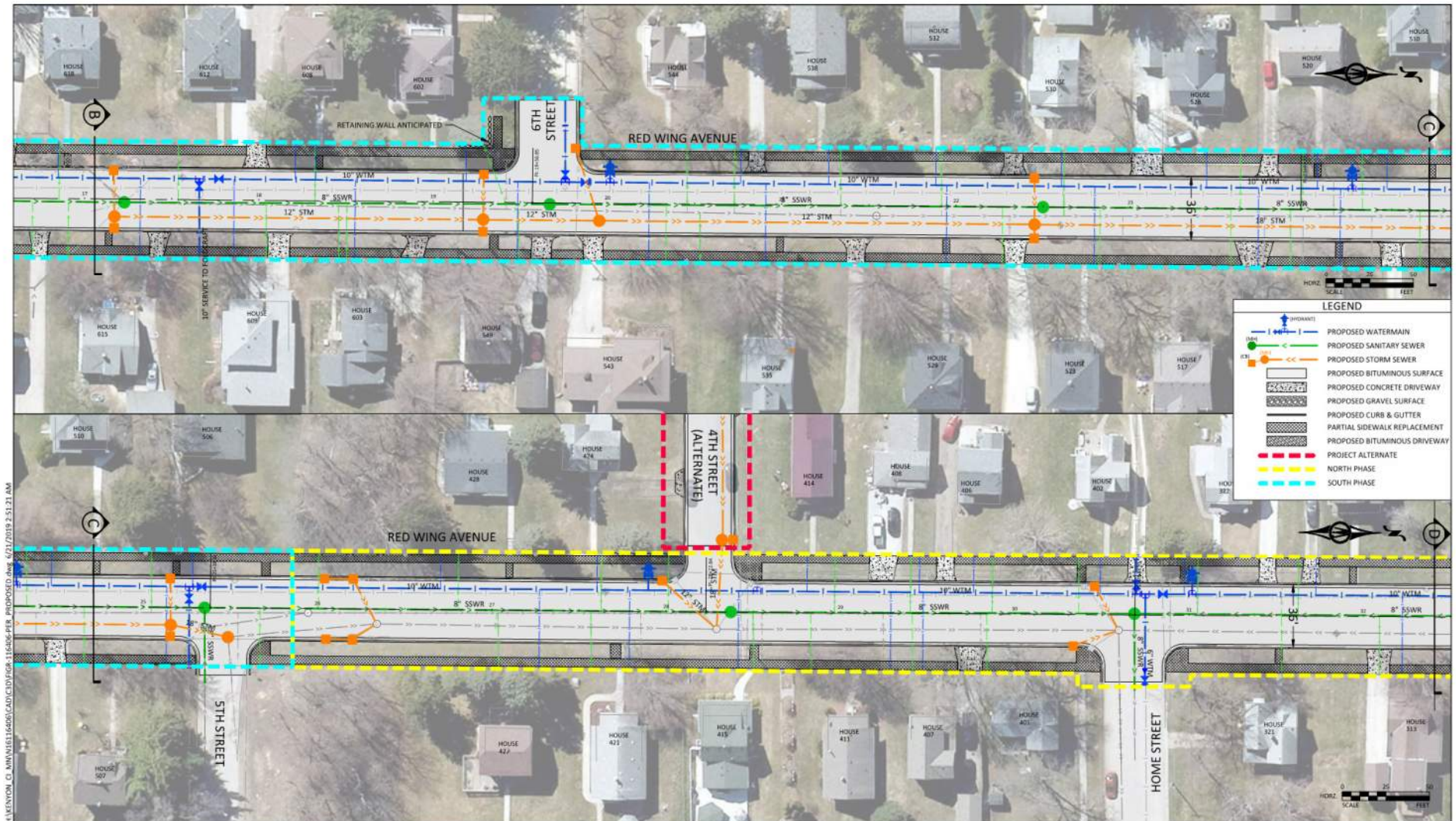
- 10" Diameter Ductile Iron
 - Water Tower to 2nd St
- 8" Diameter Ductile Iron
 - South of 9th St (Extension)
- 1" Copper Services & Curb Stop (to Property Line)
- New Hydrants & Valves



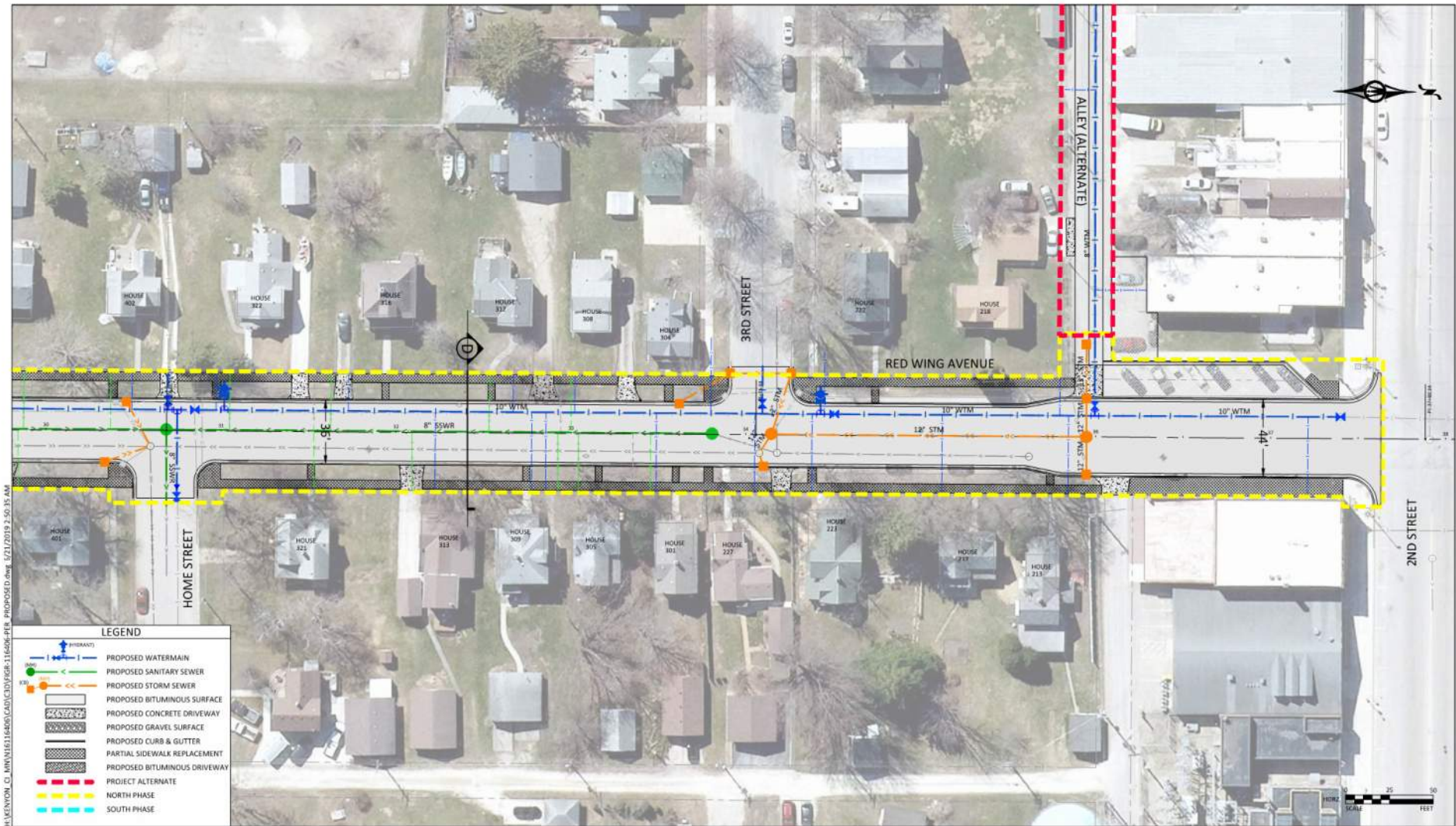
Proposed Conditions: 10th St – 7th St



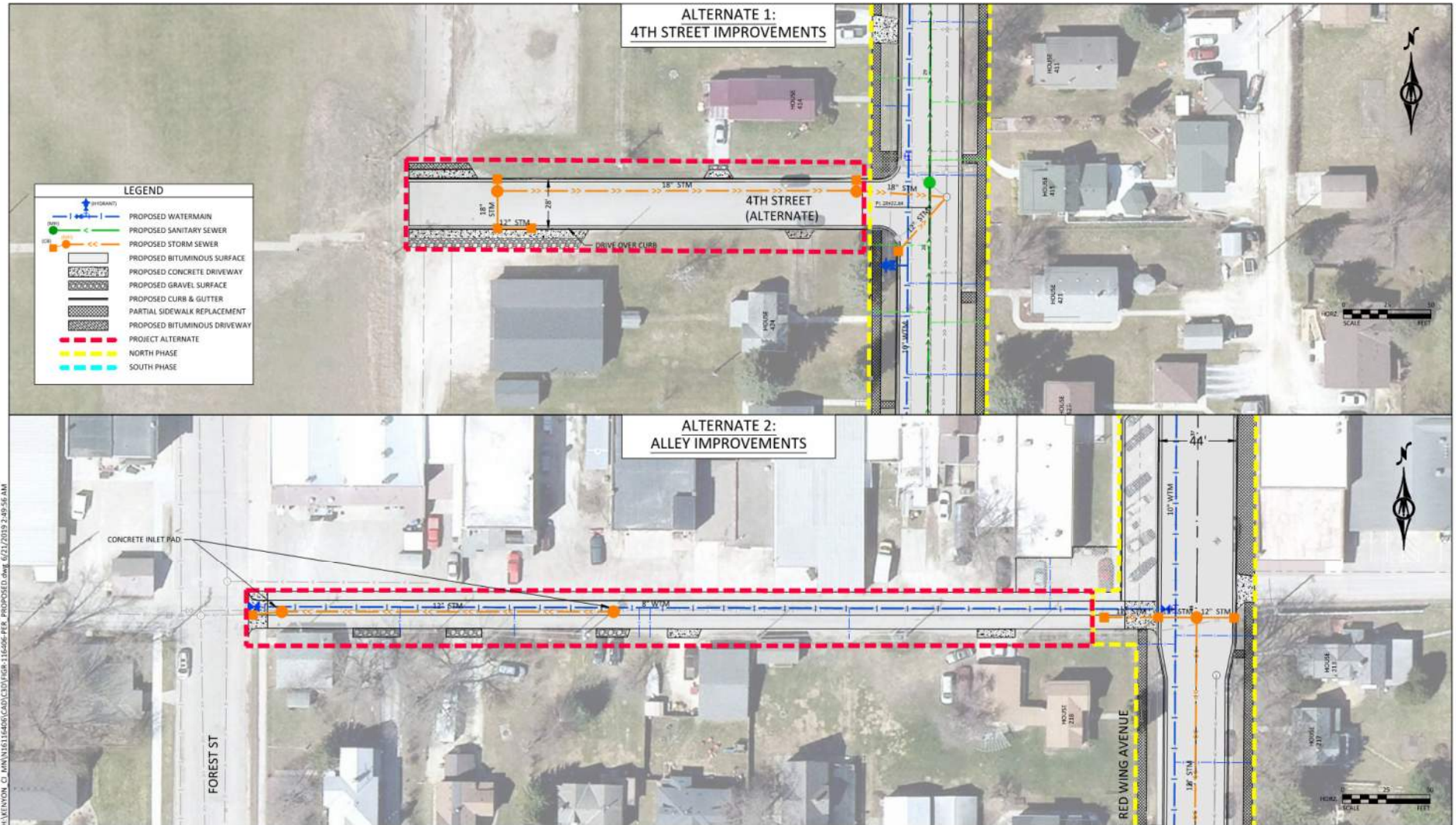
Proposed Conditions: 7th St – Home St



Proposed Conditions: Home St – 2nd St



Proposed Conditions: Project Alternates



Estimated Project Costs

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
- Funding options to be discussed in greater detail following Feasibility Report Discussion



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.



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

	<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

⁴Total 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
- 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



Conclusion

- Proposed improvements are necessary, cost effective, and feasible

Next Steps

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



