BOLTON & MENK
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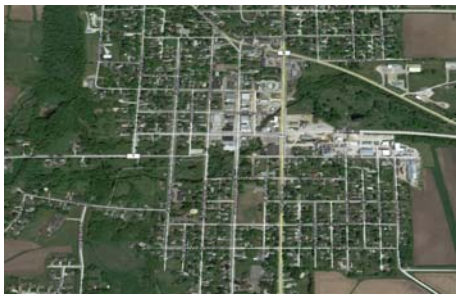
Informational Meeting
2018 Street & Utility Improvement Project

May 1, 2017

City of Spring Valley



Introductions

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

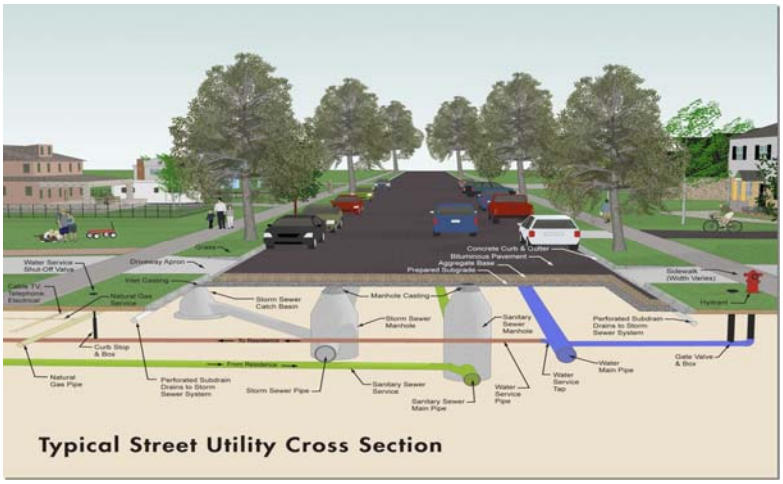
Agenda

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

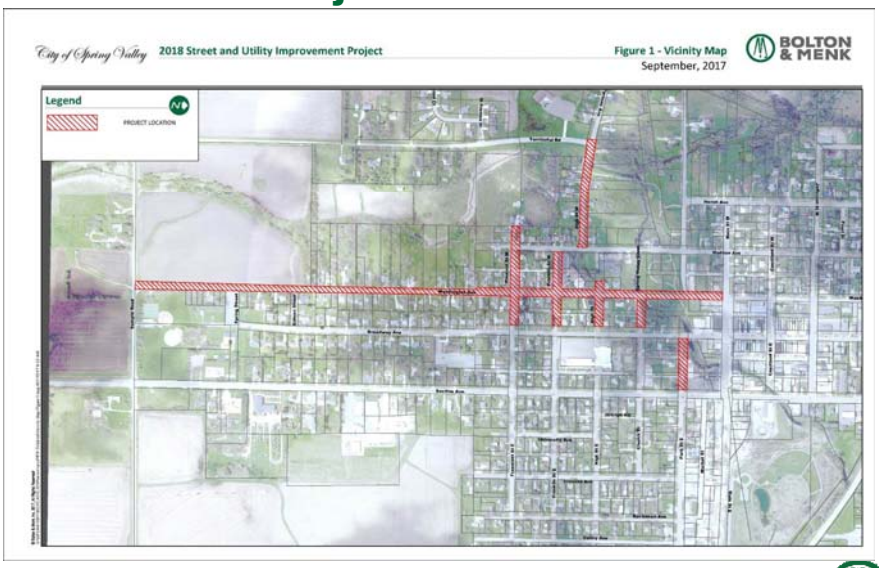
Goals to Accomplish

- 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



City Wide Street Ratings

Existing Conditions – Streets

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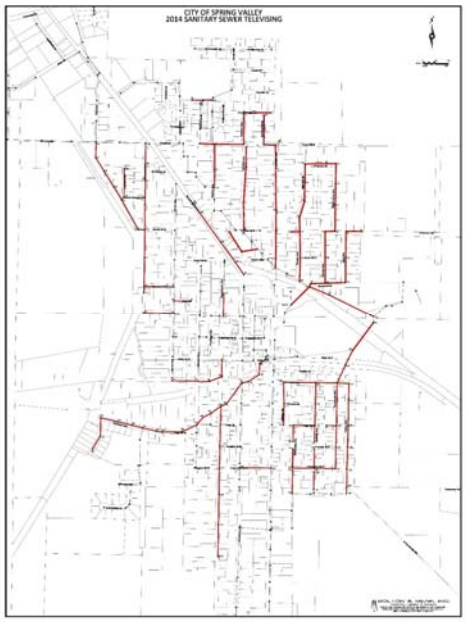
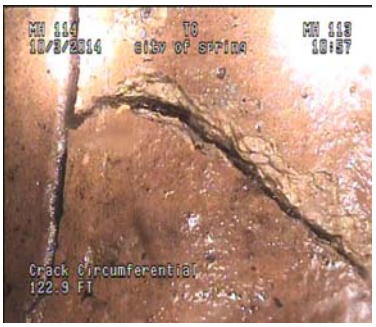
Existing Conditions – Sanitary Sewer

- Sanitary sewer pipe
  - Older pipe is vitrified clay pipe (VCP), prone to leakage, root intrusion, breakage
  - Newer pipe is typically poly-vinyl-chloride (PVC)
- City had concerns regarding the condition of the older sanitary sewer pipes.
- Began video inspection of pipes in spring of 2014.
- All VCP pipes have been inspected (approx. 50% of pipes in City).



Existing Conditions – Sanitary Sewer

- Video Inspection revealed problems with VCP pipe throughout the system.



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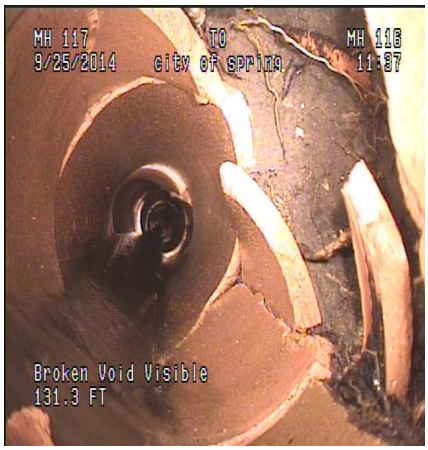

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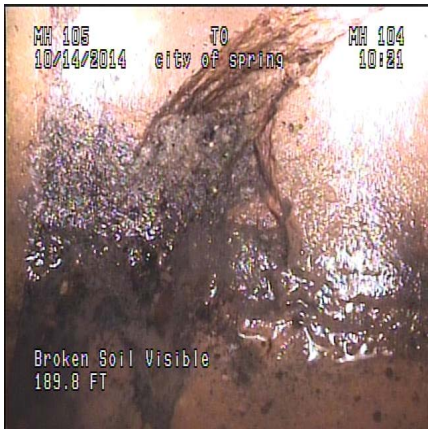


Existing Conditions – Sanitary Sewer

- 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
  - Water main pipe size varies but the majority is 4-inch 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

- 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.
- Bituminous pavement, 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.

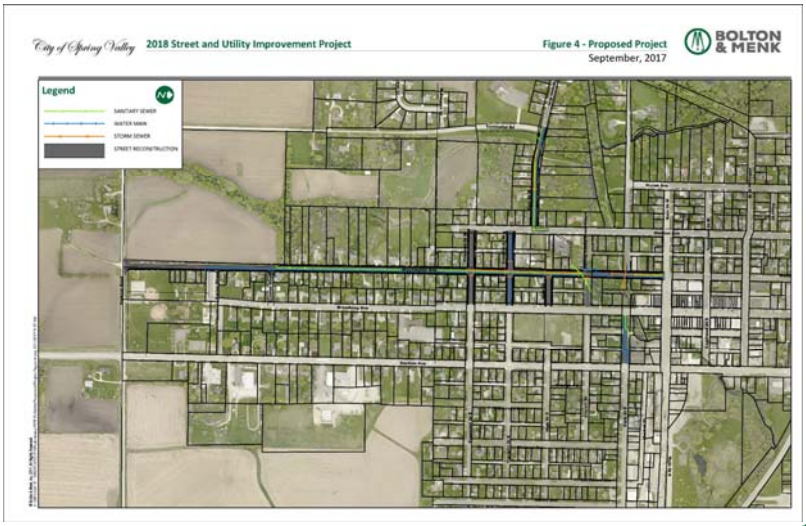
Proposed Project

- Sanitary sewer main and services will be reconstructed. Sewer services will be connected to the existing services at the right of way line.
- In some cases the new sanitary sewer will not be able to serve basements by gravity and a pump will be required.
  - Pumps may be constructed with the project.
  - Property owners in this situation will be notified.

Proposed Project

- 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.

Proposed Project



Assessments

- City Assessment Policy
- Assessment Calculation
  - Eligible Assessable Items
    - Street
    - Sanitary Sewer
    - Storm Sewer
    - Water main and services are 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 = $5,640,045.27
  - Total Estimated Assessable Costs = $4,665,947.55
  - Total Estimated Assessed Costs(20%) = $933,189.51
  - Total Assessable Footage = 9,727.5’
  - $933,189.51/9,792.5’ = $95.30/foot
  - Average Assessment per parcel = $8,332.05

What are the next steps?

- Improvement Hearing
  - City Council will hold an Improvement Hearing on Monday, October 23rd.
  - 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?

- Assessment Hearing
  - After bids are received, a final assessment roll will be prepared and an assessment hearing will be held.
- Construction
  - Construction would proceed following the assessment hearing.

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

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October 11, 2017

Questions?