

Neighborhood Informational Meeting 2022 Street & Utility Improvements



July 6, 2022

Introductions

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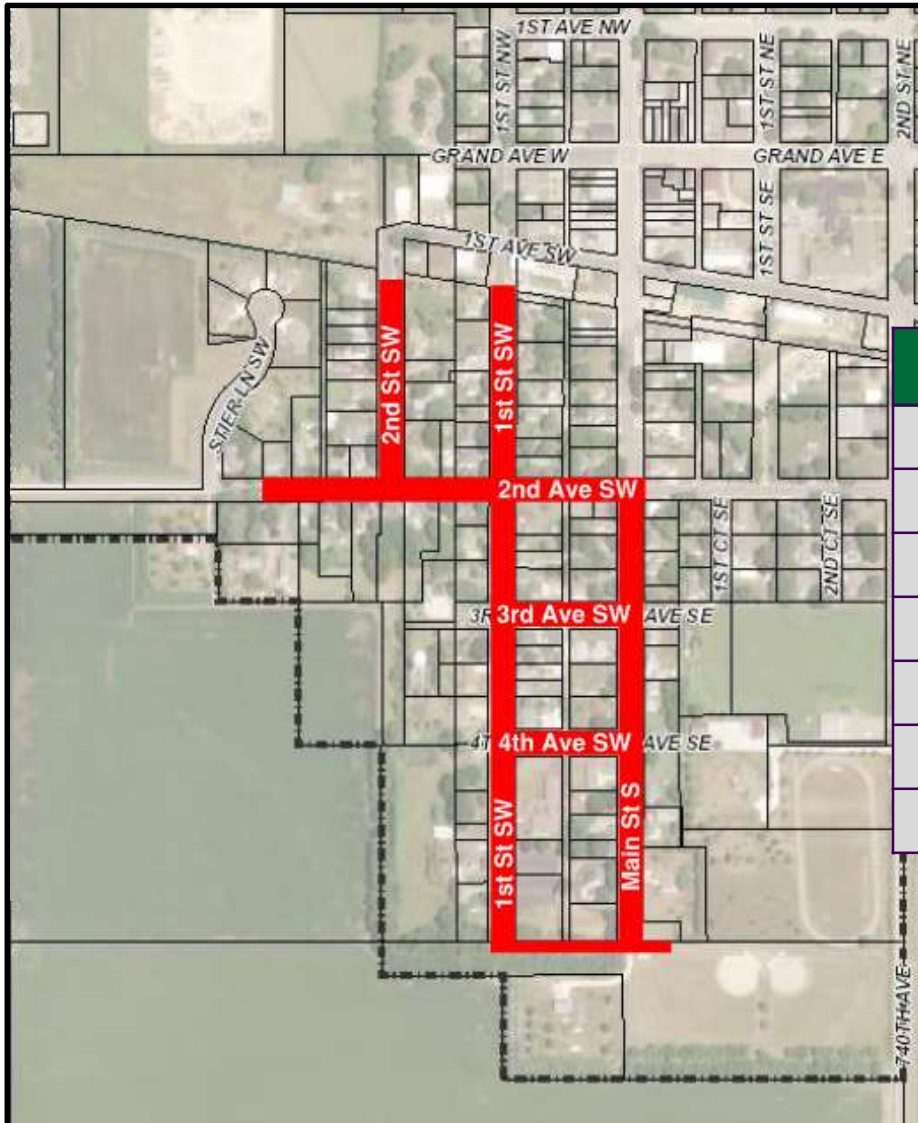


Agenda

- Project Overview
 - Project Area & Proposed Improvements
- Financing & Assessments
- Construction
 - What to expect during construction
 - Project Communication
- Schedule & Next Steps
- Comments & Questions



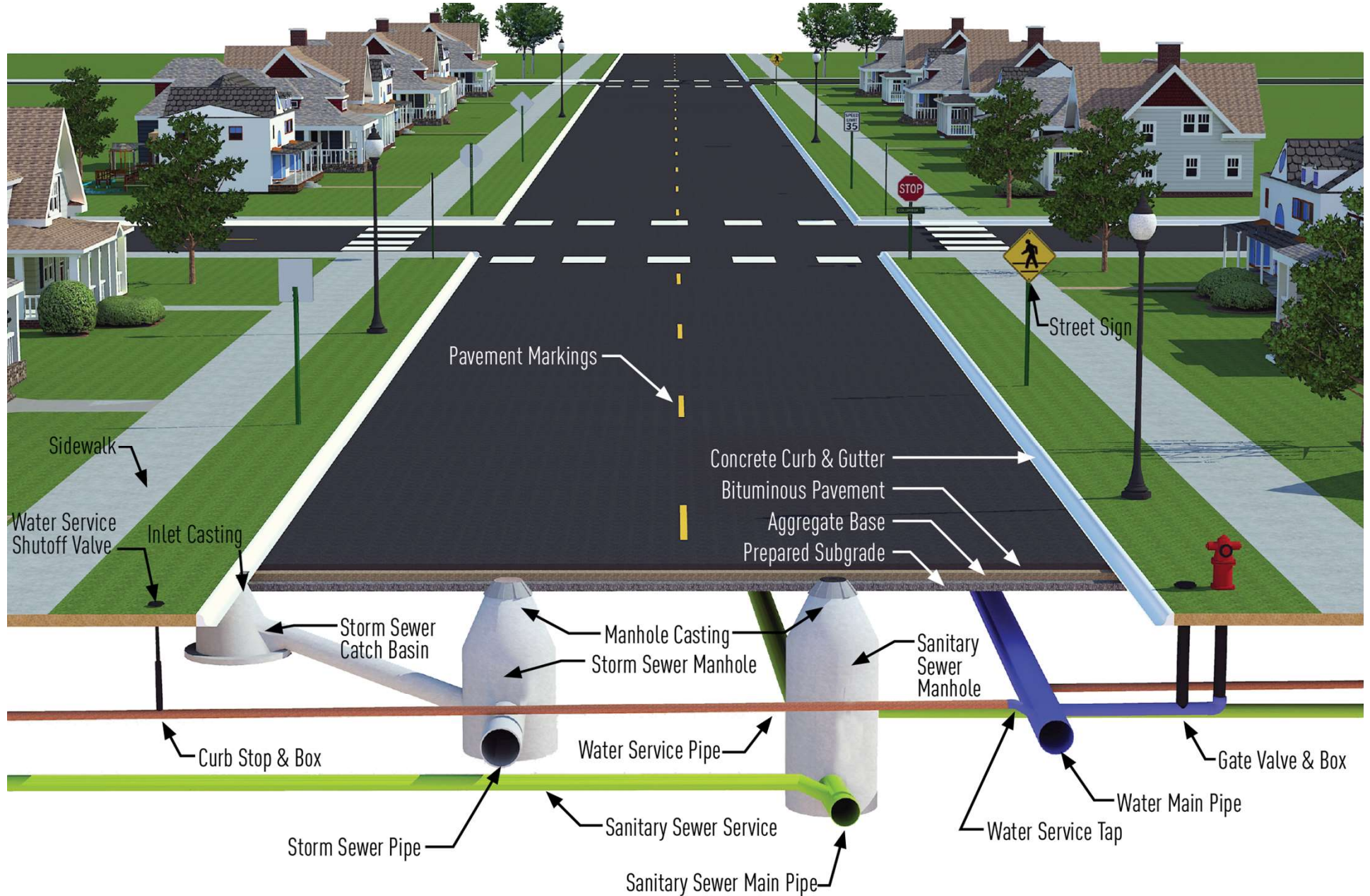
Project Area



Location	Improvement
2 nd Street	Street & Util Reconstruction
1 st Street	Street & Util Reconstruction
Main Street	Street & Util Reconstruction
2 nd Avenue	Street & Util Reconstruction
3 rd Avenue	Street & Util Reconstruction
4 th Avenue	Pavement Overlay
South City Property	Utility Reconstruction

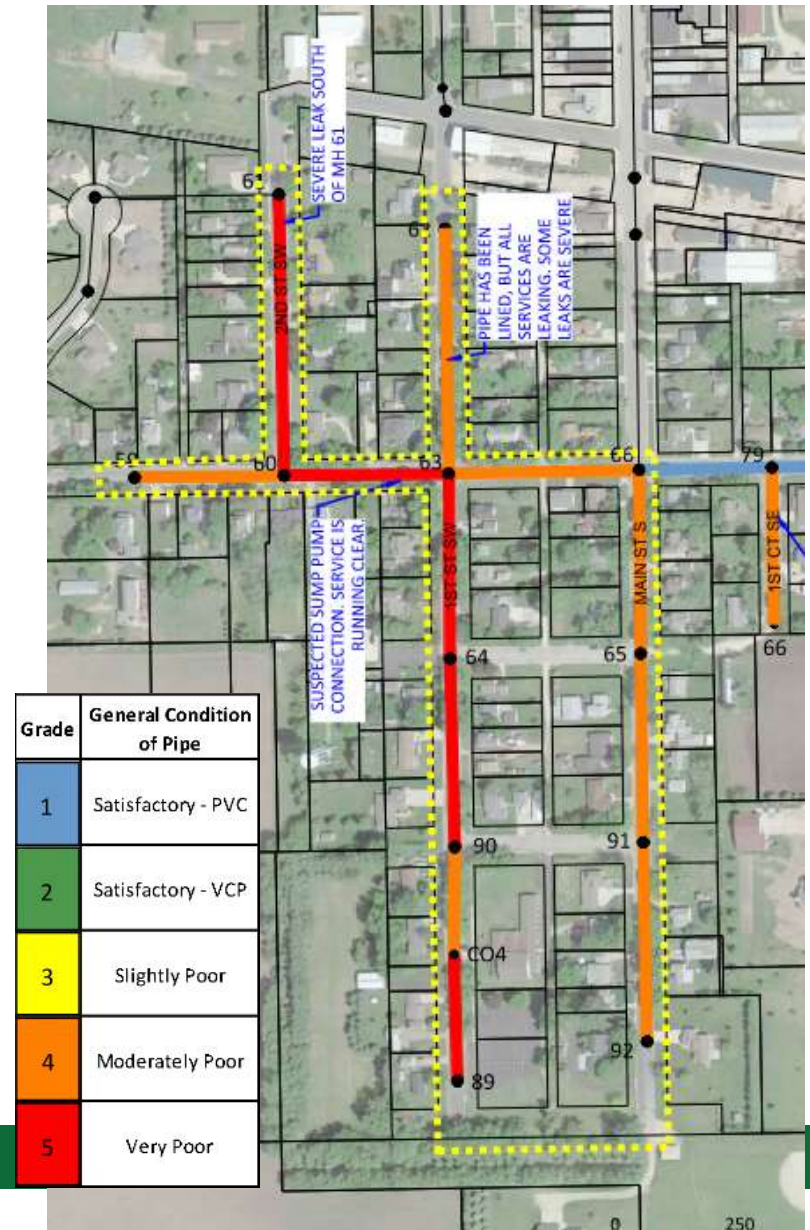


Typical City Street Section



Sanitary Sewer

- MPCA Notice & Facility Plan
- Primary Driver of Project
 - Clay Pipe, Block Manholes
 - Offset Joints, Cracked Pipe
 - Major Source of Inflow & Infiltration (I&I)



Sanitary Sewer

- 8-inch Diameter PVC Main Pipe (watertight System)
- Concrete Manholes & Castings
- Service to property line



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



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



Street

- 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

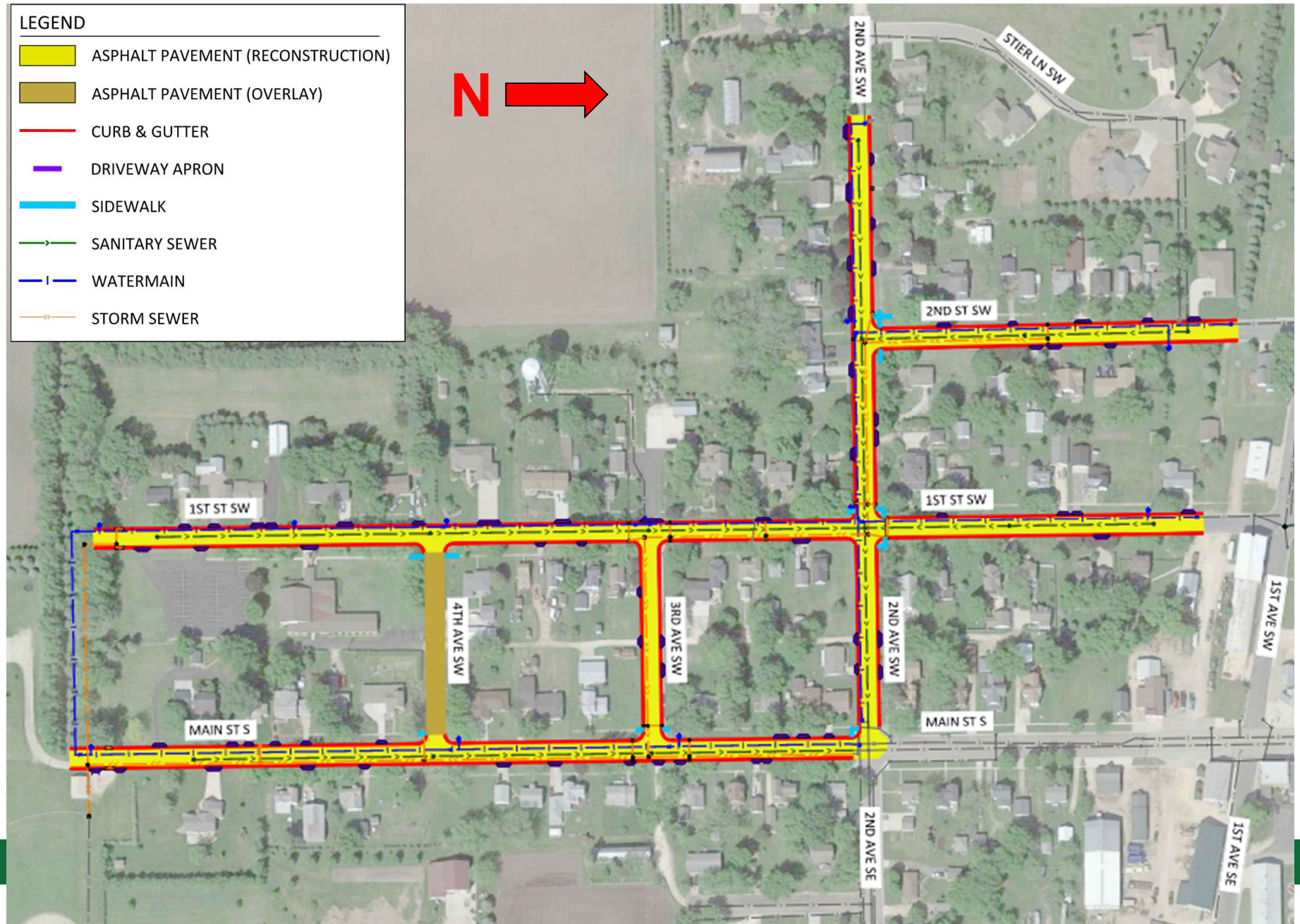
Street	Existing Width	Proposed Width
2 nd St SW	36 ft	36 ft
1 st St SW	36 ft	33 ¹ – 36 ² ft
Main St S	36 ft	36 ft
2 nd Ave SW	36 ft	36 ft
3 rd Ave SW	36 ft	33 ft
4 th Ave SW	36 ft	36 ft
Southern City Property (vacated R/W)	Not Paved – Green Space	Not Paved – Green Space

Notes: ¹ 2nd Ave to South End of Project

² North end of Project to 2nd Ave



Overall Layout



Project Costs

Total Estimated Costs	
Project Component	Cost
Street & Site	\$3,233,424.24
Sanitary Sewer	\$593,279.03
Water System	\$965,685.43
Storm Sewer	\$616,097.52
Total	\$5,408,486.21

- Based on low bid received
- Total project costs (Construction, Engineering, Admin Contingency)
- Cost Breakdown Available for Inspection



Financing

- *Public Facilities Authority (PFA) Loan*
 - ~\$2.0 million – Sewer Related Improvements
- *Local Road Improvement Bond*
 - ~3.4 million – Remaining Improvements (water, storm sewer, remaining street)

Repayment

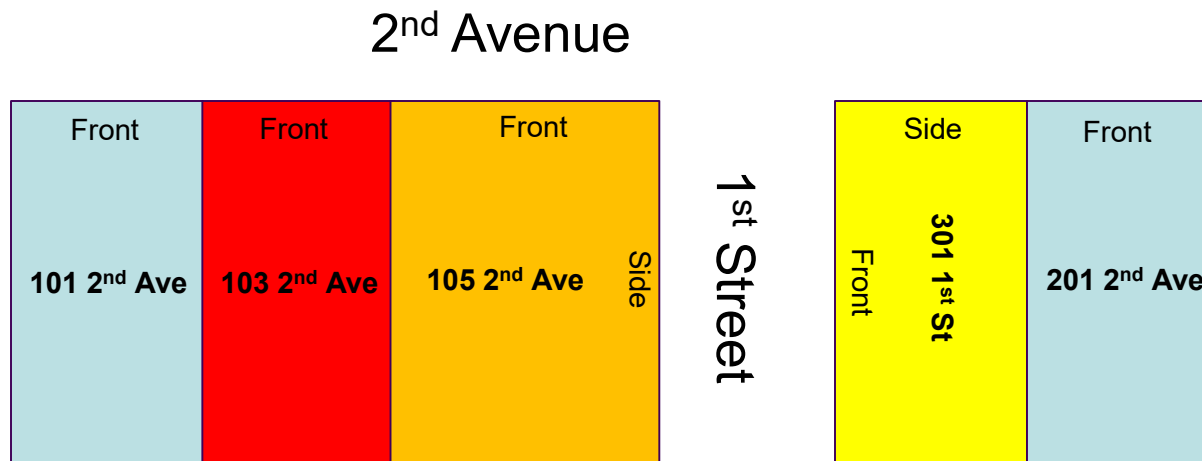
- Utility Revenues
- Tax Levy
- Special Assessments



Special Assessments Calculation

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

$$\begin{aligned} \text{Total Assessable Cost} &= \text{Total Project Cost} \times \cancel{25\%} \text{ } 20\% \text{ } 16\% \\ \text{Assessment Rate} &= \text{Total Assessable Cost} \div \text{Total Assessable Project Frontage} \\ \text{Individual Property Assessment} &= \text{Assessment Rate} \times \text{Assessable Frontage} \end{aligned}$$



Special Assessments

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

<u>Frontage</u>	<u>Prelim Assessment</u>	<u>Proposed/Final Assessment</u>
50'	\$6,466	\$4,569
100'	\$12,932	\$9,139

- Exact Amount for each property mailed in official Notice
- Public Hearing on Assessment scheduled for July 14, 6:00pm
- Following hearing, council to consider adoption of Assessment



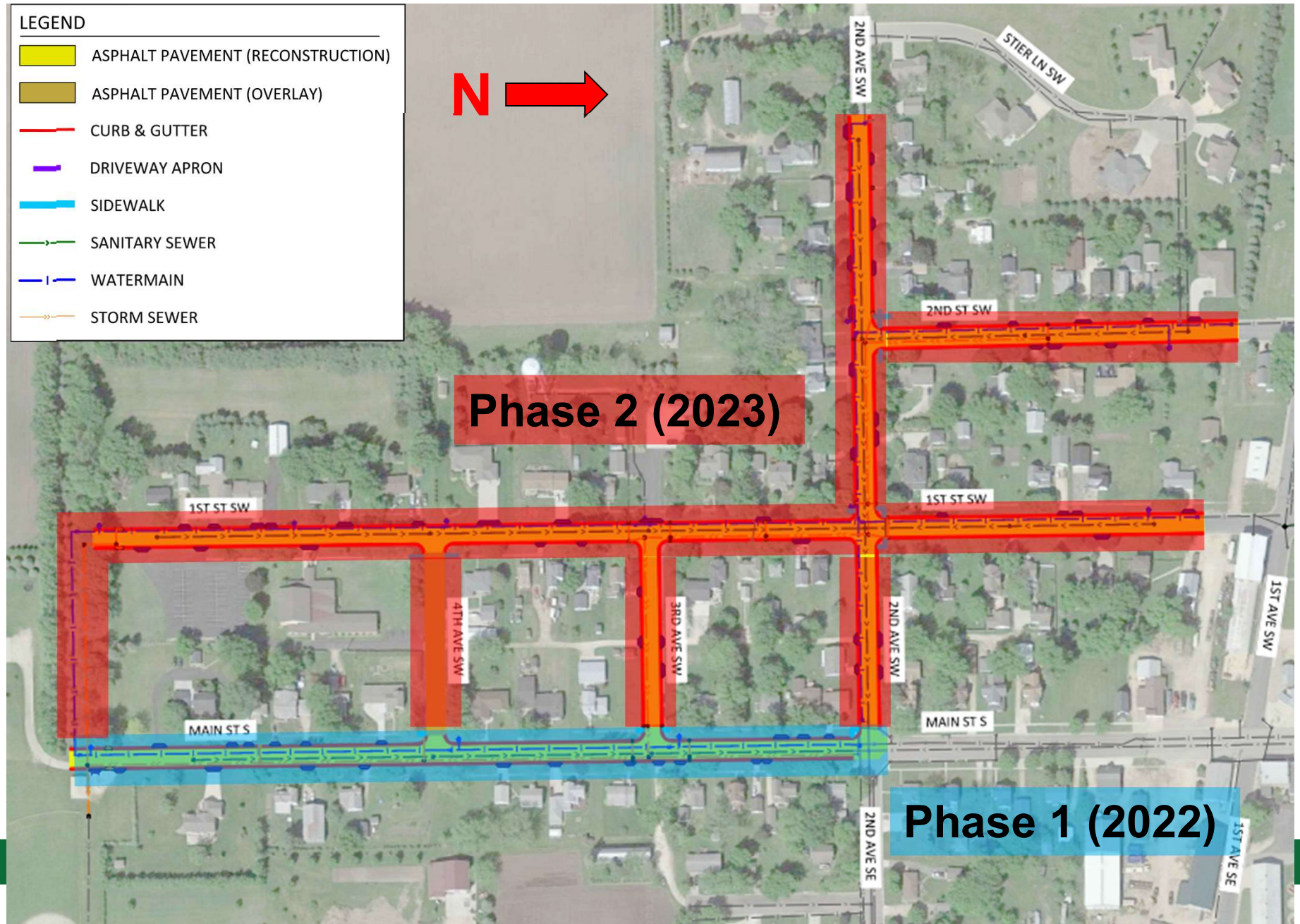
Special Assessments

Payment Options

- Full or Partial Pre-Payment
 - Pay at City Hall by **November 15, 2022**
 - No Interest on amount pre-paid
- Remainder added to Property Taxes (subject to approval)
 - 20 Year term
 - 5% Interest (City loan rate +1%)
- Deferment Options
 - 65 or older, Permanent/Total Disability, Active Military Service, Undeveloped Land
 - Deferment of principle amount, interest will continue to accrue
 - If desired contact City Staff



Construction Phasing





Bolton & Menk - What to Expect During Construction



**BOLTON
& MENK**

Real People. Real Solutions.

What to expect during construction

MORE VIDEOS



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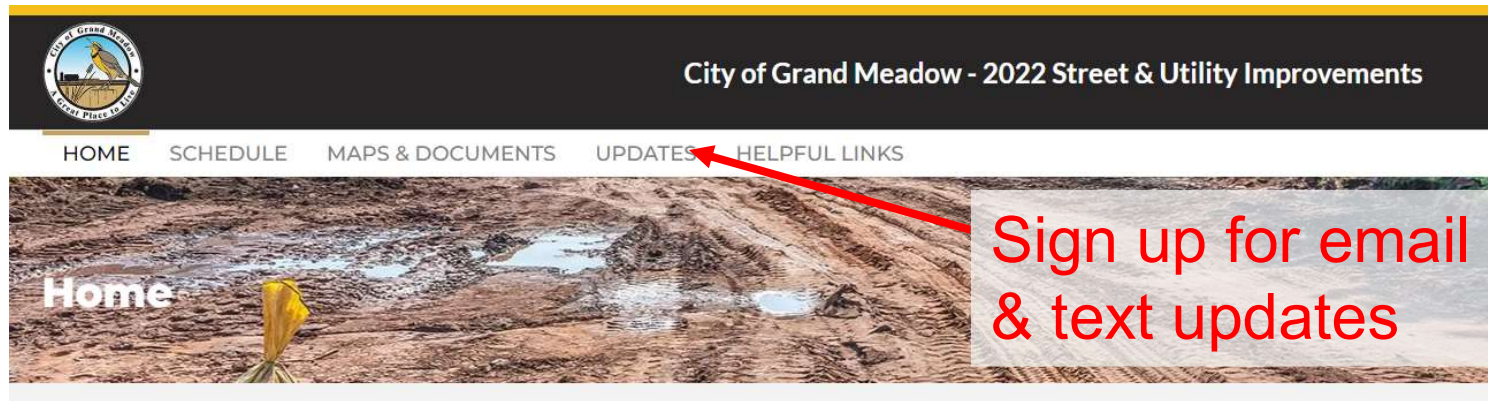
YouTube

https://www.youtube.com/watch?v=iyFh4_3VpGY



Construction Communication: Project Website

<https://clients.bolton-menk.com/grandmeadow2022/>



Project Overview

The City of Grand Meadow is planning the construction of the 2022 Street & Utility Improvement Project, which will consist of the full reconstruction of street and utility (sanitary sewer, watermain, and storm sewer) infrastructure in the following areas:

Street	From	To
2nd St SW	~100' S of 1st Ave SW	2nd Ave SW
1st St SW	~100' S of 1st Ave SW	South Terminus
Main St S	2nd Ave SW	South Terminus
2nd Ave SW	140' E of Stier Ln SW	Main St S
3rd Ave SW	1st St SW	Main St S
4th Ave SW	1st St SW	Main St S
Southern City Property (vacated R/W)	1st St SW	Main St S

Construction is planned for the summer of 2022.

Contact

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Senior Engineering Technician

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Email Updates

To sign up for updates or to access your subscriber preferences, please enter your contact information below.



Construction Communication: Newsletter

2022 Street & Utility Improvements

June 24, 2022

Informational Meeting:

Wednesday July 6th, 2022 (5PM)
Community Center
116 Grand Ave E
Grand Meadow, MN 55936

Assessment Hearing:

Thursday, July 14th, 2022 (6PM)
Community Center

Construction schedule:

August 2022 – July 2024



Notice: A city reconstruction project is currently planned near your property and your presence is requested at the following meeting(s).



Informational Neighborhood Meeting

An **Informational Meeting** will be held on **Wednesday July 6th, 2022 from 5:00PM to 7:00PM in the Community Center**. During this meeting, we will provide detailed information on the project. We will also be available to discuss any and all details about the project, including design details, construction schedules, expectations, and the proposed assessments. This meeting is intended to provide an informal opportunity for residents to ask questions and have detailed discussions with the Project Engineering team, prior to the final assessment hearing. Your attendance is strongly encouraged.



Assessment Hearing

This project will include special assessments to benefitting/adjacent properties. A special City Council meeting has been scheduled for **Thursday, July 14th (6:00pm), at the Community Center**. You will be receiving an additional mailed notice regarding this hearing and the proposed assessment via certified mail. Please watch for this notice, as it includes pertinent details



Construction Communication: On-Site Rep

- Bolton & Menk will have a Construction Project Representative on site every day construction is taking place.
- Questions, Comments or Concerns should be directed to the rep. Contact information will be provided.
- Limit questions to the contractor, staff isn't always completely in the loop on what is happening, rep is.



Next Steps

- July 11th (Regular Council Meeting)
 - Council initiating bond sale process
- July 14th (Special Council Meeting)
 - Public Hearing on Assessments
 - Adoption of Assessments
 - Award Street & Project to Low Bidder
- Aug-Nov 2022 - Phase 1 (Main St) Construction
- Summer 2023 - Phase 2 Construction
- Spring 2024 – Final Completion



Questions

