



## 2022 Street & Utility Improvements *Public Information Meeting #1*



March 10, 2022

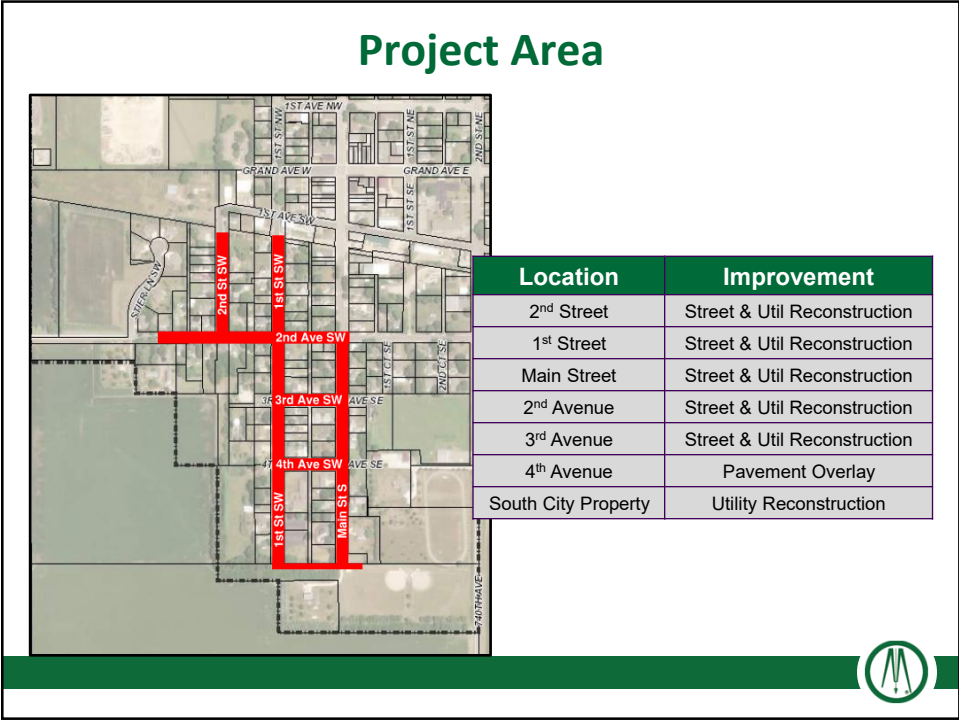
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## Preliminary Design Public Meeting

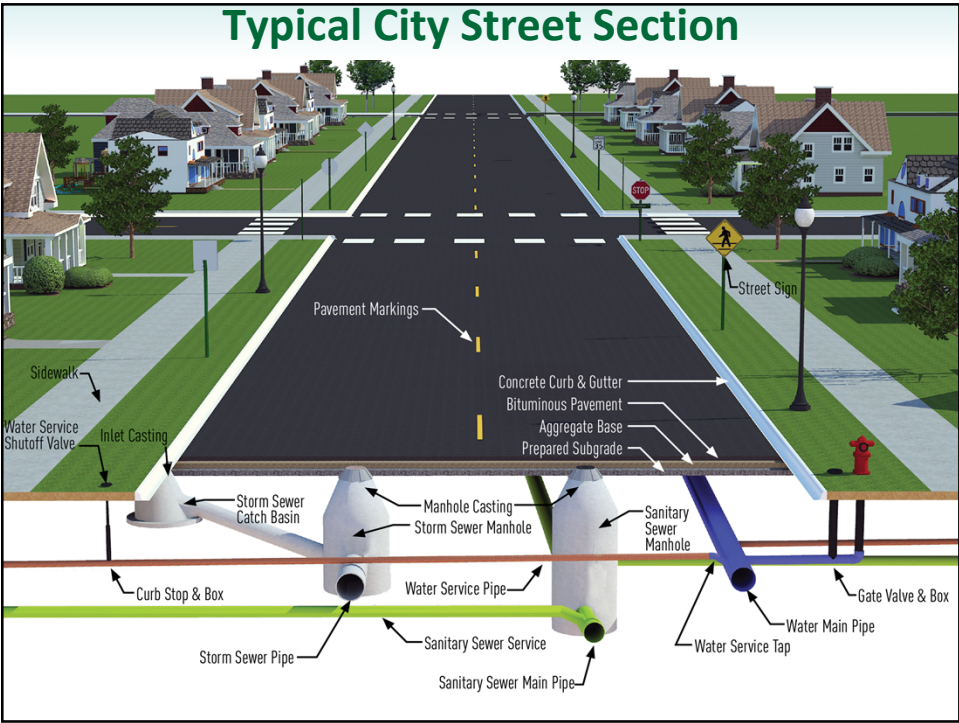
- What's been done
  - Extensive Flow Issues within Sanitary Sewer
  - Facility Plan/Funding Applications (Spring 2020)
  - Prepare Feasibility Report
- Today
  - Review Project Scope, Costs, Schedule
  - Open for Discussion/Questions/Comments
  - Comments Received will be provided to council



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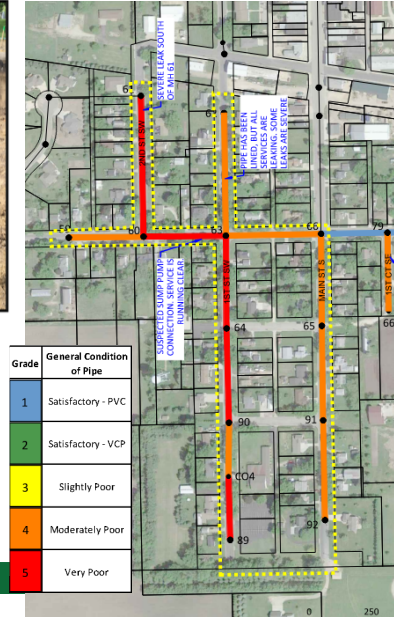
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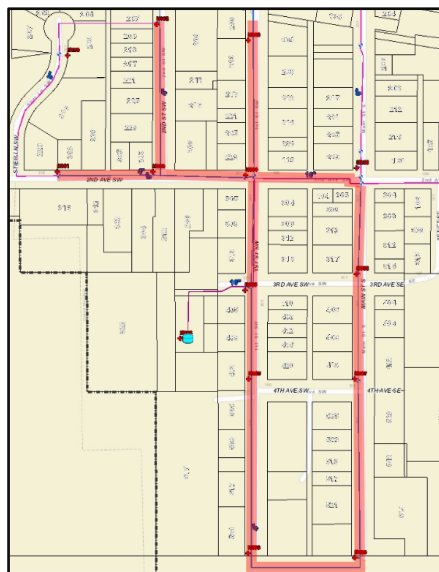
## Sanitary Sewer

- Primary Driver of Project
  - Clay Pipe, Block Manholes
  - Offset Joints, Cracked Pipe
  - Major Source of
- Proposed Improvements
  - Replacement
  - PVC mains and services
  - New Manholes & Castings



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## Watermain



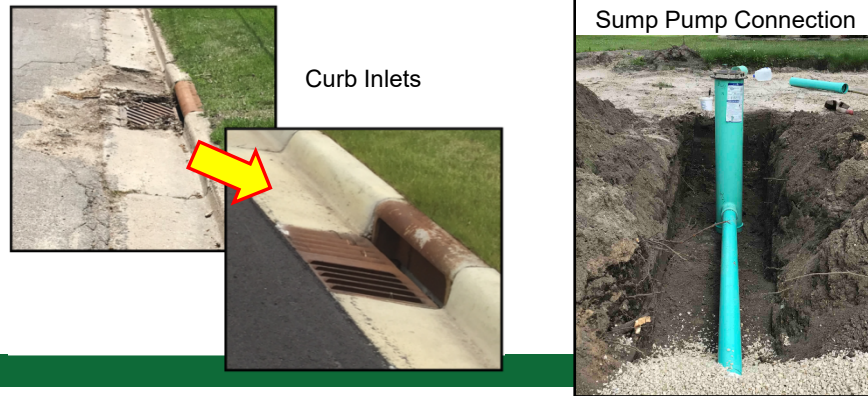
- Existing Mains
  - Many 4" Diameter Mains (Restricted Flow)
  - Cast Iron Pipe: Brittle, Susceptible to Breaks & Corrosion
- Proposed Improvements
  - PVC mains – 8" – 10" Diameter
  - 1" Services, new shut-offs
  - New Fittings/Valves/Hydrants



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## Storm Sewer

- Existing Storm Sewer undersized and lacks adequate # inlets
- Proposed Storm Sewer: Increased Pipe Size, Additional curb Inlets
- Adding Sump Pump Inlets for each home



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## Streets

- Existing street will be heavily impacted by utility work
- Proposed: Reconstruction of pavement/Curb & Gutter
- Sidewalk replaced as needed (intersections/service crossings)

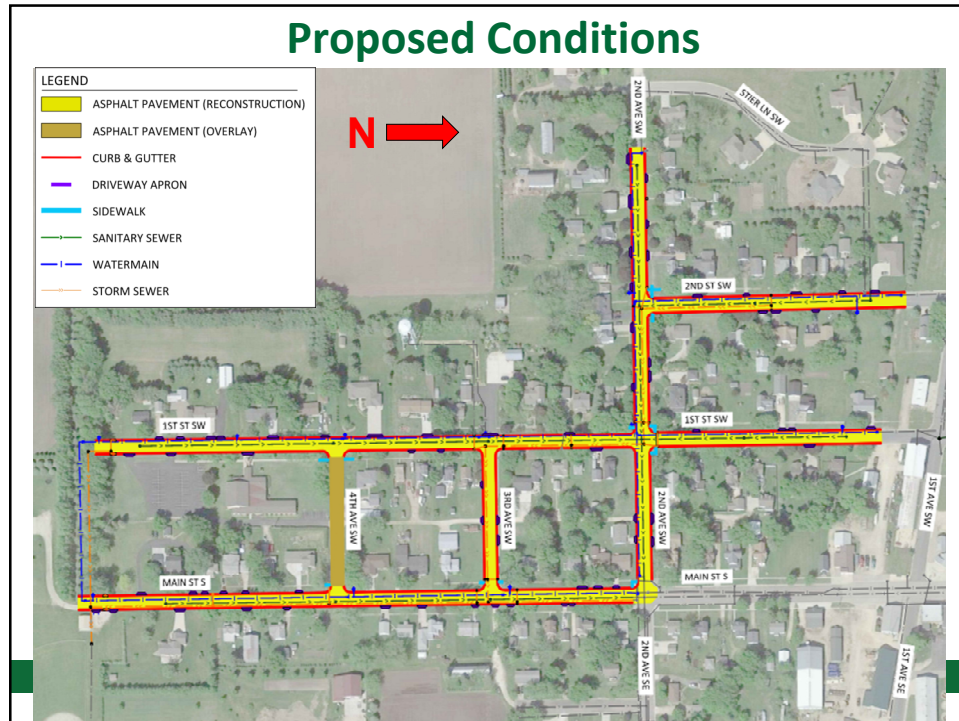
Table 3 – Street Width		
Street	Existing Width	Proposed Width
2 <sup>nd</sup> St SW	36 ft	36 ft
1 <sup>st</sup> St SW	36 ft	33 <sup>1</sup> – 36 <sup>2</sup> ft
Main St S	36 ft	36 ft
2 <sup>nd</sup> Ave SW	36 ft	36 ft
3 <sup>rd</sup> Ave SW	36 ft	33 ft
4 <sup>th</sup> Ave SW	36 ft	36 ft
Southern City Property (vacated R/W)	Not Paved – Green Space	Not Paved – Green Space

Notes: <sup>1</sup> 2<sup>nd</sup> Ave to South End of Project  
<sup>2</sup> North end of Project to 2<sup>nd</sup> Ave



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## Estimated Project Costs

### Table 2 – Preliminary Cost Estimate

<b>Item</b>	<b>Estimated Cost<sup>1</sup></b>
Street & Site Construction	\$3,315,100
Sanitary Sewer Construction	\$812,600
Water Construction	\$1,055,700
Storm Sewer Construction	\$808,000
<b>Estimated Project Total</b>	<b>\$ 5,991,400</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 Feasibility Report



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## Funding

- PFA Low-Interest Loan and Bond Sale, repaid through
  - Utility Revenues
  - Tax Levy
  - Special Assessments

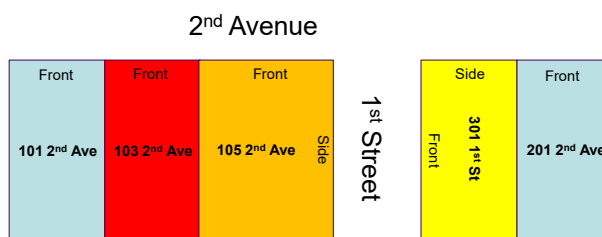


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## Special Assessments Calculation

- Assessments Based on “Frontage”
- Frontage = property width adjacent to project
- Corner Lots, Side yard frontage reduced 50%

$$\begin{aligned} \text{Total Assessable Cost} &= \text{Total Project Cost} \times \text{25\%} \rightarrow \text{20\%} \\ \text{Assessment Rate} &= \text{Total Assessable Cost} \div \text{Total Assessable Project Frontage} \\ \text{Individual Property Assessment} &= \text{Assessment Rate} \times \text{Assessable Frontage} \end{aligned}$$



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## Special Assessments

- Example Assessment Calculation
  - Street, Storm Sewer, Water, and Sanitary
  - 50- & 100-foot lot

<u>Frontage</u>	<u>Preliminary Assessment</u>
50'	\$6,466
100'	\$12,932

Costs above based on estimated costs

Final Assessments based on bid costs



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## Special Assessments

- 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 (2023)
    - 10 to 20-year term, 2-4% interest (TBD by Council)
- Deferred Assessments:
  - Age 65 or Older
  - Permanent and Total Disability
  - Military Service
  - Undeveloped land
    - Deferrals refer to collection of payment, interest will continue to accrue
    - If desired, contact City Staff



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## Tentative Project Schedule

- |  |                    |
|--|--------------------|
| • <del>Feasibility Report</del>          | <del>2/14/22</del> |
| • <b>Neighborhood Meeting #1</b>         | <b>3/10/22</b>     |
| • Improvement Hearing                    | 3/14/22            |
| • Advertise/Open Bids                    | Apr – May '22      |
| • Award Project                          | May - Jun '22      |
| • Neighborhood Meeting #2 (Construction) | Early June '22     |
| • Assessment Hearing                     | Mid June '22       |
| • Start Construction (Phase 1)           | Jun-Jul '22        |
| • Start Construction (Phase 2)           | Spring '23         |
| • Final Completion                       | Spring '24         |

*Schedule above is subject to change*



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## Conclusion

- Proposed improvements are necessary, cost effective, and feasible

### Next Steps

- Improvement Hearing
  - Monday March 14<sup>th</sup>, 6PM (Community Center)
  - During Regular Council Meeting



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