

# 2016 Neighborhood Improvement Project

*Manitou Road, Black Oak Road, Hidden Pond Trail, Raspberry Ridge Road, Timberglade Circle, Appaloosa Trail, Highland Court*



December 16, 2015

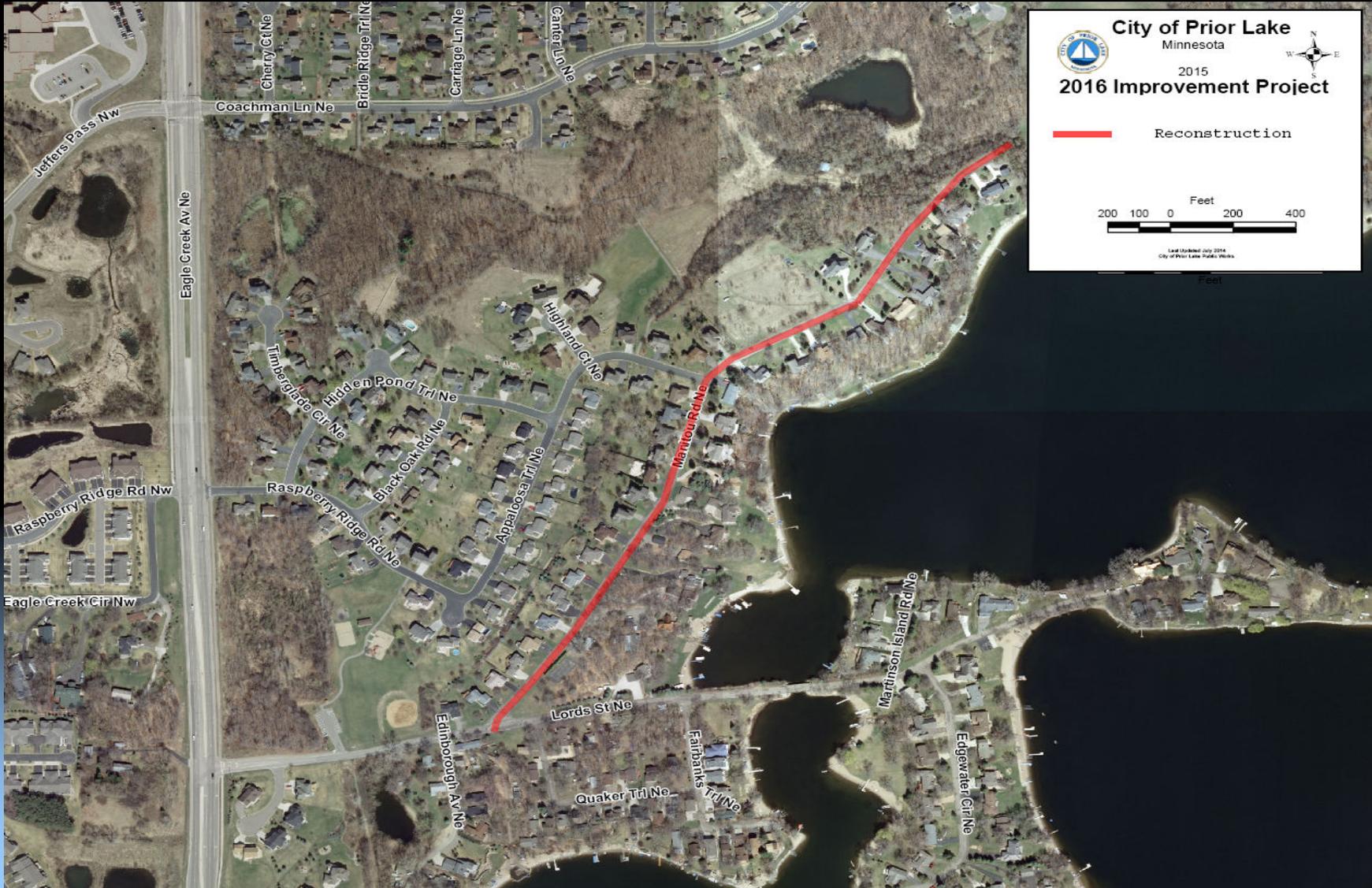


# Project Update

- **Feasibility Report presented to Council on November 23<sup>rd</sup>.**
- **Directed staff to formulate 2 additional options**
- **Additional Options presented to Council at December 14<sup>th</sup> Workshop**
- **Council directed staff to proceed with Option D**
- **What is Option D?????**



# Project Update





# Project Update Watermain Improvements





# Project Update

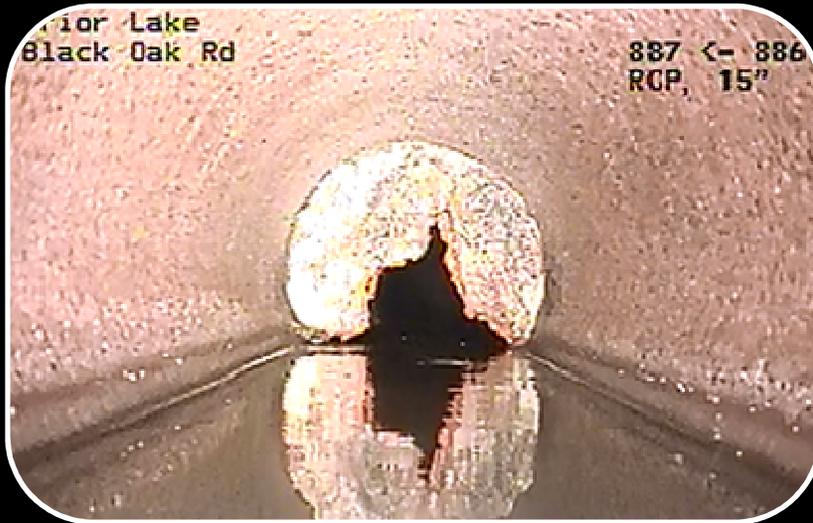
## Watermain Improvements



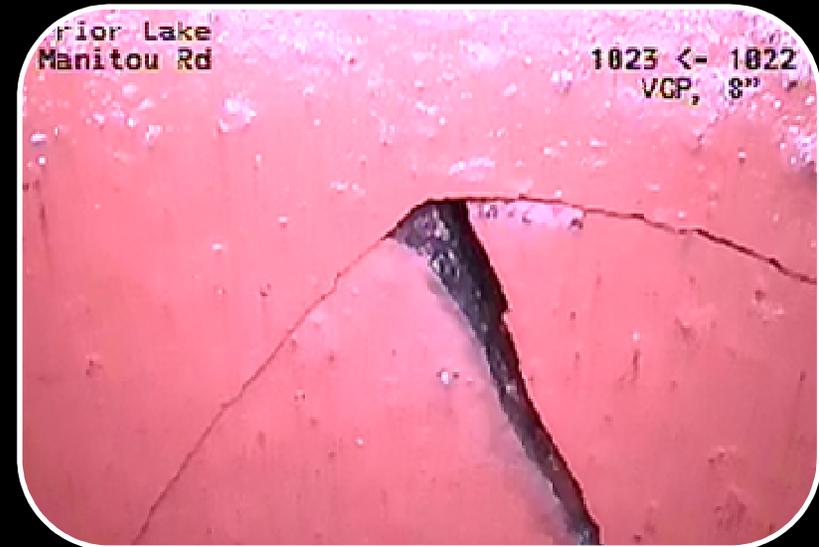


# Project Update

## Sanitary Sewer Improvements



**Existing 15" RCP**  
Mineral Deposit at joint  
(Causes blockage of flow and  
allows groundwater to enter  
system)



**Existing 8" VCP**  
Broken Pipe  
(Allows infiltration of  
groundwater and surrounding  
material, pipe may collapse)



# Project Update Sanitary Sewer Improvements





## Why Option D??

- **Use remainder of the pavements useful life prior to reconstruction**
- **Rehabilitates larger infrastructure**
- **Property Owner Feedback**
- **Tax Levy Pressures**



# Agenda

- **Project Objectives**
- **Project Area**
- **Existing Conditions/Proposed Improvements**
- **Estimated Project Costs**
- **Estimated Preliminary Assessments**
- **Special Assessment Process (MN Statutes Chapter 429)**
- **Preliminary Project Schedule**
- **FAQ**





# Project Objectives

- **Reconstruct Deteriorated Streets**
- **Upgrade Underground Infrastructure**
  - **Sanitary Sewer**
  - **Watermain**
  - **Storm Sewer**



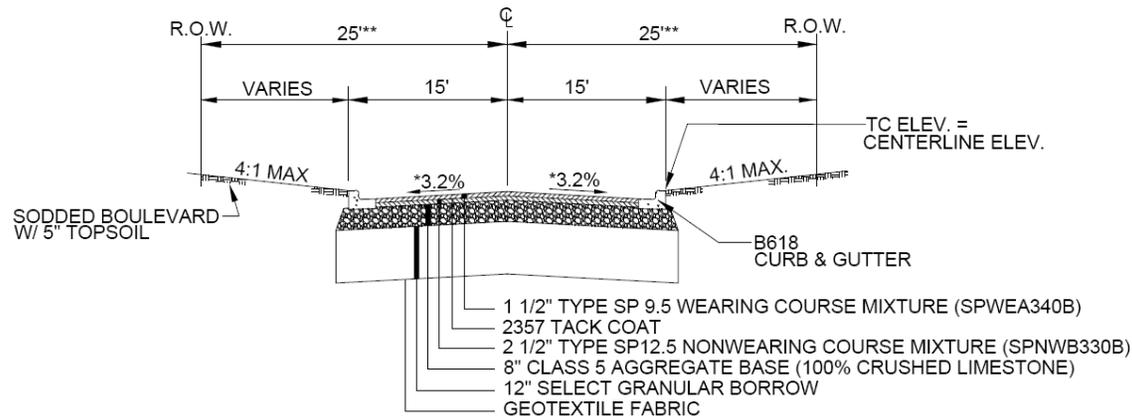
# Project Area





# Street Improvements

- **Manitou Road**
  - **30' width with concrete curb & gutter**
  - **Street Lights**
  - **No Sidewalk/Trail Proposed**
  - **7-ton design street section**
  - **4" Bituminous**
  - **8" Aggregate Base**
  - **12" Granular Material**
  - **Geotextile Fabric**

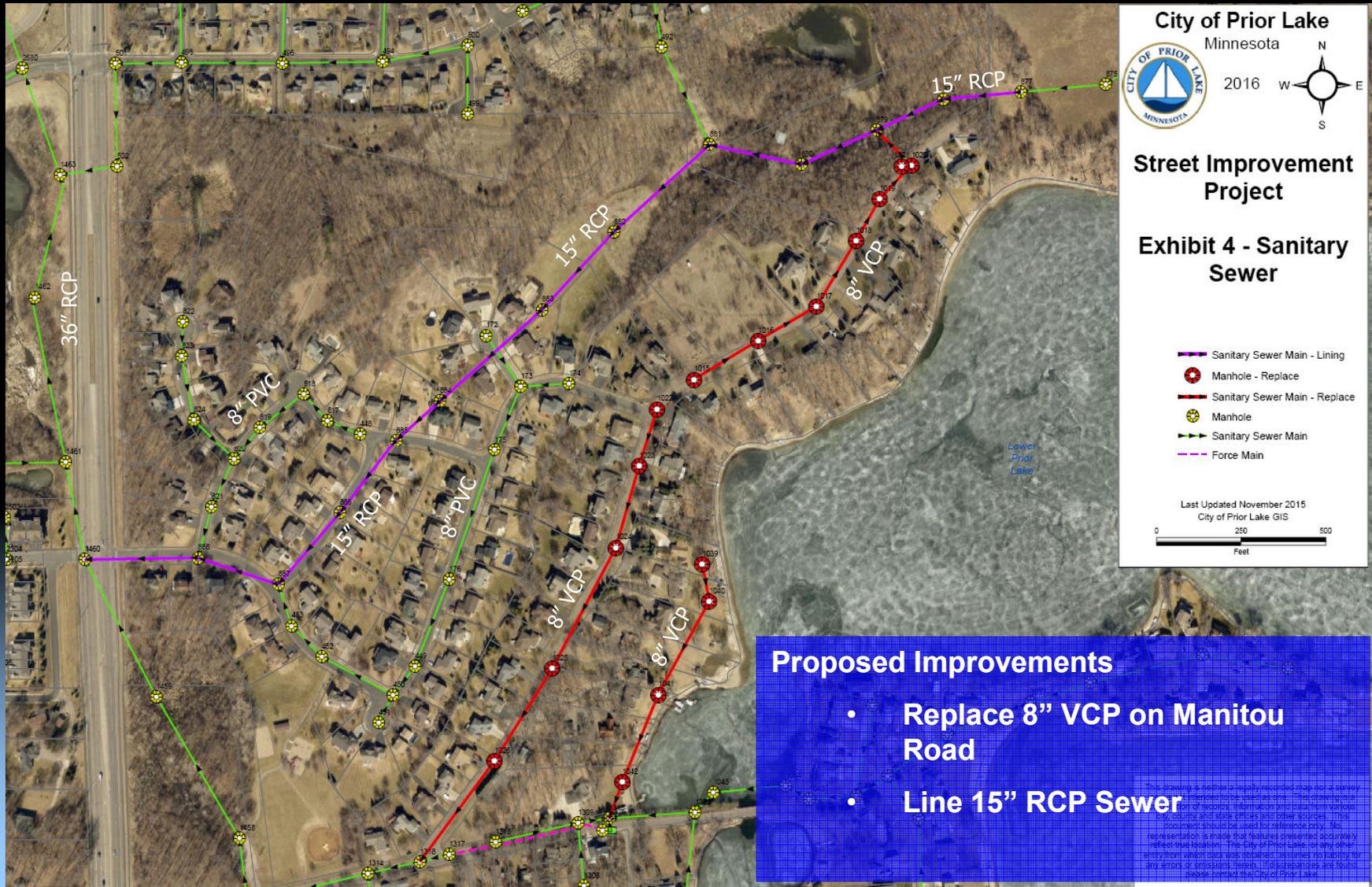


\* CROWN MAY VARY AT INTERSECTIONS & CUL-DE-SACS, SEE PLANS AND CROSS SECTIONS  
\*\* R.O.W. VARIES THROUGHOUT PROJECT SEE HORIZONTAL PROFILE

TYPICAL STREET SECTION  
MANITOU ROAD



# Sanitary Sewer Improvements



**Proposed Improvements**

- Replace 8" VCP on Manitou Road
- Line 15" RCP Sewer

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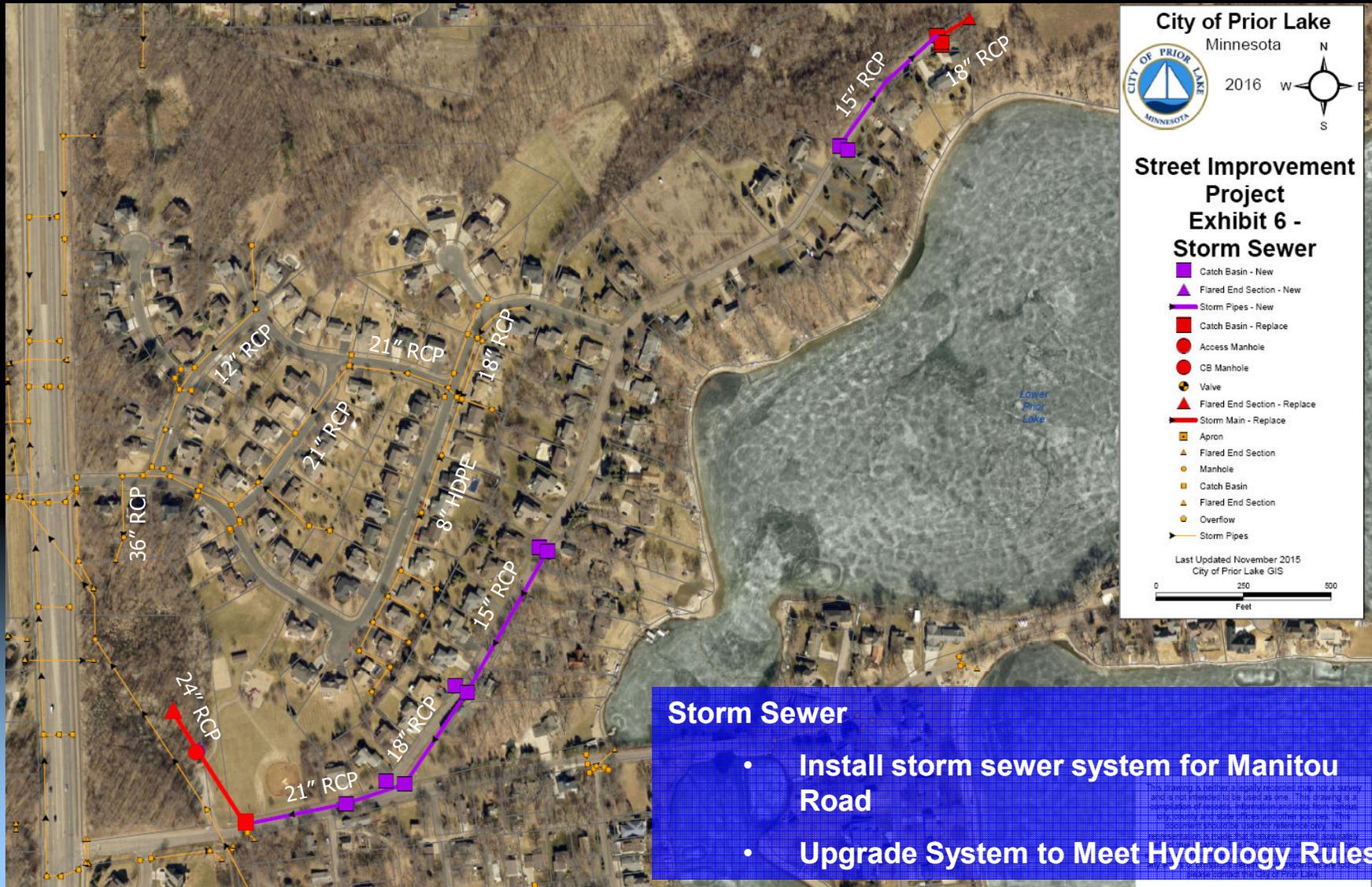


# Watermain Improvements





# Storm Sewer Improvements





# Estimated Project Costs

## 2016 Improvement Project - Funding

Funding Source	Cost (Option D)
Ad Valorem (Tax Levy)	\$761,681
Assessment (40%)	\$507,787
Utility Fund – Sewer	\$1,020,630
Utility Fund – Water	\$1,169,900
Water Quality Fund	\$12,193
Total Estimated Costs	\$3,472,191



# Estimated Assessments

	Costs
Assessment (40%) Street & Storm	\$507,787
<b>Assessment – Unit Method</b>	
Assessable Units - Reconstruction	46 Units
Estimated Unit Assessment – Reconstruction	\$11,039/Unit

- MN State Statute Chapter 429 Requires Assessment to be a minimum of 20% of Bonding Amount
- Street and Storm Assessment 10 Year Period
- Assessment Rate 2% greater than Project Bond Rate (2015 Rate 4.44%)
- More details will Emerge During Public Hearing and Assessment Hearing Meetings and Mailings



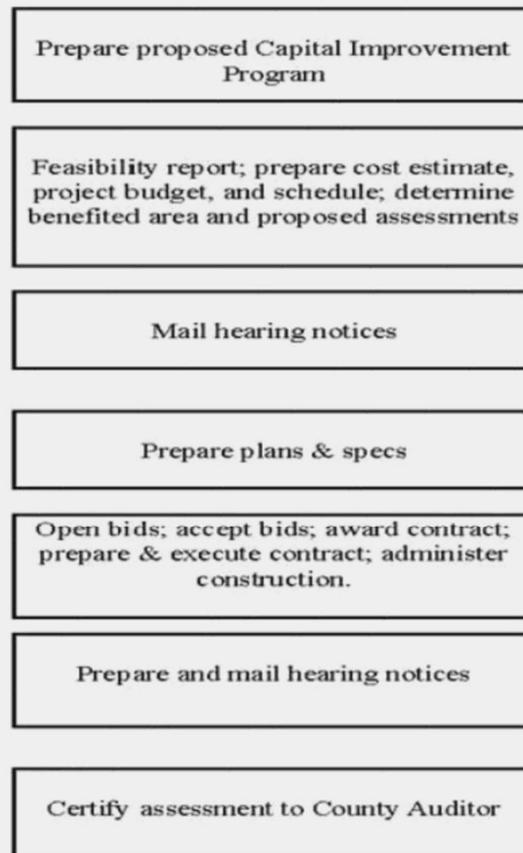


# Public Improvement Process

## PUBLIC IMPROVEMENT PROCESS FOR SPECIAL ASSESSMENT PROJECTS

(Minnesota Statutes Chapter 429)

### Staff Activities/Tasks



### City Council Decisions





# Preliminary Project Schedule

ACTIVITY	DATE
Held First Informational Meeting	September 15, 2015
Accept Feasibility Report / Call for Public Hearing	November 23, 2015
Hold Second Informational Meeting	December 16, 2015
Conduct Public Hearing/Accept Project	January 11, 2016
Hold Third Informational Meeting (Open House)	January 2016
Approve Plans and Specifications / Order Advertisement for Bids	February 2016
Open Bids	March 2016
Accept Bids/Award Contract	April 2016
Begin Construction	May 2016
Complete Base Course of Bituminous Pavement	October 2016
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2016
Conduct Assessment Hearing/Adopt Assessment Roll	Oct/Nov 2016
Complete Final Course of Bituminous Pavement	July 2016



# Assessment Review Workgroup

- **Met on October 20, 2015**
  - **Reviewed the Assessment Map**
  - **Reviewed the Estimated Project Cost**
  - **Reviewed the Unit Method of Assessment**
  - **Reviewed the Estimated Assessment Amount**



# Frequently Asked Questions

- **What are working hours?**
  - **Monday-Friday 7 am-7 pm, Saturday 8 am-5 pm**
- **Residential/driveway access?**
  - **Must provide access after each working day**
- **Mailboxes and Mail Delivery?**
  - **A cluster of temporary mailboxes will be used throughout duration of project**
- **Garbage service and other deliveries?**
  - **Access will be maintained as much as practical**
- **Water Service during Construction?**
  - **Use of temporary water**





# Frequently Asked Questions

- **Construction staging and sequence?**
  - **Clear and grubbing of vegetation**
  - **Mill existing pavement**
  - **Replace existing sanitary sewer, watermain, storm sewer**
  - **Haul away existing material, build street section**
  - **Install concrete curb and gutter, pave street, pave driveways**
  - **Yard Restoration (topsoil, sod, etc)**
- **Duration of construction?**
  - **Substantial completion in late 2016, final lift of pavement in 2017**





# Frequently Asked Questions

- **Project Communications?**

- Mailings
- Newsletters
- **Email Updates**

- **City Contacts?**

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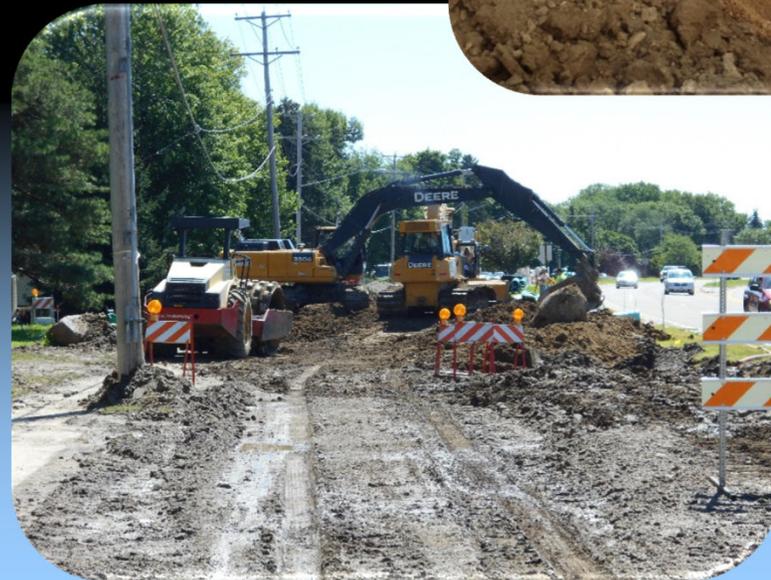
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# Construction Impacts





# Before & After Photos





# Questions/Comments