

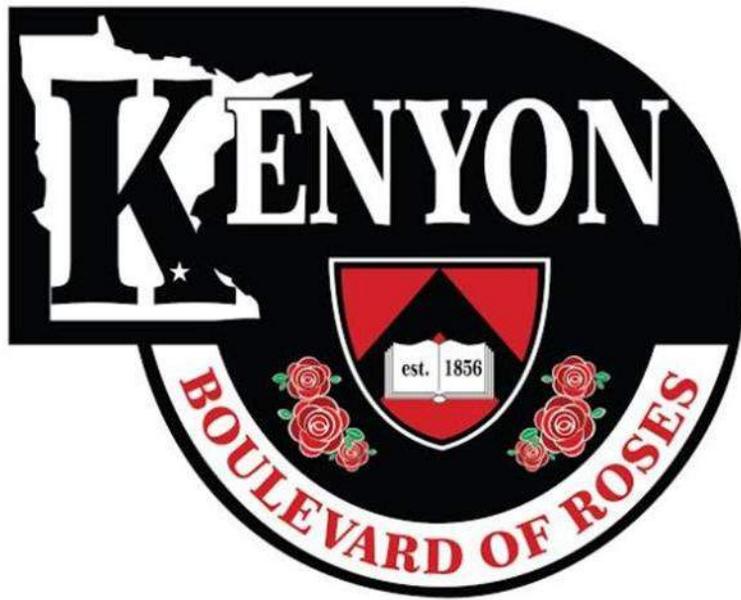


Real People. Real Solutions.

# Red Wing Avenue Improvements

(Red Wing Ave, 4<sup>th</sup> 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

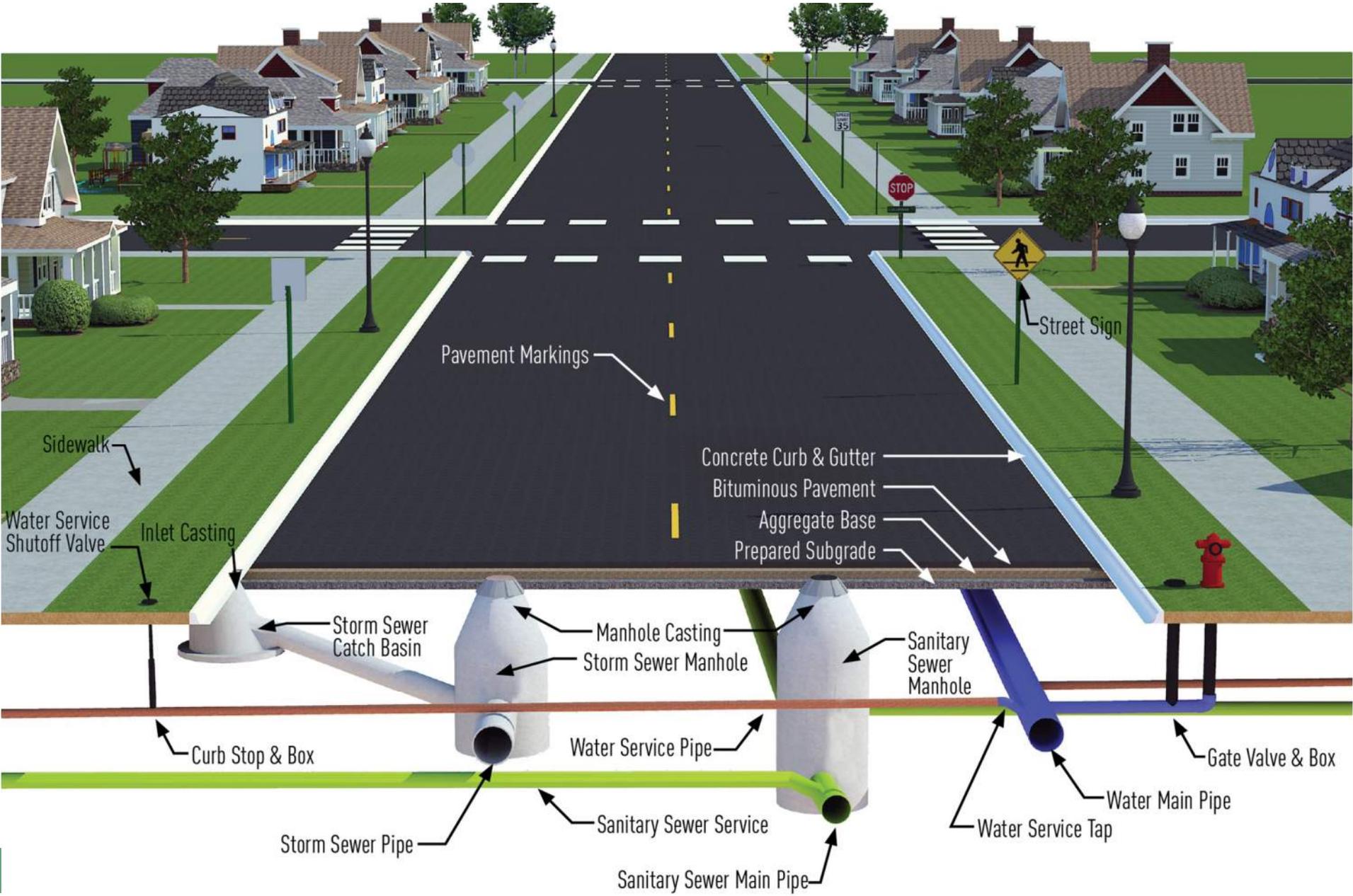
- Project Area
- Existing Conditions
- Proposed Improvements
- Costs & Funding
- Assessments
- Schedule



# 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 <sup>1</sup>	Existing R.O.W Width (ft)
	From	To			
Base Project (Red Wing Ave)	2 <sup>nd</sup> Street	Alley	48	Urban	66
	Alley	3 <sup>rd</sup> Street	44	Urban	
	3 <sup>rd</sup> Street	8 <sup>th</sup> Street	36	Urban	
	8 <sup>th</sup> Street	10 <sup>th</sup> Street	22	Rural	
Alt 1 (4 <sup>th</sup> 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 6<sup>th</sup> St, Intersections



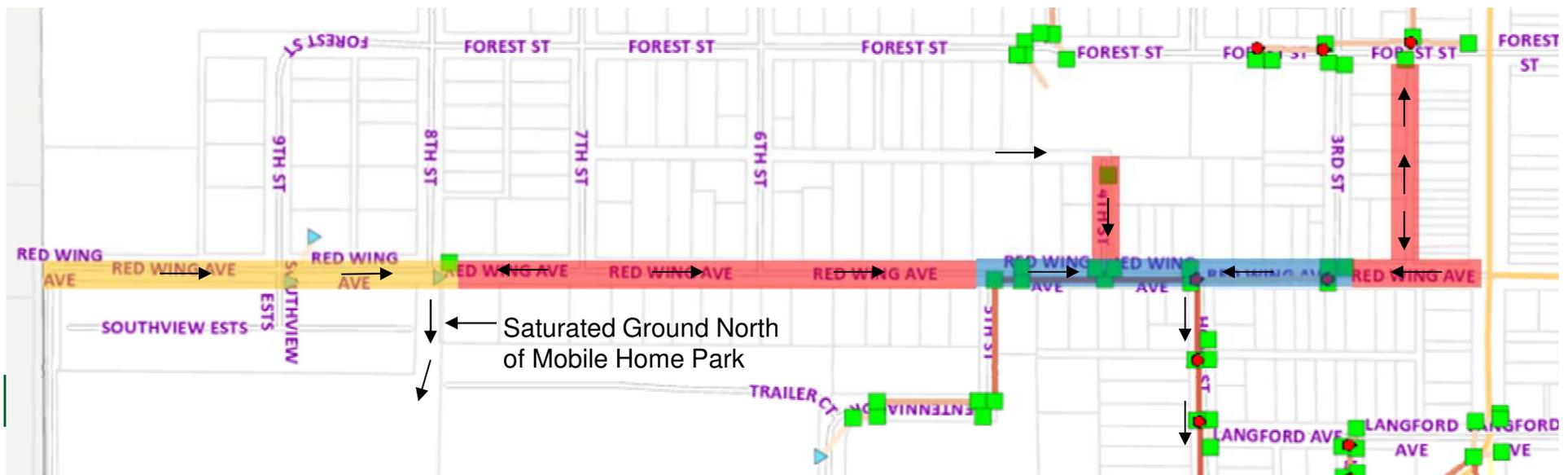
# Existing Conditions: Sidewalk

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



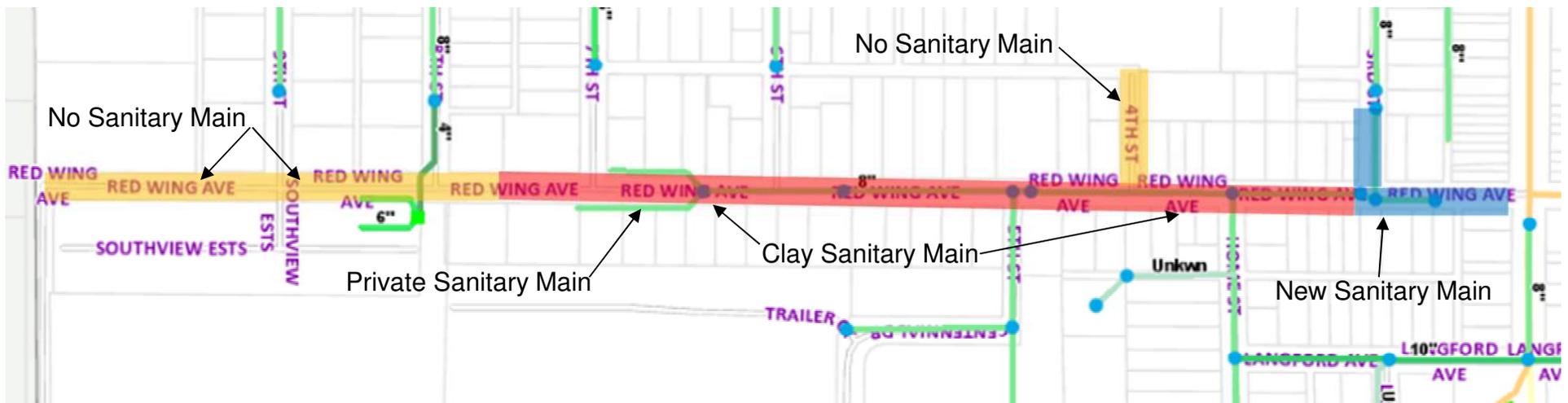
# Existing Conditions: Storm Sewer

- Existing Storm Main (5<sup>th</sup> 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 4<sup>th</sup> Street
- Ditch/Culvert Drainage (South of 8<sup>th</sup>)



# Existing Conditions: Sanitary Sewer

- South of 3<sup>rd</sup> St
  - Clay Pipe, Block Manholes
  - Offset Joints, Cracked Pipe
  - Susceptible to Infiltration
- North of 3<sup>rd</sup> 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 <sup>nd</sup> St	Home St	4"	Cast Iron
	Home St	7 <sup>th</sup> St	8"	Cast Iron
	7 <sup>th</sup> St	8 <sup>th</sup> St	8"	Ductile Iron
	8 <sup>th</sup> St	9 <sup>th</sup> St	8"	HDPE (Plastic)
	9 <sup>th</sup> St	10 <sup>th</sup> St	None	None
4 <sup>th</sup> St (Alt 1)	RWA <sup>1</sup>	West End	None	None
Alley (Alt 2)	RWA <sup>1</sup>	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 6<sup>th</sup> St), 4<sup>th</sup> St, Alley
- 9-Ton Section: Red Wing (2<sup>nd</sup> St to 6<sup>th</sup> St)

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

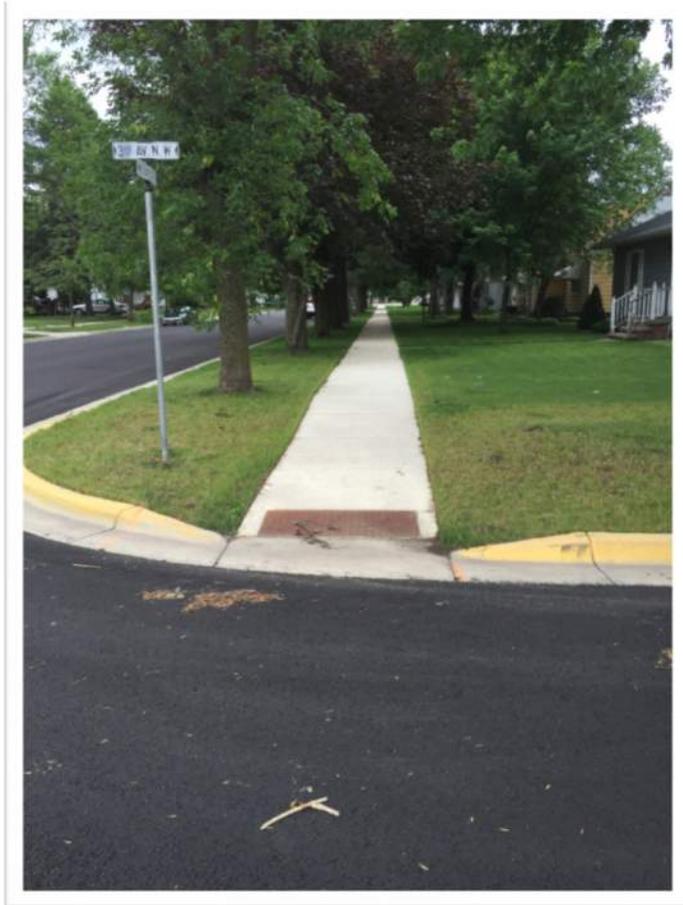
Notes: (1) Width is measured curb face to curb face

(2) Alternate 1

(3) Alternate 2



# Proposed Conditions: Sidewalk



- New 5' Wide Sidewalk
  - Between 2<sup>nd</sup> St & 7<sup>th</sup> 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 5<sup>th</sup> St
  - Additional Inlet Capacity
  - 5-Yr (3.6") Design Storm
- Replace/Relocate Existing Catch Basins
- Add Inlets to 4<sup>th</sup> St (Alt #1)
- New Storm Sewer System (7<sup>th</sup> St – 10<sup>th</sup> 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 10<sup>th</sup> Street
- "Private" Sanitary Routed to New Main within Street



# Proposed Conditions: Watermain



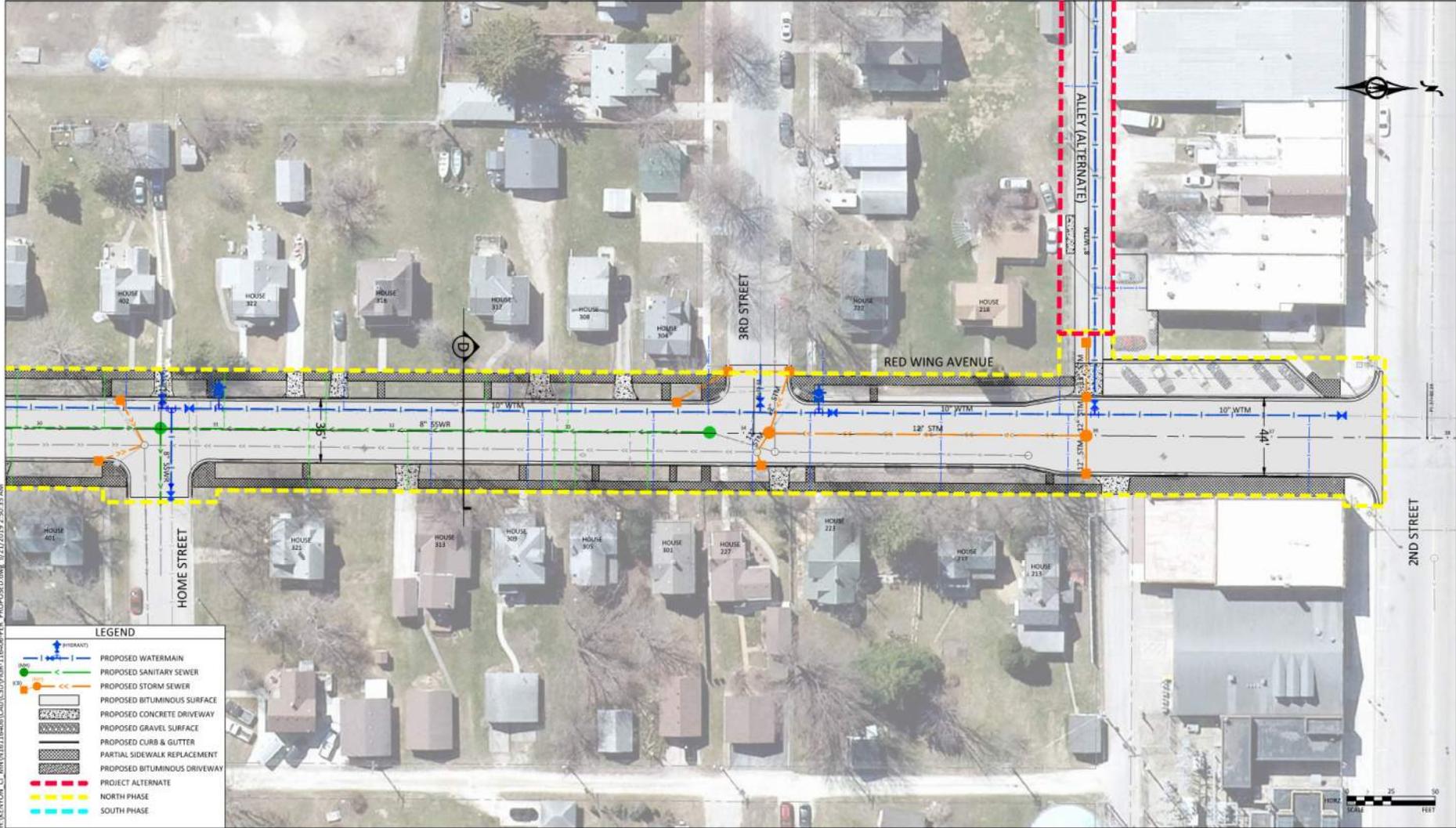
- 10" Diameter Ductile Iron
  - Water Tower to 2<sup>nd</sup> St
- 8" Diameter Ductile Iron
  - South of 9<sup>th</sup> St (Extension)
- 1" Copper Services & Curb Stop (to Property Line)
- New Hydrants & Valves







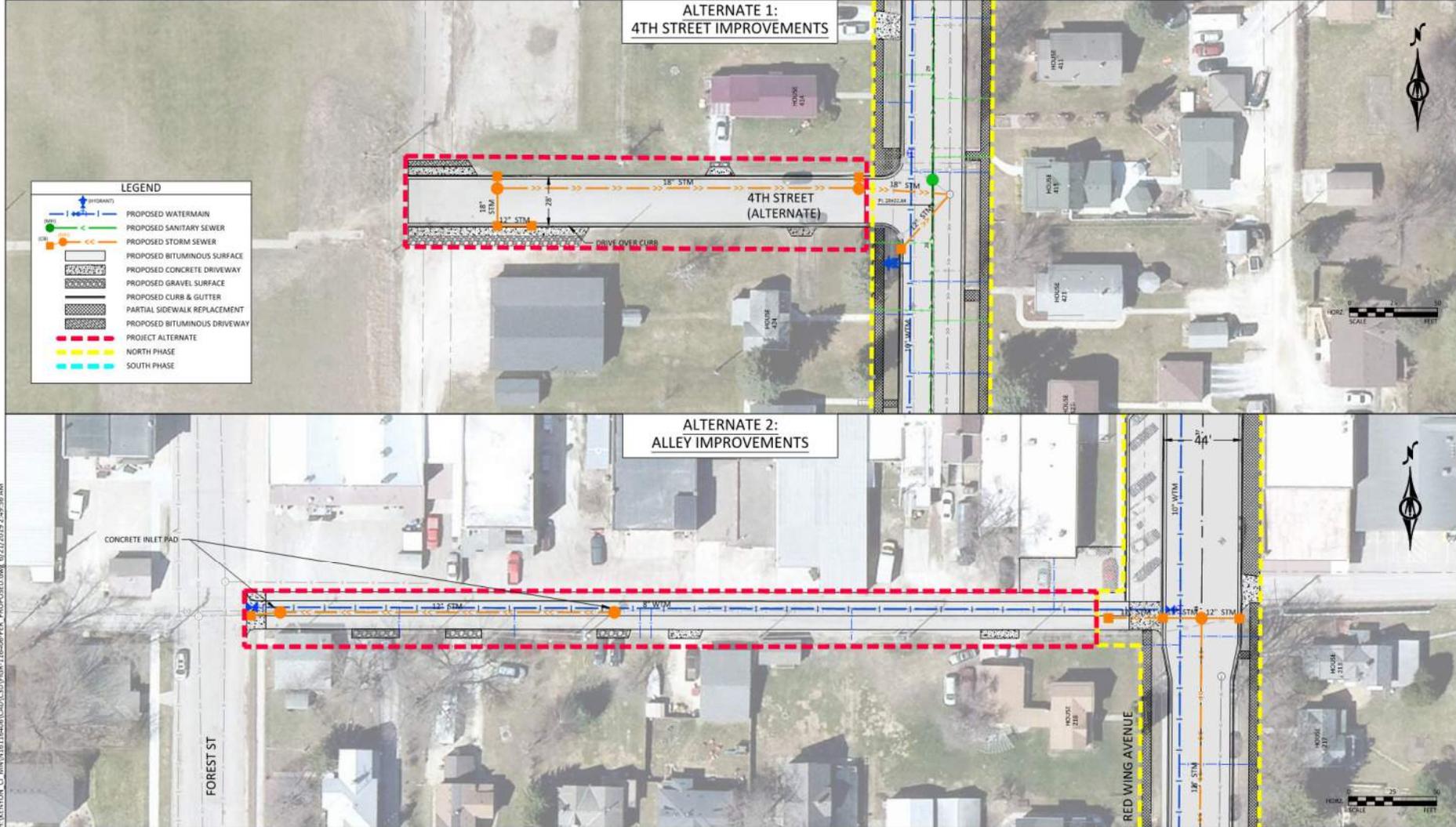
# Proposed Conditions: Home St – 2<sup>nd</sup> St



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# Proposed Conditions: Project Alternates



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# Estimated Project Costs

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

- 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) <sup>1</sup>	32% <sup>1</sup>	68%
Sidewalk	50%	50%
Storm Sewer	0%	100%
Watermain (Reconstruction)	0%	100%
Watermain (Extension)	100% <sup>3</sup>	0%
Sanitary Sewer Main (Reconstruction)	0%	100%
Sanitary Sewer Main (Private) <sup>4</sup>	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 8<sup>th</sup> St and ½ block north of 7<sup>th</sup>, 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

## Assessment Totals

	<u>Current Project</u>	<u>First St Project<sup>1</sup></u>
• Street:	\$5,821.50	~\$4,834
• Sidewalk:	\$1,688.25	~\$1,572 <sup>2</sup>
• Water Service:	\$2,513.67	~\$2,513 <sup>3</sup>
• Sanitary Service:	<u>\$2,005.97</u>	<u>~\$2,800</u>
• <b>Total:</b>	<b>\$12,029.39</b>	<b>~\$11,719<sup>4</sup></b>

<sup>1</sup>1<sup>st</sup> Street assessments adjusted for inflation

<sup>2</sup>1<sup>st</sup> St Sidewalk scope reduced in comparison to Red Wing

<sup>3</sup>No Assessable WMN Improv on 1<sup>st</sup> St – Assume same rate

<sup>4</sup>Total Assessments Not Comparable between RWA & 1<sup>st</sup> 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. 10<sup>th</sup>, 7PM
  - During Regular Council Meeting



