


This is the presentation given at the Informational Meeting on May 4, 2021.



**2021-2022 Street Improvements
Informational Meeting
May 4, 2021**




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Introductions

<p><u>Lake County</u></p> <ul style="list-style-type: none">• Jason DiPiazza Highway Engineer• John Schlangen Engineering Supervisor	<p><u>City of Two Harbors</u></p> <ul style="list-style-type: none">• Dan Walker – Administrator• Engineers (Bolton & Menk)<ul style="list-style-type: none">• Joe Rhein - City Engineer• Adam Nix - Project Engineer
<p><u>Contractor</u></p> <ul style="list-style-type: none">• Ulland Brothers, Inc. (Cloquet, MN)<ul style="list-style-type: none">• Robby Meseroll - Project Manager	



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Goals

- Prepare for Project construction
- Be informed on the schedule
- Learn about activities you can expect to see
- Understand the communication process
 - Ways to get information
 - Whom to contact
 - Notices you'll receive
- Receive information on project costs

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Project Segments



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Proposed Improvements

- What is under a typical street or avenue?



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Project Improvements

- All project blocks:
 - New structural pavement section
 - Fabric, sand, gravel, bituminous pavement
 - New concrete curb and gutter
 - Most blocks 28-feet wide from curb to curb
 - Wider by Minnehaha School:
 - 4th Ave. = 41' 8th St. = 36' 5th Ave. = 32'
 - New concrete aprons at the ends of Alleys

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Project Improvements

- Driveways
 - Driveways impacted by work will be repaired
 - Material of repair will match existing:
 - Concrete, bituminous, or gravel
 - Width of repair will match existing width
 - Length of repair as needed to achieve an acceptable slope




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Project Improvements

- Concrete Sidewalks
 - Replacing on both sides of all blocks, except
 - 8th Street: 5th Ave. to 7th Avenue – west side only.
 - 6th Avenue: west of 8th Street – north side only.
 - Replacement of existing private walks as needed to match new sidewalks




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Project Improvements

- Sanitary Sewer
 - Replacement along entire length of 4th, 5th, & 6th Aves.
 - Located in center of street
 - New PVC pipes with concrete manholes
 - Water tight system
 - Individual service lines
 - Will be replaced from main to property line
 - Written notice if service will be interrupted




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Project Improvements

- Water System
 - Replacement along entire length of 4th, 5th, & 6th Aves.
 - New ductile iron pipe (DIP) with valves and hydrants
 - Individual service lines (copper pipe)
 - Replaced from main to shut off valve (curb stop)
 - Written notice when service will be interrupted
 - Temporary water system will be set up to maintain service until new water main is ready




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Project Improvements

- Sewer and Water service interruptions
 - Will be scheduled
 - All affected properties will receive hand-delivered written notice at least 48-hours in advance
 - Interruptions won't happen before 9:00 am
 - Should not exceed 4-hour duration




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Project Improvements

- Storm Sewer
 - 8th Street from 5th Avenue to 7th Avenue
- Drain Tile
 - Where physically possible.
 - 8th Street
 - 5th Avenue
 - 6th Avenue



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Project Improvements

- Natural Gas
 - Replacing along north side of 4th Avenue by School
 - Lowering at locations as necessary for cover


- Electric
 - Replacing all street lights and bases
 - New cable on 8th Street from 1st Avenue to 7th Avenue
 - Remove overhead crossing of 8th Street by School

- No service interruptions are planned
 - If interruption of a service becomes necessary, it will be coordinated with the affected property



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Property Impacts

- City and County owns right-of-way along each block
 - 70-feet wide on all project blocks

- Work will be confined to existing right-of-way


- No easements needed

- May need access onto property for water or sewer service connection, or for driveway or sidewalk repair



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Property Impacts

- Garages - no impacts anticipated

- Existing fences
 - Portion along School will be replaced
 - One residential property will have fence relocated
 - No other impacts

- Existing private sidewalks
 - Replace as necessary to connect to new sidewalks along streets and avenues



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Property Impacts

- Existing landscaping
 - If close to curb, pavement, sidewalk, or water shut off:
 - Remove in advance if you want to keep
 - Left in place, contractor will remove and dispose

- Turf restoration on boulevard areas:
 - Sod along School property
 - Seed and mulch along rest of project

- Contact us if you have specific questions



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Trees and Bushes

- A number of trees and bushes will need to be removed
 - Reviewed in advance with Forester and Trees Committee
 - All within City or County right-of-way
- Considerations for removal:
 - Long-term health and viability of tree
 - Public safety
 - Location of improvements – especially utility services
 - Impacts on the public investment being made
- Approach will be to preserve where practical
 - City tree replacement policy – contact City Hall

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Project Schedule

- Bids were opened April 6th.
 - Low bidder was Ulland Brothers, Inc. (Cloquet, MN)
- City Council recommended contract award April 26th
- County Board awarded contract April 27th
 - County is official owner of the contract
- Contracts should be signed in early May

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Project Schedule


- Tree removal will be first activity
 - Hope to start week of May 10th
 - Trees in entire project area will be removed May 2021

- Excavation planned to start on 6th Avenue at 7th Street
 - Target is week of May 24th

- Blocks adjacent to School can't start until summer recess
 - Last day of school = June 10th

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Project Schedule

- Contract allows work to extend into 2022 if necessary

- Specified completion dates in contract:
 - Blocks adjacent to School paved August 20, 2021

 - 8th Street (County) October 15, 2021

 - All project work August 1, 2022

 - Blocks west of 8th Street are the most likely for 2022

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Project Schedule

- Contract has time limits once work starts on a block
- Start of work until the new gravel is in place
 - Generally about 4 weeks for each block
- Time from gravel until pavement is placed
 - Generally about 4 weeks
 - Contractor allowed to group blocks for concrete and paving work for efficiency

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Working Hours

- 7:00 am to 7:00 pm Monday - Friday
- Saturdays may be worked occasionally
- No work on Sundays or Holidays unless emergency
- Weather may require adjustments in schedule

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Access

- Each block of Avenue will be closed for about 1 month during installation of sewer and water
- All areas should usually be accessible at end of each day
 - Driveways should be accessible 7:00 pm to 7:00 am
 - Businesses should always be accessible
- If there are areas with specific access concerns please contact the City or County to review

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Access

- Activities with most impact on accessibility
 - Underground utility work
 - Paving
 - Concrete curbs and alley aprons
 - Will try to coordinate with affected properties to get vehicles out before work starts
- For concrete at driveways, will be a curing period
 - Anticipate 5 to 7 days before can be driven upon
 - Notices will be provided in advance
 - Parking along the street will be allowed

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Construction - Preparation



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Construction - Removals





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Construction – Trees & Bushes



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Utilities & Excavation



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Curbs & Driveways



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Grading & Paving



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Boulevards



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Access & Services



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Communication

- Project Representatives
 - For City (Bolton & Menk) and County
 - Will be on site daily

- City: Adam Nix Cell: 218-830-0512

- County: John Schlangen Cell: 218-343-3875

- These will be primary contact for residents
 - Construction questions and concerns should go to them

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Communication

- Written notices will be provided for key activities
 - Water or sewer service interruptions
 - Concrete work (curbing, driveways), blacktop paving
 - Other critical items

- General Questions:
 - Two Harbors City Hall 218-834-5631
 - Lake County Highway Department 218-834-8380

- Refrain from contacting the Contractor directly

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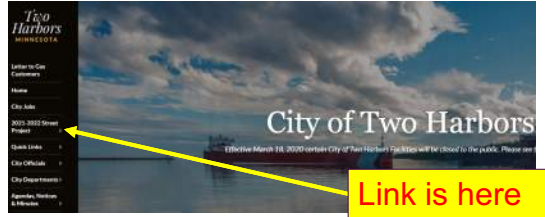


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Communication - Links

- City website: <http://www.twoharborsmn.gov/>
 - Project Page
 - Documents
 - Weekly updates




- Lake County: <https://www.co.lake.mn.us/highway/construction-projects/>
- Bolton & Menk: <https://clients.bolton-menk.com/lakecountycsah30/>



Project Costs

- Construction contract as awarded: ~\$3,250,000
 - City portion: ~\$2,200,000
 - County portion: ~\$1,050,000
- County funding its portion with State-Aid funds from Minnesota Department of Transportation
- City funding all cost of underground utility mains
 - Portion of remaining costs will be assessed against properties
 - Updated assessment policy adopted November 9, 2020







Assessments

- Estimated based on feasibility report
 - Actual assessment amounts will be calculated after final construction costs are known (Fall 2022)
- Separate meeting on assessments – Fall 2022
 - All property owners will receive written notice
 - Time and date of meeting
 - Exact proposed assessment
- Properties owners will have method to formally object to assessments at that time


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Assessments

- Project costs to be assessed
 - Street costs (structural section, curb & gutter)
 - County segments: 0% Assessed
 - City Avenues: 50% Assessed
 - Sidewalks
 - County segments: 0% Assessed
 - City Avenues: Cost per square
 - Credit if sidewalks had been done within 5 years

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Assessments

- Utility Service Costs (individual lines to properties)
 - Water: 0% from main through the curb stop
 100% on house side of curb stop
 - Sanitary: 100% from sewer main to project limit

- Assessment deferrals
 - Must apply for & meet specific requirements
 - Deferral, NOT forgiveness
 - Interest accumulates during deferral

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Assessments

2021-2022 Street Improvement Project		
Estimated Total Assessment ^{1,2}		
Parcel Designation	Estimated Amount	% of Total Parcels
Small (0 to 5,250 square feet)	\$12,980	28%
Average (5,251 to 8,749 sf)	\$15,830	43%
Large (8,750 to 10,500 sf)	\$18,680	8%
Other (City, School, Business, etc.)	Varies	21%

1 – Amounts rounded to nearest ten dollars
2 – Based on Feasibility Report, August 2020

- Assessments may vary due to actual construction cost
 - Low bid was 20% to 35% below estimates (by type of work)
 - Reasonable to anticipate final assessment will be lower

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Conclusion

- Did this meeting meet its goals?
 - Prepare for construction
 - Be informed on the schedule
 - Learn about what you can expect to see
 - Understand the communication process
 - Receive information on updated project costs
- We appreciate your patience and cooperation, and look forward to a successful project!

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Questions / Discussion



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