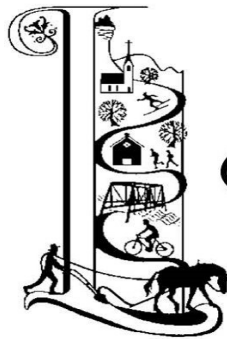


Neighborhood Informational Meeting 2022 Street & Utility Improvements

June 1, 2022



CITY OF LANESBORO

Introductions

Brian Malm, P.E.
Bolton & Menk, Inc.
City Engineer
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Jordan Pankonin, P.E.
Bolton & Menk, Inc.
Project Engineer (RPR)
Cell: 507-735-2742
jordan.pankonin@bolton-menk.com



Agenda

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



Project Location

2022 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO

FIGURE 1: LOCATION MAP
MAY 2022



Existing Conditions

- **Kirkwood**

- 40-50 ft wide street, poor condition
- 8"-10" clay sanitary pipe (1939)
- Minimal storm sewer inlets
- 4" cast iron (brittle) (not fire rated)



Existing Conditions

- **CRB & Alley**

- 30-60 ft wide streets, very poor condition
- 12" clay sanitary pipe (1939)
- No Storm Sewer
- 4" cast iron (brittle) (not fire rated)



Existing Conditions

- **Pleasant/Sheridan Alley**
 - 10.5 ft wide alley, very poor condition
 - 8" clay sanitary pipe (1939)
 - Ditch, no storm sewer



Proposed Conditions t

- **Kirkwood Street**
 - 40-ft wide street (50-ft in front of school)
 - Parking modifications to improve bus and parent pick-up and increase parking
 - 5-ft concrete sidewalk w/ ADA pedestrian ramps & crosswalks
 - Asphalt road, concrete curb & gutter, concrete driveway aprons
- **CRB (Downtown Area)**
 - 36-ft to 60-ft wide street
 - Similar parking and access for businesses
 - 5-ft concrete sidewalk w/ ADA pedestrian ramps & crosswalks on Coffee St
 - Room for future sidewalk on Beacon and Rochelle
 - Asphalt road, concrete curb & gutter, concrete driveway aprons
- **Pleasant/Sheridan Alley**
 - Asphalt road, concrete curb & gutter on east side



Proposed Conditions

Storm Sewer

- New 12-inch – 24-inch Reinforced Concrete Pipe
- Additional inlets to take water faster
- 6-inch perforated subdrain in street with sump pump service hookup basins for residential
- “Thermal cooler” on CRB outlet to Root River



Proposed Conditions

Sanitary Sewer

- 8-inch – 12-inch Diameter PVC Pipe (watertight System)
- Concrete Manholes
- 4-inch residential service to property line
- 6-inch commercial service
- Shallow depths remain (burst)
- Minimum 7-ft of depth for main line, services vary at tie-in



Proposed Conditions

Watermain

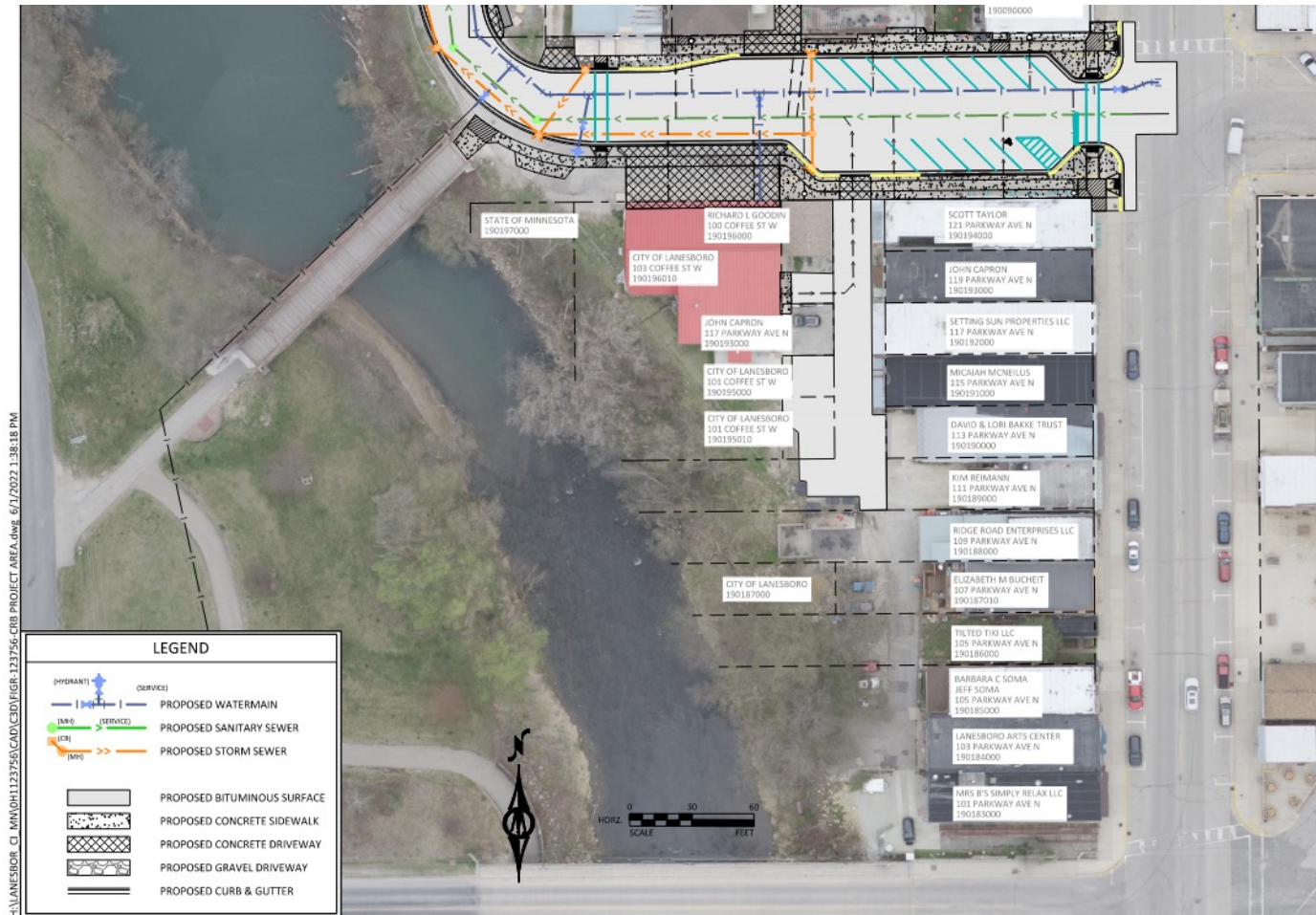
- 8-inch PVC Pipe
- 1-inch residential and commercial services to property line with curb stop
- One 4-inch commercial service
- New hydrants and valves



Proposed Conditions



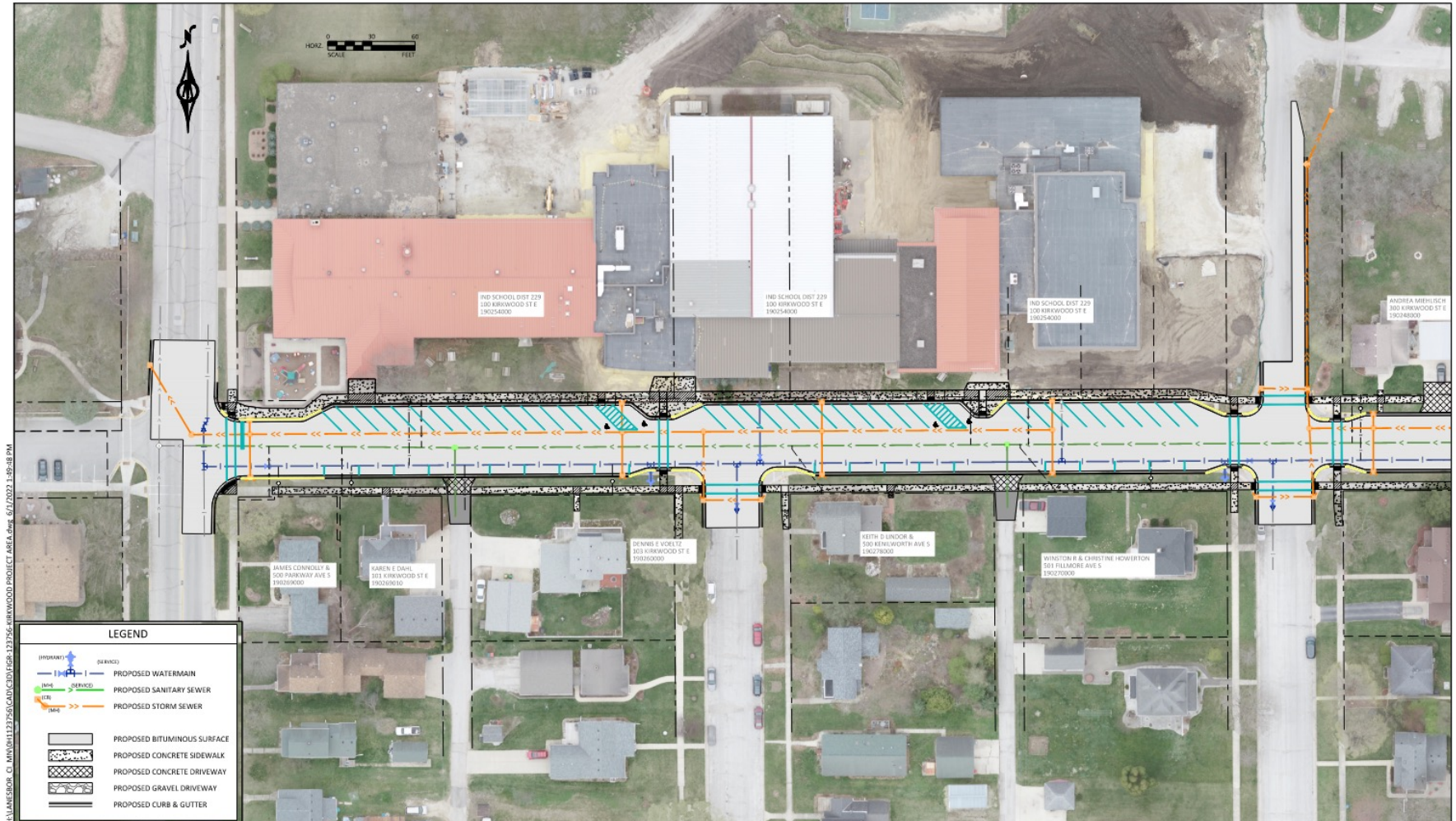
Proposed Conditions



Proposed Conditions

2022 Street & Utility Improvements
City of Lanesboro

Figure 2A: Kirkwood Project Area (West)
May 2022



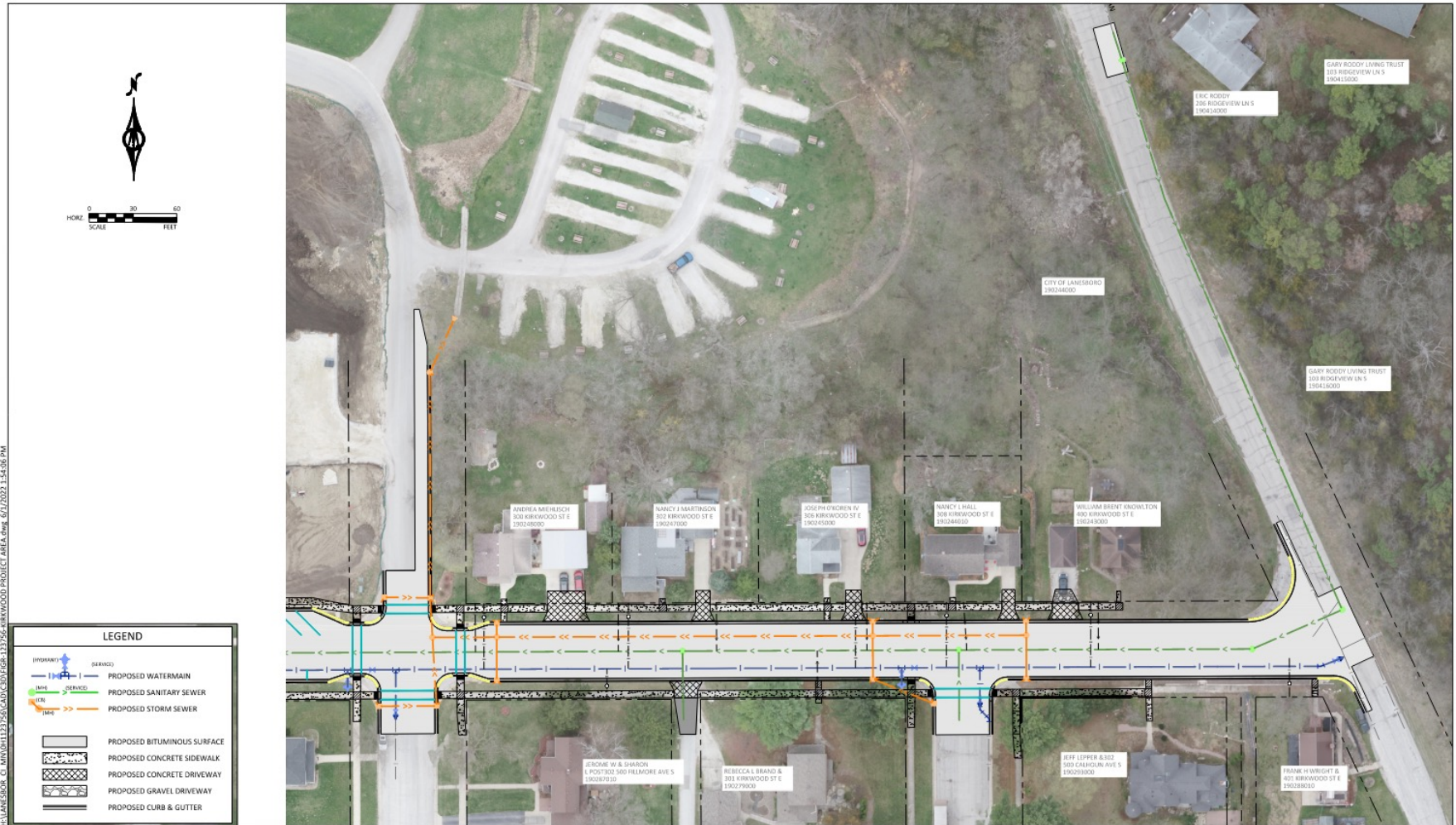
Proposed Conditions

2022 Street & Utility Improvements

City of Lanesboro

Figure 2B: Kirkwood Project Area (East)

May 2022



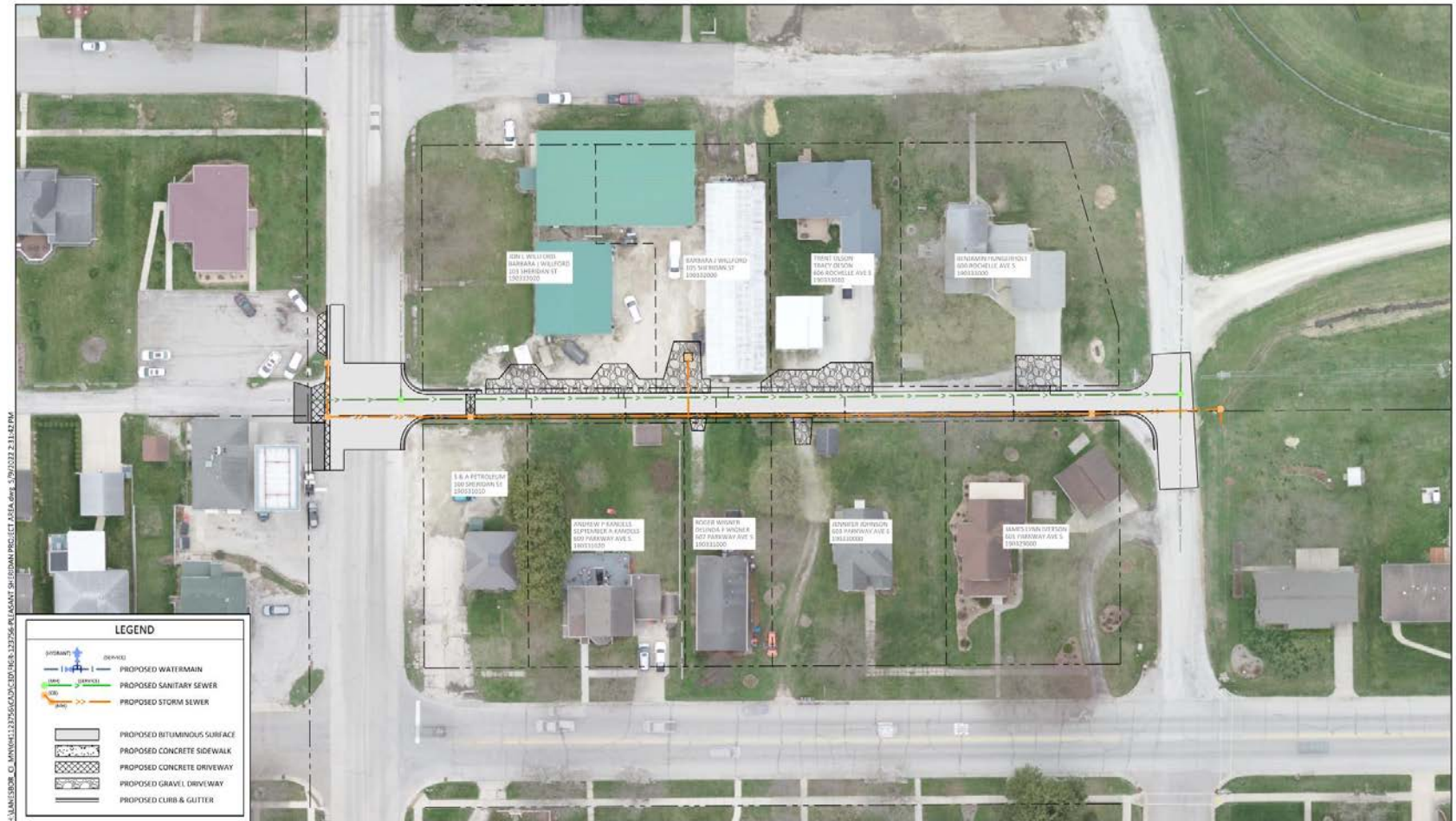
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Proposed Conditions

2022 Street & Utility Improvements
City of Lanesboro

Figure 3: Pleasant/Sheridan Alley
May 2022



Estimated Costs

Table 1 - Final Cost Estimate				
Type	Location	Estimated Construction Cost	Estimated Engineering, Administration, Legal, and Contingency	Estimated Project Cost
Street & Utility Reconstruction	Coffee Street, Rochelle Avenue, & Beacon Street	\$1,807,813.65	\$388,959.00	\$2,196,772.65
	CRB Alley	\$155,128.25	\$33,376.00	\$188,504.25
	Parkway Alley	\$52,471.25	\$11,289.00	\$63,760.25
	Kirkwood Street	\$1,850,273.65	\$398,094.00	\$2,248,367.65
	Pleasant & Sheridan Alley	\$302,009.50	\$64,979.00	\$366,988.50
Pipe Bursting	Ridgeview Lane	\$82,617.50	\$17,776.00	\$100,393.50
Total Estimated Project Cost		\$4,250,313.80	\$914,473.00	\$5,164,786.80



Financing

- Grant Funding - \$3.8 million
 - *Public Facilities Authority (PFA)*
 - \$3.23 million – Sewer and Water Related Improvements
 - *Local Road Improvement Program (LRIP)*
 - \$600,000 – CRB roadway and storm sewer improvements
- City Cost - \$1.3 million
 - PFA Low Interest Loan - \$808,000
 - Funded by utility revenues
 - Improvement Bond - \$526,000
 - Funded by utility revenues and special assessments



Special Assessments (Policy)

- Following Chapter 429 of the Minnesota State Statutes – follow city assessment policy
- Assessments vary from property to property.
- Street, Sidewalk, and Storm Sewer assessed on a frontage basis.
- Sanitary Sewer and Watermain assessed on a frontage + per service basis.

Table 2B - Lanesboro Assessment Rate Policy Summary

Project Component	% Assessable	% City Cost
Street & Site	35%	65%
Sidewalk (Residential)	50%	50%
Sidewalk (Commercial)	100%	0%
Storm Sewer	35%	65%
Sanitary Sewer	35%	65%
Watermain	35%	65%

Table 3 - Lot Frontage Adjustments

Lot Type	Adjustment
Rectangular Interior Lots	Frontage equals the dimension of the side of the lot abutting the improvement
Irregular Shaped Lots	Adjusted frontage equals the average width of the lot
Corner Lots (Sanitary Sewer & Watermain)	Adjusted frontage equals the average front footage of both sides $= (X + Z) / 2$
Corner Lots (Street & Storm Sewer)	Adjusted frontage equals the sum of both sides minus a side lot allowance of 50 $= (X + Z) - 50$
Corner Lots (Sidewalk)	Adjusted frontage equals the sum of both sides abutting the improvement, not including the intersection $= X + Y$



Special Assessments (Adopted)

Table 2A - Lanesboro Assessment Rate Policy Summary		
Project Component	% Assessable	% City Cost
Street & Site	10%	90%
Sidewalk (Residential)	10%	90%
Sidewalk (Commercial)	10%	90%
Storm Sewer	10%	90%
Sanitary Sewer	10%	90%
Watermain	10%	90%

- Assessment Rates reduced to 10% for all project components
- Reconstruction only – pipe bursting not assessed
- If property has both street and alley, not assessed for alley
 - If property has only alley access, then assessed for only alley



Special Assessments (Adopted)

- Final assessment rolls are available

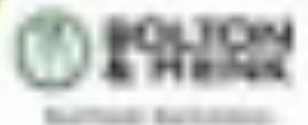
Table 4A - Average Cost Per Parcel (CRB)				
Preliminary		Final		
Per Policy	Reduced (20%)	Reduced (20%)	10%	2017 Zenith & Auburn
\$29,000	\$13,000	\$20,000	\$10,000	\$12,000

Table 4B - Average Cost Per Parcel (Kirkwood)				
Preliminary		Final		
Per Policy	Reduced (20%)	Reduced (20%)	10%	2017 Zenith & Auburn
\$30,000	\$15,000	\$18,000	\$9,000	\$12,000

* 2017 Auburn & Zenith assessments are inflation adjusted for comparison. Also, the average lot size on Auburn & Zenith is larger than CRB & Kirkwood.



What to Expect During Construction



Construction Communication: Newsletter



CITY OF LANESBORO



**BOLTON
& MENK**

Real People. Real Solutions.

2022 Street & Utility Project

May 23, 2022

Public Informational Meeting:

Date: June 1, 2022

Time: 6:00 PM

Location:

Lanesboro City Hall
202 Parkway Avenue South
Lanesboro, MN 55949

Construction Schedule:

Start: July 2022

Finish: June 2024



Overview

As you know, the City of Lanesboro is undertaking a construction project to improve the city streets and utilities along:

- Coffee Street W from Parkway Ave N to Rochelle Ave N
- Rochelle Ave N from Coffee Street W to Beacon St W
- Beacon Street W from Rochelle Ave N to Parkway Ave N
- Alley between Rochelle Ave N and Parkway Ave N
- Alley south of Coffee Street W. and west of Parkway Avenue N.
- Kirkwood Street E between Parkway Ave S and Ridgeview Lane S
- Alley between Sheridan Street W. and Pleasant Street W. west of Parkway Avenue S.

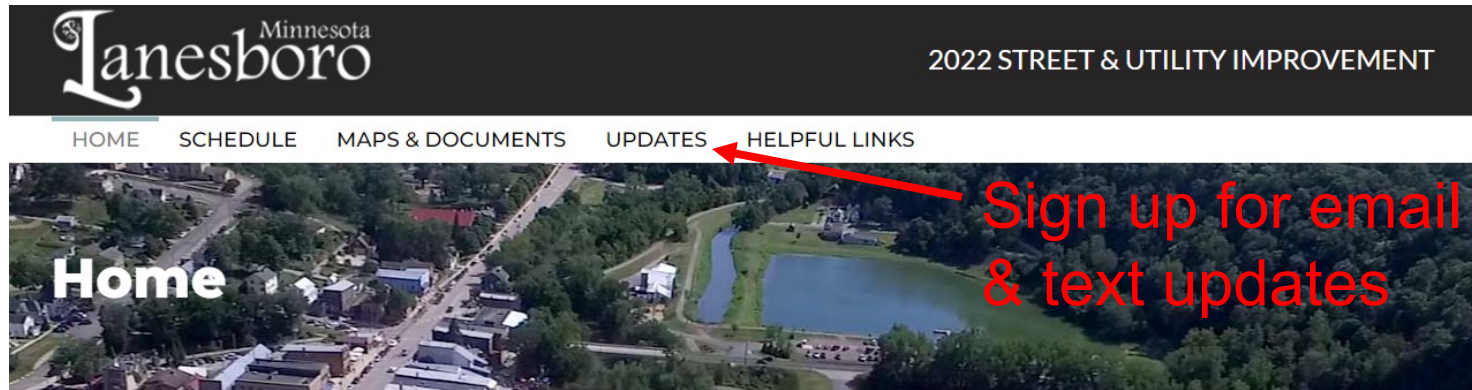


Informational Meeting

An **Informational Meeting** will be held on **Wednesday, June 1, 2022, at 6:00PM at City Hall.** During this meeting, we will discuss the final assessments and the construction of the project. There will be a short presentation and



Construction Communication: Project Website



Project Overview

The City of Lanesboro 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:

- Coffee Street W from Parkway Ave N to Rochelle Ave N
- Rochelle Ave N from Coffee Street W to Beacon St W
- Beacon Street W from Rochelle Ave N to Parkway Ave N
- Alley between Rochelle Ave N and Parkway Ave N
- Alley south of Coffee Street W and west of Parkway Avenue N
- Kirkwood Street E between Parkway Ave S and Ridgeview Lane S
- Alley between Sheridan Street W and Pleasant Street W west of Parkway Avenue S

Construction is planned for the summer of 2022.

Project Location

Contact

Brian Malm
City Engineer

Brian.Malm@bolton-menk.com
Mobile: 507-381-7511

Jordan Pankonin
Construction Project Representative

Jordan.Pankonin@bolton-menk.com
Mobile: 507-735-2742



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.



Project Schedule

Table 5 - Project Schedule	
Resolution Ordering Preparation of Report	7/6/21
Neighborhood Informational Meeting	7/22/21
Prepare Feasibility Report	7/7/21 – 9/3/21
Resolution Receiving Report and Calling for Hearing on Improvement	9/7/2021
Published Notice of Hearing on Improvement	9/13/21 and 9/20/21
Mailed Notice of Hearing on Improvement	9/20/2021
Neighborhood Informational Meeting	9/30/2021
Improvement Hearing	10/4/2021
Resolution Ordering Improvement and Preparation of Plans and Specifications	10/4/2021
Prepare Plans and Specifications, MnDOT Variance Requests	10/5/21 – 3/15/22
MnDOT State Aid Variance Request Submitted (Parking)	11/18/2021
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	12/6/2021
Resolution Requesting Variance from SA Standards (Parking)	12/6/2021
MnDOT State Aid Variance Committee Meeting (Parking)	12/16/2021
Advertise for Bids	3/7/22
Open Bids	4/12/22
Prepare Updated Assessment Roll	4/13/22 – 5/10/22
Prepare Updated PFA Funding	4/13/22 – 5/10/22
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	5/11/22
Resolution for Hearing on Proposed Assessment	5/11/22
Published Notice of Hearing on Proposed Assessment	5/23/22
Mailed Notice of Hearing on Proposed Assessment	5/25/22
Neighborhood Informational Meeting	6/1/22
Assessment Hearing	6/6/22
Resolution Adopting Assessment	6/6/22
Resolution Awarding Contract	6/6/22
Begin Construction	TBD
End Construction	TBD



Next Steps

- Decision to adopt the assessment and award contract determined at the Regular City Council Meeting on 6/6/22
- Construction start TBD - depends on material availability
- Construction completion
 - Phased construction – TBD
 - Partial Completion – Fall 2022
 - Substantial Completion – Late Summer 2023
 - Final Wearing Course – Spring 2024
- Information will be shared by newsletter and website



Questions?

2022 STREET & UTILITY IMPROVEMENTS
CITY OF LANESBORO

FIGURE 1: LOCATION MAP
MAY 2022

