Neighborhood Informational Meeting  
2020 Street & Utility Improvements  
November 7, 2019

Introductions

Brian Malm, P.E.  
Bolton & Menk, Inc.  
City Engineer  
Cell: 507-381-7511  
brian.malm@bolton-menk.com

Matt Mohs, P.E.  
Bolton & Menk, Inc.  
Project Engineer  
Cell: 507-601-9487  
Matthew.mohs@Bolton-menk.com
Agenda

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

Project Location
Typical City Street

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
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
**Existing Conditions**

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

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

Exhibit 8 – Brick Sanitary Sewer Manhole Main at Maple Street
Exhibit 9 – End Sanitary Sewer Main Repair 100-ft North of Elm Street

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

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
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
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

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
Proposed Conditions
Watermain & Services

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

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

### Estimated Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Construction Cost</th>
<th>Estimated Engineering, Administration, and Financing Cost</th>
<th>Total Estimated Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessable Costs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Removals, Street &amp; Surface, Misc</td>
<td>547,375.19</td>
<td>136,892.41</td>
<td>684,267.60</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>88,479.18</td>
<td>22,127.65</td>
<td>110,606.83</td>
</tr>
<tr>
<td>Sanitary Sewer Services</td>
<td>39,490.40</td>
<td>9,976.08</td>
<td>49,466.39</td>
</tr>
<tr>
<td>Water Services</td>
<td>36,921.48</td>
<td>9,246.10</td>
<td>46,167.59</td>
</tr>
<tr>
<td>Total Assessable Costs</td>
<td>712,315.96</td>
<td>178,142.25</td>
<td>890,458.20</td>
</tr>
<tr>
<td>Non-Assessable Cost</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm sewer</td>
<td>107,267.32</td>
<td>26,926.36</td>
<td>134,093.68</td>
</tr>
<tr>
<td>Sanitary sewer</td>
<td>112,313.15</td>
<td>29,338.70</td>
<td>141,651.85</td>
</tr>
<tr>
<td>Watermain</td>
<td>139,921.07</td>
<td>34,992.69</td>
<td>174,913.77</td>
</tr>
<tr>
<td>Total Non-Assessable Costs</td>
<td>364,501.54</td>
<td>91,257.75</td>
<td>455,759.30</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>1,076,817.50</td>
<td>269,360.06</td>
<td>1,346,177.50</td>
</tr>
</tbody>
</table>
Financing

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

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
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.

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
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

Tentative Project Schedule Summary

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbors’ Information Meeting</td>
<td>2/12/2020</td>
</tr>
<tr>
<td>Preparation and Issuance of Public Notice</td>
<td>3/5/2020</td>
</tr>
<tr>
<td>Final Construction Bid</td>
<td>6/12/2020</td>
</tr>
<tr>
<td>Substantial Completion of Construction</td>
<td>September 2021</td>
</tr>
<tr>
<td>End Construction</td>
<td>June 2021</td>
</tr>
</tbody>
</table>
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)

Construction Issues: Access
Construction Issues: Access

- Excavation
- Backfill
- Weather
- Curb & Gutter
- Special Requests
Construction Issues: Project Delays

- Rain
- Subcontractors
- Unexpected circumstances

Construction Issues: Garbage & Recycling

- Same Day, Time, Location
- Contractor will work with garbage company
- Contractor will return receptacles
Construction Issues: Mail Delivery

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

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
Construction Issues: Driveways

- Concrete Apron
- Replacement
- Concrete
- Bituminous/Asphalt

Construction Issues: Sidewalks

- Replacement
- Curing
Construction Issues: Seeding

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

Construction Communication: Newsletter

2020 Street & Utility Improvement Project

Neighborhood Meeting:
Thursday, November 7th at 6pm
Houston City Hall
153 West Maple Street
Houston, MI 49240

Hearing on Improvement:
Tuesday, November 12th at 6:00pm
Houston City Hall
153 West Maple Street
Houston, MI 49240

Project Schedule:
Design - Summer 2019
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 areas (page 23).
Construction Communication: Project Website

Coming Soon

City of Rushford – 2019 Street & Utility Reconstruction

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 Burn Oak Street (E Grove Street to Circle Drive)
- Nolte Street (I-40 to O Street to E Rushford Avenue)
- Lampagrier's Lane (Street improvements only)

Improvements will include complete replacement of bluestone 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 $1,629 Million. A portion of the project costs will be assessed to adjacent properties in accordance with Chapter 429 of the Minnesota Statutes.

Construction Communication: RPR

- Bolton & Menk will have a Resident Project Representative on site every day construction is taking place.
- Questions, 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.
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.

Questions?