

Public Improvement Hearing

2023 Street & Utility Improvements

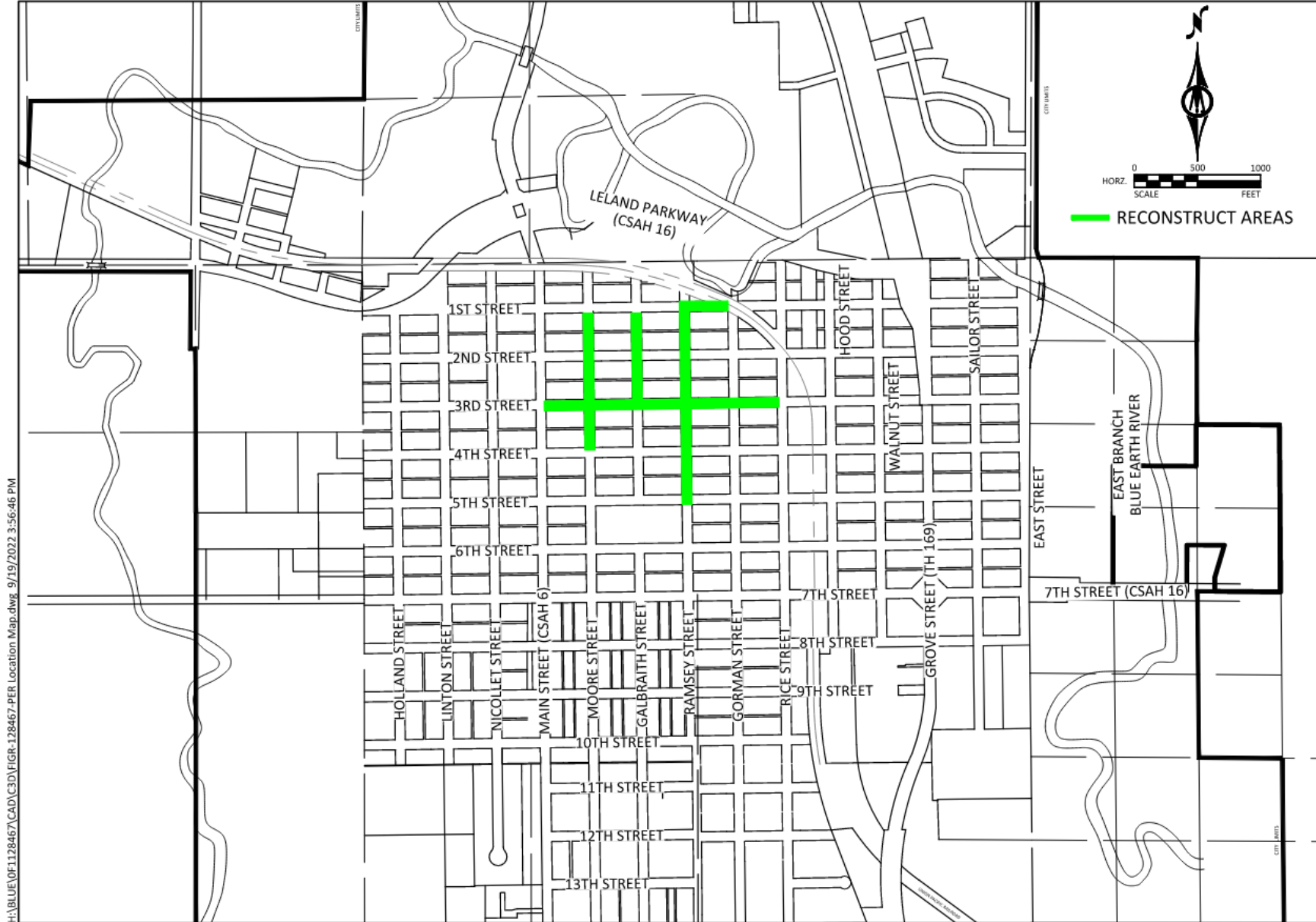
Blue Earth, Minnesota

Wesley W. Brown, P.E.

December 5, 2022

Preliminary Improvement Hearing

- First of two hearings required by law
- MN Statute 429 Assessment Procedures
- Present project scope and impacts
- Proposed assessments and schedule
- Opportunity for public input/discussion



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Existing Street Conditions



Existing Infrastructure Conditions

Storm Sewer

- Undersized and aging storm sewer
- Clay pipe is breaking down causing maintenance issues
 - One known collapse

Sanitary Sewer

- Aging with deteriorating clay pipe and manholes
- Clay pipe is breaking down causing maintenance issues
 - One known collapse
- Multiple blocks without sanitary sewer resulting in long services

Watermain

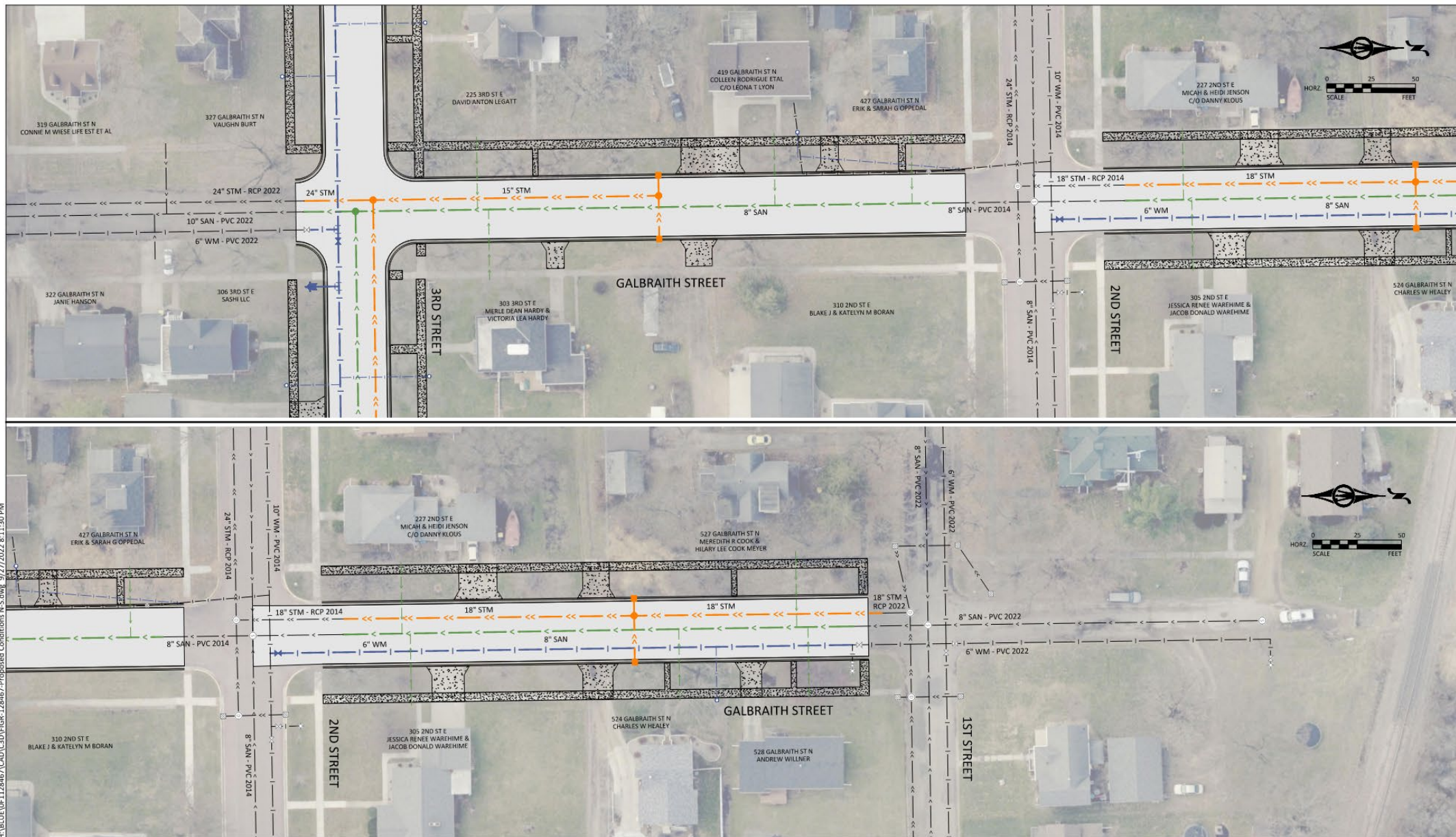
- Undersized and aging watermain
- No watermain along several blocks, resulting in long services

Project Objectives

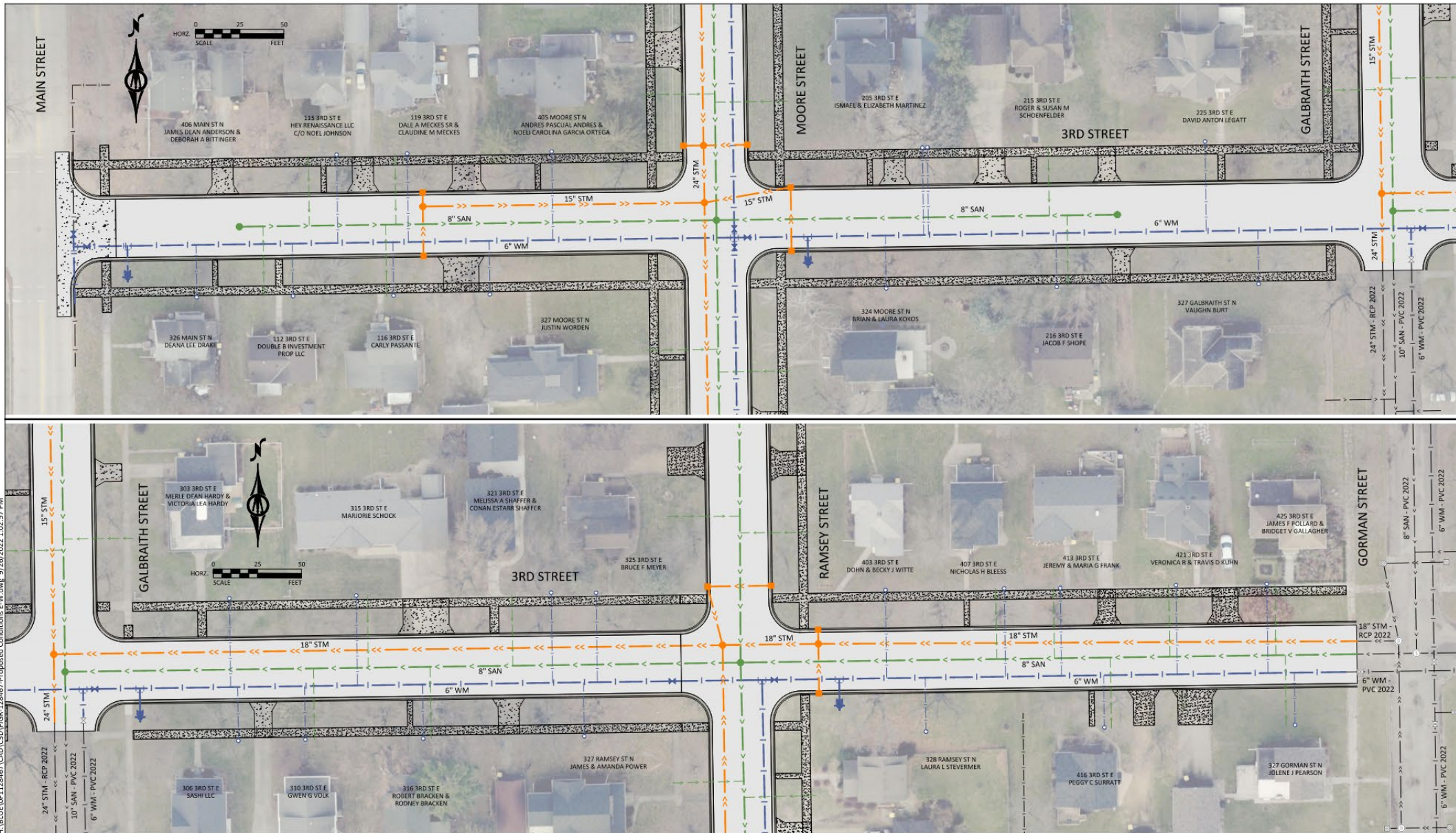
- Improve street surface conditions
- Reduce sewer inflow, infiltration and obstructions
- Increase water system flow capacity
- Replace deteriorating infrastructure
- Decrease maintenance

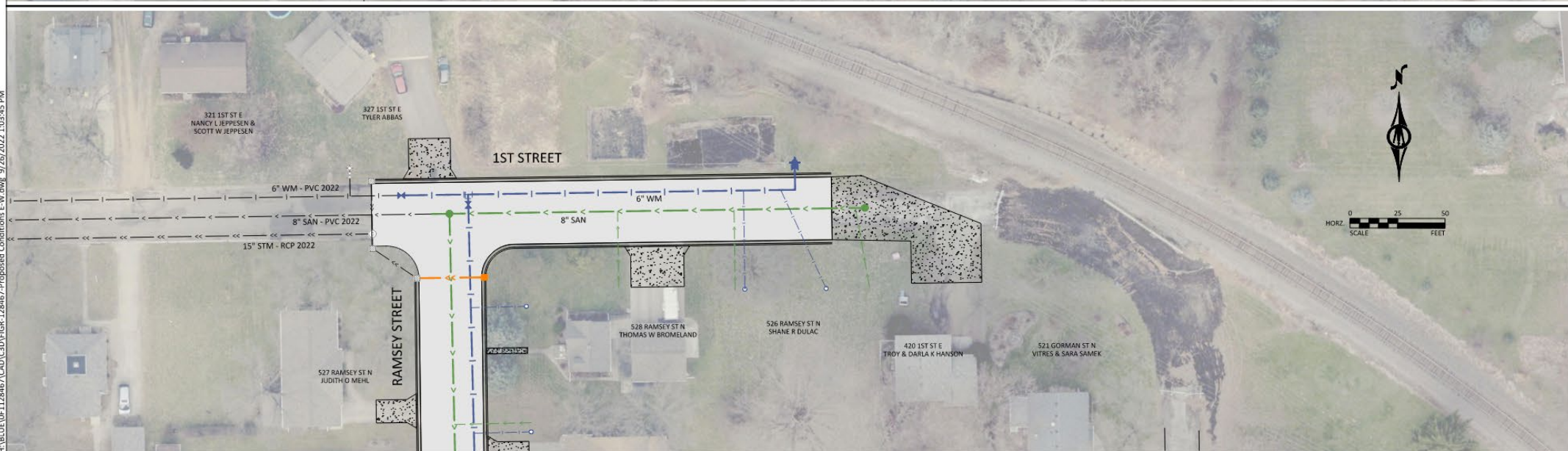
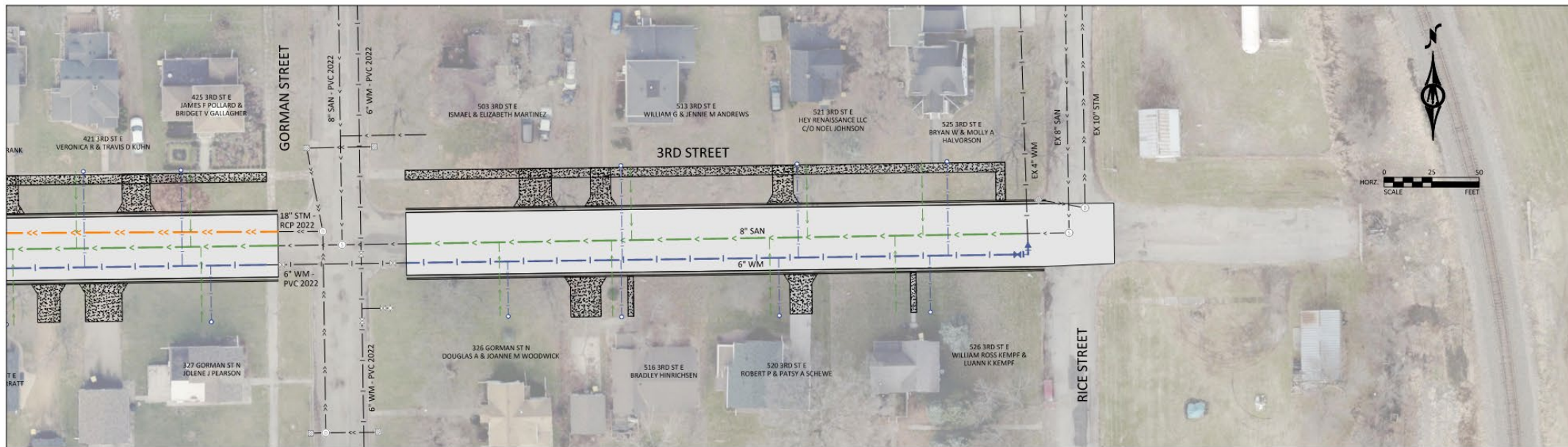
Proposed Improvements

- Street Reconstruction - 36-ft Residential
- Driveway Aprons, Sidewalks
- Storm Sewer Mains, Manholes, and Catch Basin Intakes
- Sanitary Sewer Mains, Pipes, and Manholes
- Watermain Pipes, Hydrants, Valves, and Fittings
- Water and Sewer to Property Lines
 - City will inspect services to homes and notify homeowner of any issues



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H:\BLUE\061128467\CD\CD\FIG3E.DWG (CD) FIG3E Proposed Conditions E-W.dwg 9/26/2022 1:03:45 PM



Probable Schedule

Task	Date
Improvement Hearing; Authorize Plans & Specifications	December 2022
Finalize Plans & Specifications; Authorize Advertisement for Bids	February 2023
Consider/Accept Bids; Award Contract	March 2023
Construction	May - October 2023
Assessment Hearing; Approve Assessments	July 2024
Certify Assessment Roll and File with County	December 2024

Estimated Assessments

- Preliminary Assessment - Estimates
- Actual Assessment at end of project – Final Assessment Hearing
- Mailed notice
- Hearing date (Summer 2024)
- Property Owner must give written notice before hearing of intent to appeal
- Appeal notices must be filed before close of final hearing

Assessment Policy

- Water & Sanitary Sewer Mains - Rates
- Service Lines to Property - 100% Assessed
- Storm Sewer - Rates
- Street Surface - 30% Assessed (70% is City)
 - Based on residential street 3-year average cost
- Sidewalk - 30% Assessed (70% is City)

Preliminary Cost Estimates

Street - \$2,817,269.18

- City - \$2,113,657.93
- Property Owners
 - Street Reconstruction - \$615,033.85
 - Sidewalk - \$88,577.40

Storm Sewer - \$537,558.74

- City - \$537,558.74

Preliminary Cost Estimates

Sanitary Sewer - \$717,901.38

- City - \$523,981.38
- Property Owners - \$193,920.00

Water System - \$681,871.26

- City - \$560,431.26
- Property Owners - \$121,440.00

Estimated Project Cost - \$4,754,600.55

- Total Assessed - \$1,018,971.25

Deferment

Senior Citizens Over 65 or Active Military Duty

- Income must be less than 60% of median household income
- Deferment reviewed each year
- Deferment due upon death, sale, loss of homestead status, no hardship or failure to renew yearly
- Interest does continue to accrue

Project Funding

- Bonding
- Utility Funds
- Street Reconstruction Fund
- Assessments

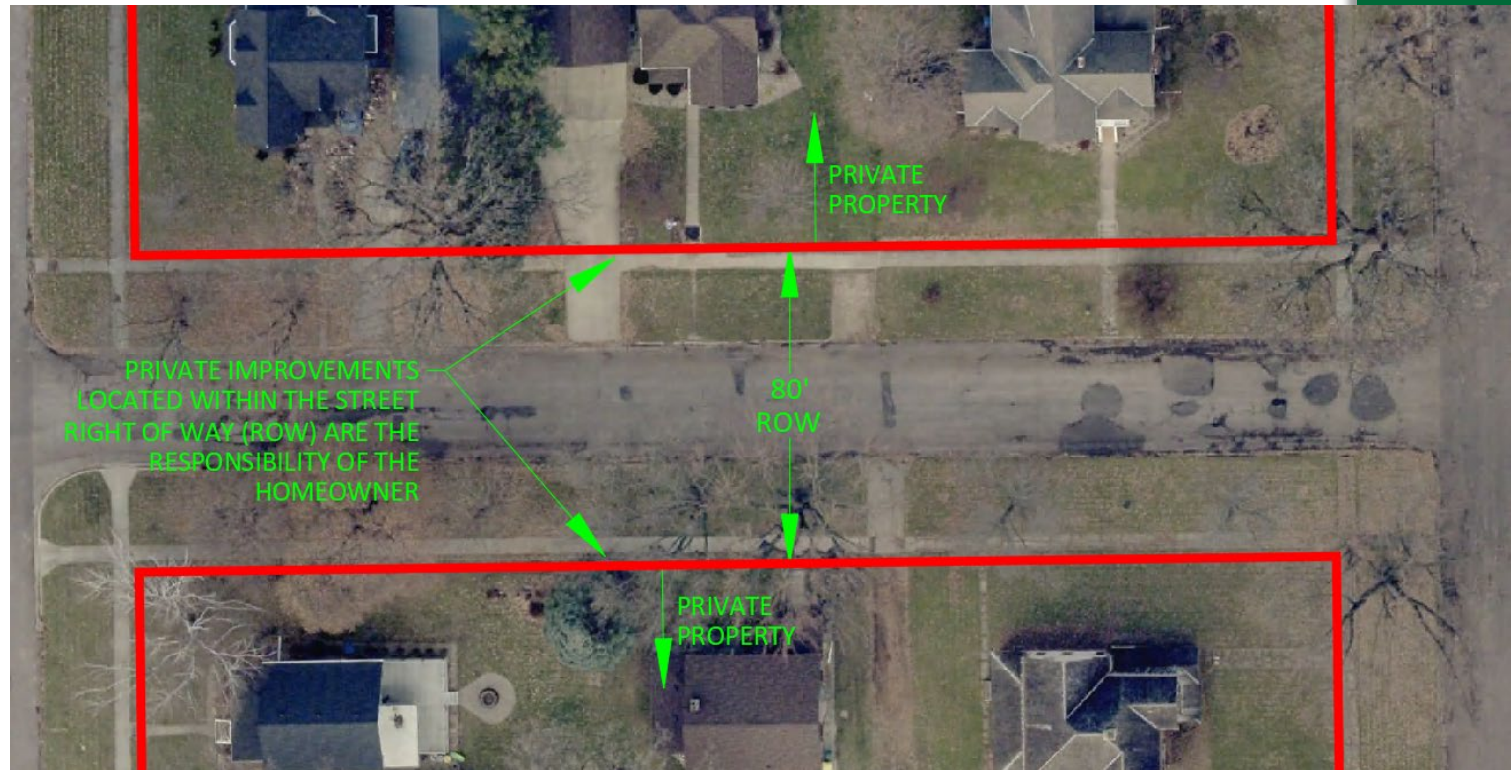
Common Questions

What is a Right-of-Way (ROW)?

- ROW is land established to allow the City to perform necessary street improvements
- Typical Width of ROW is 80'

What are private improvements?

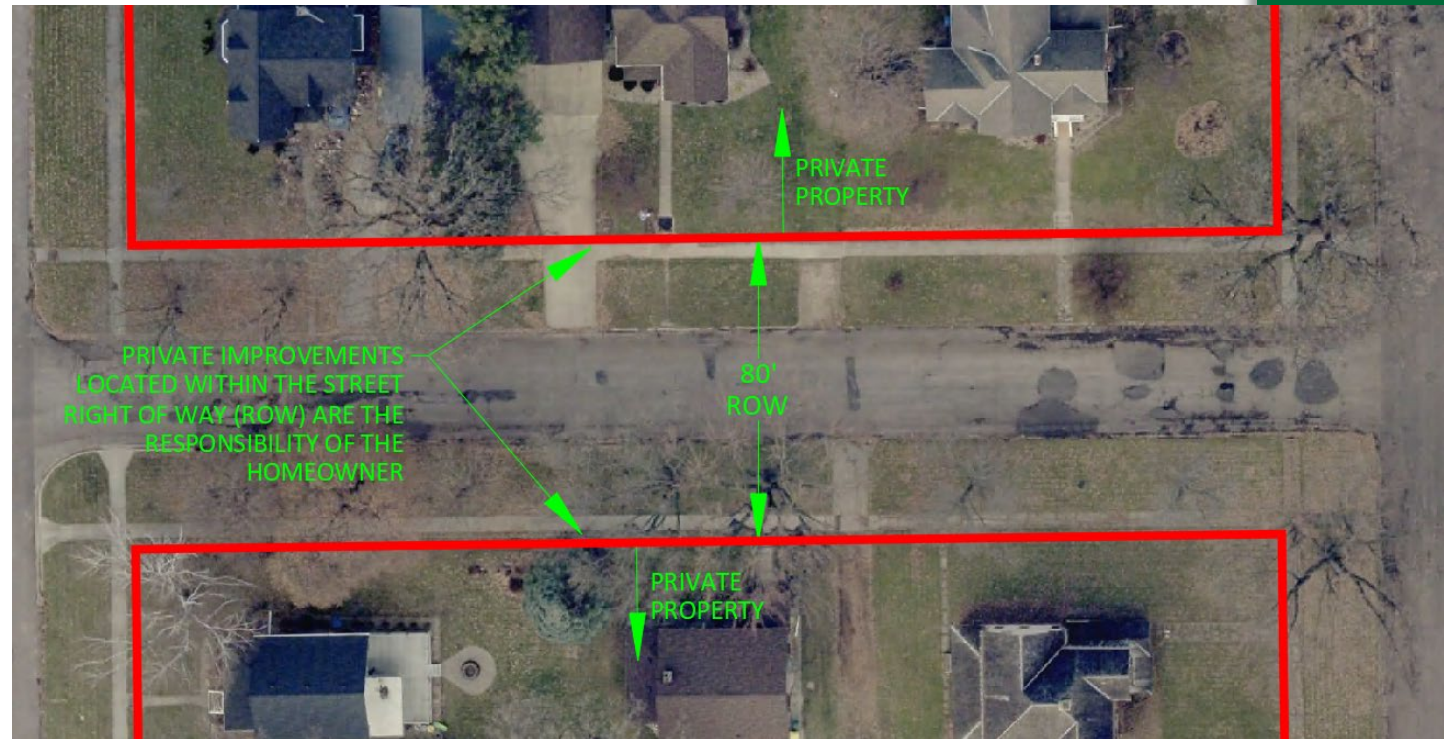
- Landscaping, Retaining Walls, Pavers
- Shrubs, Bushes, Flowers
- Sheds or other structures
- Irrigation Systems, Dog Fences, etc.



Common Questions

What if I have private improvements within the ROW?

- Property owner is responsible for salvaging and replacing such improvements
- Underground irrigation lines and dog fences should be marked by the property owner prior to construction.
- All disturbed private improvements will not be the contractor or City's responsibility to replace.



Common Questions

Why do they need to remove my tree?

- Street Width
- Service Trench
- Emerald Ash Bore



Common Questions

What is temporary water?

- Way to provide water to residents during construction
- Small blue or yellow pipe along the boulevard
- Either connect pipe to house spigot or existing service
- Water may become warm on very hot days from the sun
- There will be periodic water shut-downs



Common Questions

Will I have access to my driveway?

- Driveways will be cutoff for weeks at a time
- Parking on side streets and in the alley will be necessary
- Special accommodations can be reviewed

Why do they need to dig up the street 4 times?

- Sanitary Sewer
- Watermain
- Storm Sewer
- Services



Common Questions

How will my driveway be restored?

- Replace with concrete to property / ROW line when driveway is currently paved or sidewalk exists
- Provide 5' concrete apron when driveway is currently gravel

Can I hire the contractor for the rest of my driveway?

- You may work with the contractor to arrange private work
- Contractor is usually very busy in the Fall



Common Questions

How does Mail Delivery and Garbage Collection work?

- Garbage and Recycling
 - Mark bins with house number and place where you normally do
- Mail
 - Temporary mailboxes may be used. This will be determined later.


How will my yard be restored?

- Salvaged topsoil from the project will be placed
- All residential yards will receive Sod
- Contractor will maintain for first 30 days
- Proper Care will be needed by the residents
- More information regarding sod care and utility accommodations will be provided later

Common Questions

How will we be notified during the project?

- Newsletter
- Project Website : www.blueearthconstructionprojects.com



City of Blue Earth – Construction Projects

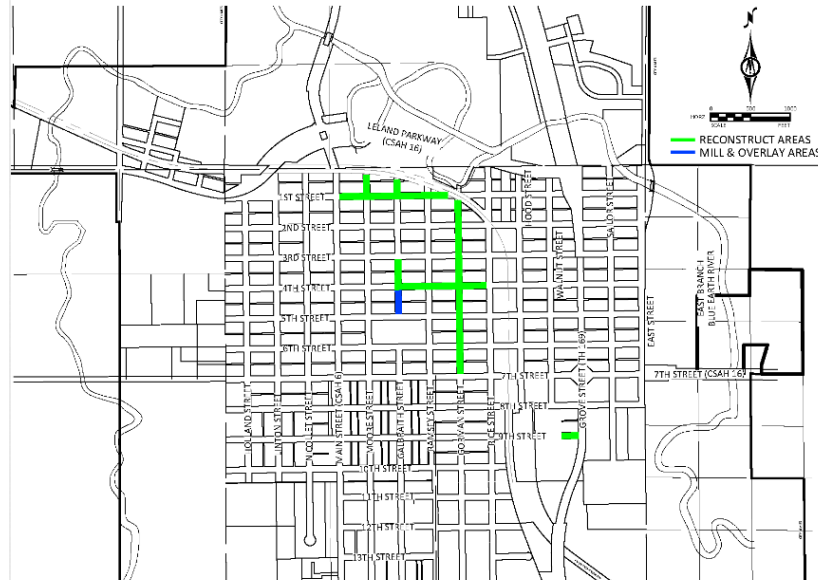
10th And Nicollet Street Improvements

2022 Street & Utility Improvements

Walnut And Hood Street Improvements



2022 Street & Utility Improvements



Project Objectives

- Improve street surface conditions
- Reduce sewer inflow, infiltration, and obstructions
- Increase water system flow capacity
- Replace deteriorating infrastructure
- Improve reliability and decrease maintenance
- Improve surface drainage conditions

Contractor

Holtmeier Construction, Inc.

Click Below To Sign Up For Project Updates!

Project Updates

Sign up for email or text updates below.

1. Subscription Type

Email

*Email Address

Helpful Links

- [What to Expect During Construction](#)
- [Garbage, Recycling & Mail Information](#)
- [Sump Pump Information](#)
- [Concrete Construction Information](#)
- [Caring For Newly Sodded Lawns](#)

What's Under My Street?

Property Impacts

Private Utilities

- Blue Earth Light & Water Electric & Street Lights
 - Extent not yet known
- CenterPoint Energy Gas
 - Extent not yet known
- Bevcomm Phone and Cable TV
 - Extent not yet known

Property Impacts... what to expect



Property Impacts... what to expect



Thank you!

Any Questions?

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