



## Neighborhood Informational Meeting 2020 Street & Utility Improvements

November 7, 2019



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## Introductions

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## Agenda

- Project Area
- Existing Conditions
- Proposed Improvements
- Cost Estimate & Financing
- Assessments
- Schedule & Next Steps
- Construction Issues
- Questions



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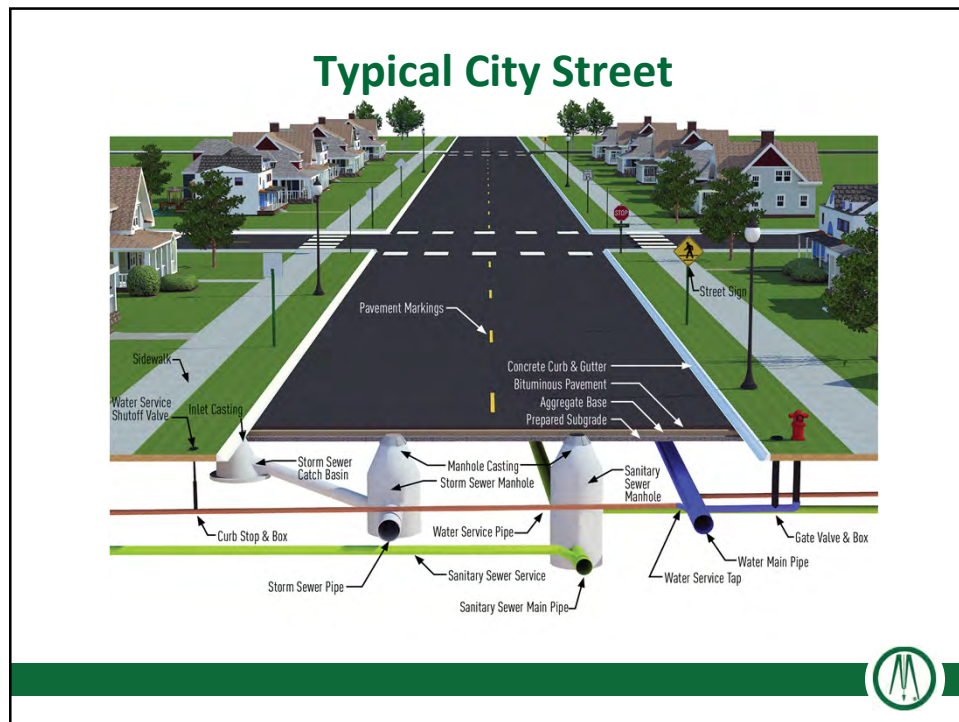
## Project Location

2020 STREET AND UTILITY IMPROVEMENT PROJECT  
CITY OF HOUSTON

FIGURE 1 - PROJECT LOCATION  
OCTOBER 2019



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### Existing Conditions Streets

- 40-ft wide street
- 80-ft wide right-of-way
- Asphalt surface – poor condition
- Concrete curb and gutter – fair to poor condition
- Sidewalk – good to poor condition, gaps on south end of the park and in 300 block of Lincoln

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Exhibit 1 – Street Condition, Lincoln Street at Cedar Street



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Exhibit 2 – Street Condition, East Side of Lincoln Street North of Maple Street



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Exhibit 3 – Street Condition, Lincoln Street North of Spruce Street



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Exhibit 4 – Street Condition, Lincoln Street at Elm Street



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Exhibit 5 – Curb Condition, West Side of Lincoln Street Adjacent to the Park



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## Existing Conditions Storm Sewer

- Project area is flat – 2-ft of fall over 1,000-ft project length
- Existing 12-inch to 21-inch pipe, reinforced concrete and corrugated metal
- System between intersections of Maple and Spruce drains west along Spruce to wetland/levee interior ponding area
- System at intersection of Elm drains east, then north along Sheridan to outlet A-2 of the levee system



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## Existing Conditions Storm Sewer

- Valley gutter at W. Cedar (TH 16)
- Shallow system – catch basins and manholes 2-3 ft deep
- Undersized inlet openings



Exhibit 6 – Undersized Openings on the Catch Basins



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## Existing Conditions Sanitary Sewer

- System is more than 50 years old
- 8-inch pipe, cast-iron, vitrified clay, some PVC repairs
- Roots, cracks, calcification, offset joints, infiltration (groundwater leaking into system)
- Brick manholes with evidence of infiltration
- Shallow depth – South end, 4-7 ft deep
- Flat grade, solids buildup
- Infiltration – increases flows, increases backup and bypass risk, increases pumping costs



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Exhibit 7 – Cast Iron Sanitary Sewer Main Obstructed 75-ft North of Maple Street



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Exhibit 8 – Brick Sanitary Sewer Manhole Main at Maple Street



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Exhibit 9 – End Sanitary Sewer Main Repair 100-ft North of Elm Street



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Exhibit 10 – Damaged Clay Pipe Sanitary Sewer Main 20-ft South of Spruce Street



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## Existing Conditions Watermain

- System is more than 50 years old
- 4-inch and 6-inch pipe, cast iron (CIP)
- CIP of this age is typically brittle, corroded, susceptible to breaks, and reduced in diameter due to mineral buildup
- History of watermain breaks in 100 block
- 4-inch pipe is undersized for fire protection



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## Proposed Conditions Streets

- 36-ft wide – allows for two 10-ft traffic lanes and 8-ft parking lanes on both sides (standard residential street width)
- Asphalt surfacing, concrete curb and gutter, concrete driveway aprons
- 5-ft concrete sidewalk, fill/connect gaps, ADA pedestrian ramps



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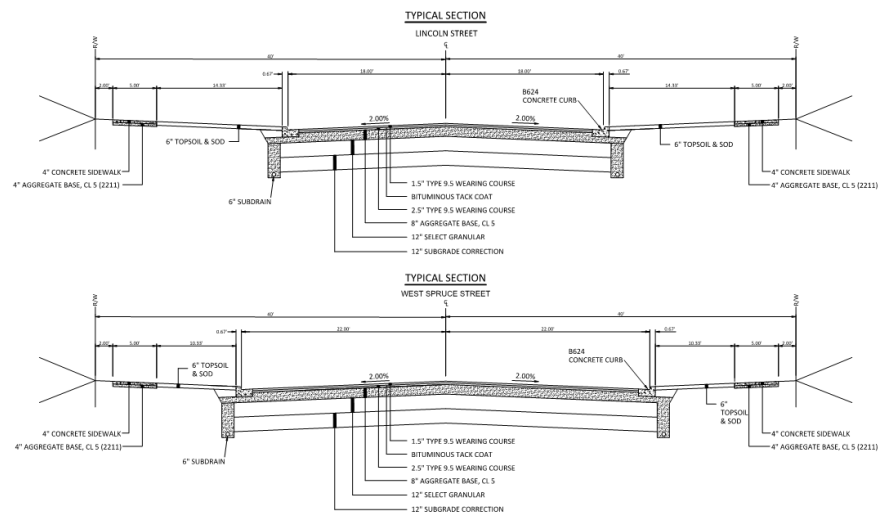
## Proposed Conditions Streets

- Replacement at 40-ft width would add \$13,700 to total project cost
- Maple Street intersection
  - West approach – narrow to 36-ft if Council confirms 36-ft width for Lincoln
  - East approach – either match existing 48-ft width, or construct curb bumpouts at 36-ft width
- Spruce Street – County Road 13, match existing width



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## Proposed Conditions Streets



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## Proposed Conditions Storm Sewer



- New 12-inch to 21-inch reinforced concrete pipe
- Additional inlets at intersections
- Larger inlet grates
- Shallow depth will remain
- 6-inch perforated subdrain with sump pump service stubs



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## Proposed Conditions Sanitary Sewer & Services



- 8" Diameter PVC Pipe
- Concrete Manholes
- 4" Services to Property Line
- Watertight System
- Shallow depth will remain
- Insulation provided for pipe and services with less than 7-ft of cover



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## Proposed Conditions Watermain & Services



- 8" Diameter PVC
- 1" Copper Services to Property Line (w/ Curb Stop)
- New Hydrants
- New Valves



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## Proposed Conditions



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## Other Utilities

- Communications (internet, phone cable)
- Natural Gas
- Electric
- Design to be coordinated with these systems



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## Estimated Costs

Table 2 – Preliminary Cost Estimate			
Item	Estimated Construction Cost	Estimated Engineering, Administration, and Financing Cost	Total Estimated Project Cost
<b>Assessable Costs</b>			
Removals, Street & Surface, Misc.	\$ 547,375.19	\$ 136,892.41	\$ 684,267.60
Sidewalks	\$ 88,479.18	\$ 22,127.65	\$ 110,606.83
Sanitary Sewer Services	\$ 39,490.30	\$ 9,876.08	\$ 49,366.39
Water Services	\$ 36,971.28	\$ 9,246.10	\$ 46,217.39
<b>Total Assessable Costs</b>	<b>\$ 712,315.96</b>	<b>\$ 178,142.25</b>	<b>\$ 890,458.20</b>
<b>Non-Assessable Cost</b>			
Storm Sewer	\$ 107,267.32	\$ 26,826.36	\$ 134,093.68
Sanitary Sewer	\$ 117,313.15	\$ 29,338.70	\$ 146,651.85
Watermain	\$ 139,921.07	\$ 34,992.69	\$ 174,913.77
<b>Total Non-Assessable Costs</b>	<b>\$ 364,501.54</b>	<b>\$ 91,157.75</b>	<b>\$ 455,659.30</b>
<b>Total Estimated Project Costs</b>	<b>\$ 1,076,817.50</b>	<b>\$ 269,300.00</b>	<b>\$ 1,346,117.50</b>



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## Financing

- We understand project will be financed using a bond sale repaid with:
  - Utility Funds
  - Special Assessments
  - Ad Valorem Funds (tax levy)



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## Special Assessments

- City Special Assessment Policy
  - Street - 50% Assessed, 50% City
  - Sidewalks - 50% Assessed, 50% City
  - Water and Sanitary Main - 0% Assessed, 100% City
  - Water/Sewer Services - 100% Assessed, 0% City
  - Storm Sewer - 0% Assessed, 100% City
- Streets and Sidewalk Assessed on Frontage Basis
- Sewer and Water Services assessed on a per Each Basis



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## Special Assessments

- Corner Lots
  - Long Side – 100% Assessed
  - Short Side – 100% City Cost
  - If short side is improved first, assessment will be based on short side length.
  - If long side is improved first, assessment will be based on long side length. If short side has been previously improved, then a credit for the short side will be applied to the long side assessment.



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## Special Assessments

- Based on City Policy
  - Street ~\$188/lineal foot
  - Sidewalk ~\$30/lineal foot
  - Water Service ~\$2,311/each
  - Sewer Service ~\$2,468/each
- Example 60' lot with Sanitary & Water
  - Estimated Assessment \$17,881
- Example 100' lot with Sanitary & Water
  - Estimated Assessment \$26,616



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## Special Assessments

- Option to Reduce Assessments – 20% of Project Cost
  - Reduce street and sidewalk assessments from 50% to 23%
    - Street ~\$86/lineal foot
    - Sidewalk ~\$14/lineal foot
    - Water Service ~\$2,311/each (no change)
    - Sewer Service ~\$2,468/each (no change)
- Example 60' lot with Sanitary & Water
  - Estimated Assessment \$10,806
- Example 100' lot with Sanitary & Water
  - Estimated Assessment \$14,824



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## Tentative Project Schedule Summary

Table 3 – Project Schedule	
Resolution Ordering Preparation of the Preliminary Engineering Report (PER)	9/9/2019
Prepare Feasibility Report	9/10/2019 – 10/14/2019
Resolution Receiving Report and Calling for Hearing on Improvement	10/15/2019
Published Notice of Hearing on Improvement	10/24/2019
Mailed Notice of Hearing on Improvement	10/31/2019
Neighborhood Informational Meeting	10/24/2019
Improvement Hearing	11/7/2019
Resolution Ordering Improvement and Preparation of Plans and Specifications	11/12/2019
Prepare Plans and Specifications	11/12/2019
Neighborhood Informational Meeting	11/13/2019 – 2/9/2020
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	2/5/2020
Advertise for Bids	2/10/2020
Open Bids	2/13/2020
Prepare Assessment Roll & Contractor Evaluations	3/5/2020 – 3/9/2020
Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment	3/9/2020
Resolution for Hearing on Proposed Assessment	3/9/2020
Publish Notice of Hearing on Proposed Assessment	3/19/2020
Mailed Notice of Hearing on Proposed Assessment	3/19/2020
Neighborhood Informational Meeting	4/9/2020
Assessment Hearing	4/13/2020
Resolution Adopting Assessment	4/13/2020
Resolution Awarding Contract	4/13/2020
Begin Construction	May 2020
Substantial Completion of Construction	September 2020
End Construction	June 2021



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## Council Decisions

- Decision to proceed with project as proposed, determine at Improvement Hearing on 11/12
- Need direction on following items
  - Street width – 36-ft or 40-ft (existing)
  - Bumpouts at east side of Maple Street intersection
  - Confirm sidewalk for Park and 300 Block gaps
  - Assessment Rates (City Policy or 20% Rates)



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## Construction Issues: Access



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### Construction Issues: Project Delays

- Rain
- Subcontractors
- Unexpected circumstances



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### Construction Issues: Garbage & Recycling

- Same Day, Time, Location
- Contractor will work with garbage company
- Contractor will return receptacles



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## Construction Issues: Mail Delivery


- Contractor will work with Post Office
- Temporary mailboxes
- Location will be provided in newsletter
- Remove/Reinstall




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## Construction Issues: Water/Sewer Services

- Services replaced to R/W line
- Remaining service will be inspected, homeowner notified if replacement is required/recommended
- Replacement from R/W to home would be homeowner's responsibility
- Temporary Water

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### Construction Issues: Driveways



- Concrete Apron
- Replacement
- Concrete
- Bituminous/Asphalt



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### Construction Issues: Sidewalks



- Replacement
- Curing



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## Construction Issues: Seeding



- Top Soil
- Fertilizer & Seed
- Hydromulch
- 70% Growth
- Maintenance



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## Construction Communication: Newsletter



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The Best of Bluff Country



**BOLTON  
& MENK**  
Real People. Real Solutions.

### 2020 Street & Utility Improvement Project

October 23, 2019

**Neighborhood Meeting:**  
Thursday, November 7<sup>th</sup> at 6pm  
Houston City Hall  
105 West Maple Street  
Houston, MN 55943

**Hearing on Improvement:**  
Tuesday, November 12<sup>th</sup> at 6pm  
Houston City Hall  
105 West Maple Street  
Houston, MN 55943

**Project schedule:**  
Planning – Summer/Fall 2019  
Design – Winter 2019/2020  
Construction – Summer 2020

 **Informational Meeting**  
A Neighborhood Informational Meeting will be held on Thursday, November 7, 2019, at 6:00 pm at City Hall. Information on project scope, costs, and assessments will be presented at this meeting.

 **Hearing on Improvement**  
A Hearing on Improvement will be held on Tuesday, November 12, 2019 at 6:00 pm at City Hall. Please see the enclosed Notice of Hearing on Improvement for more specific information.

 **Project Overview**  
The City of Houston is beginning to plan for the 2020 Street and Utility Improvement Project within the following area (map on page 2):



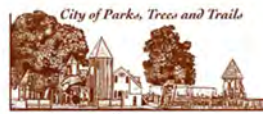
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## Construction Communication: Project Website

Coming Soon.....

### City of Rushford – 2019 Street & Utility Reconstruction



**City of Rushford**

#### Project Links

Project Overview  
Schedule  
Contacts  
Maps & Documents  
Construction Updates

#### Project Overview

The City of Rushford is beginning to plan for the 2019 Street and Utility Reconstruction Project within the following areas:

- E Grove Street (Walnut Street to Money Creek Street)
- N Burr Oak Street (E Grove Street to Circle Drive)
- Walnut Street (E Grove Street to E Rushford Avenue)
- Lamplighters Lane (Street improvements only)

Improvements will include complete replacement of bituminous pavement, curb and gutter, watermain and services, and sanitary sewer mains and services. Underground storm sewer will also be extended into the project area. The estimated cost of the proposed improvements is \$1.825 Million. A portion of the project costs will be assessed to adjacent properties in accordance with Chapter 429 of the Minnesota Statutes.



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## Construction Communication: RPR

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



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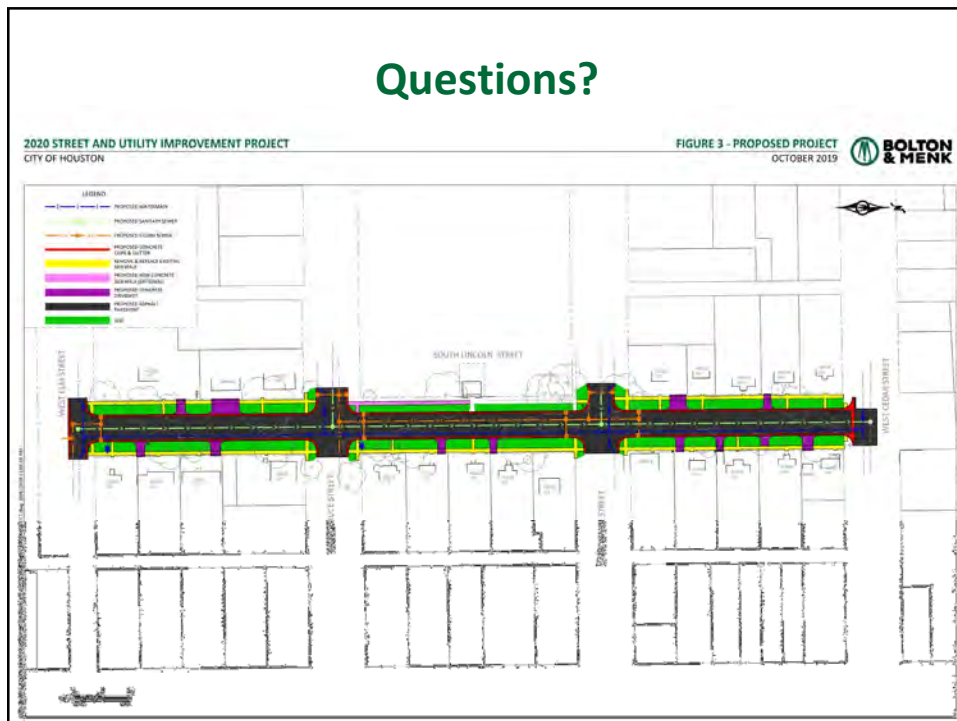
## Before You Leave

- Provide name and contact information on sign-in sheet
- More information on specific property impacts will be determined during design phase. Neighborhood Informational Meeting on 2/5/20 (tentative).
- Specific concerns now, let us know.



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## Questions?



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