



Neighborhood Informational Meeting 2022 Street & Utility Improvements

City of Spring Valley

November 2021

Introductions

- Bryan Holtz – Senior Engineering Technician
- Drew Weber, P.E. – Project Engineer
- Brian Malm, P.E. – Project Manager / City Engineer

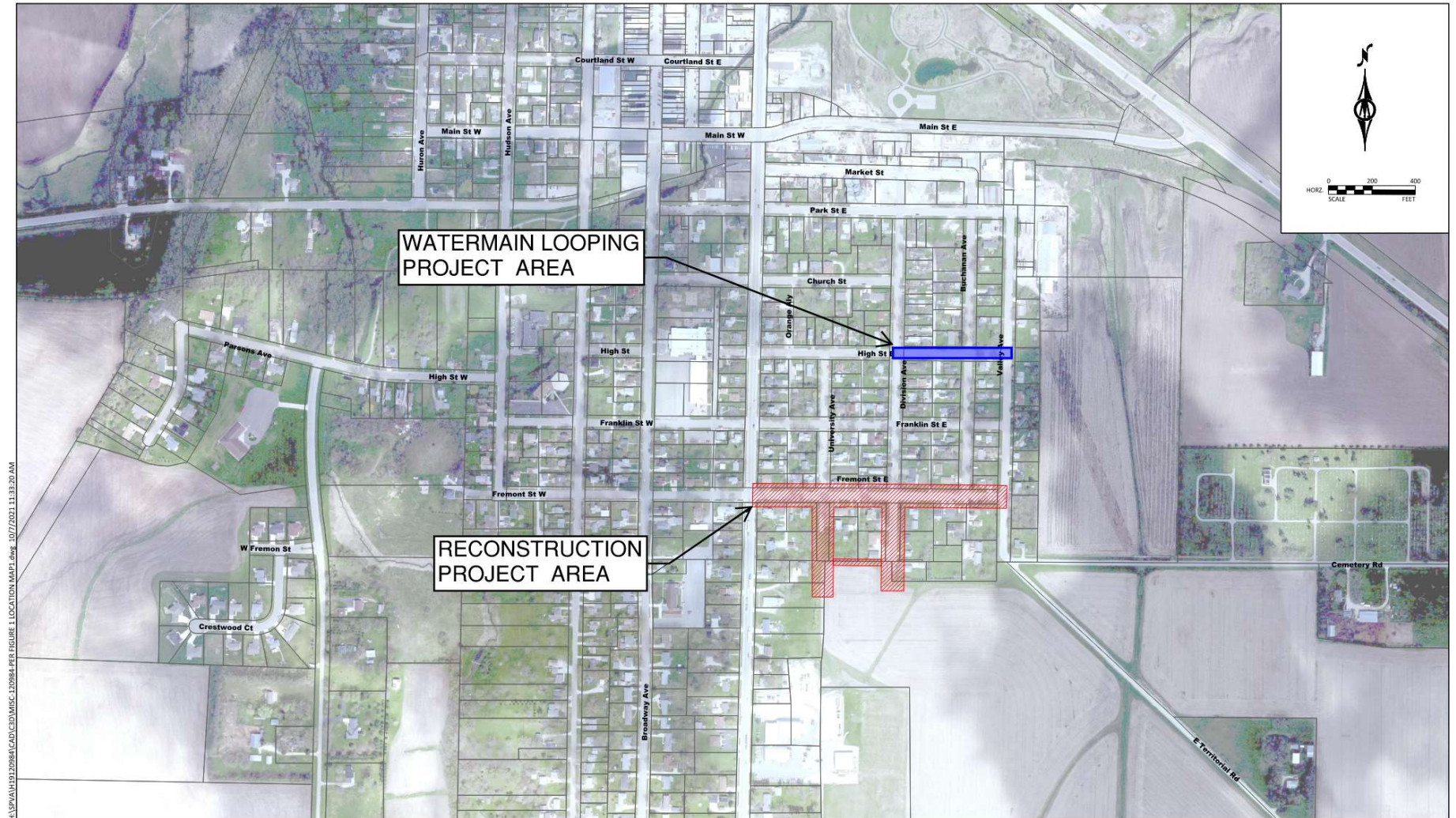


Agenda

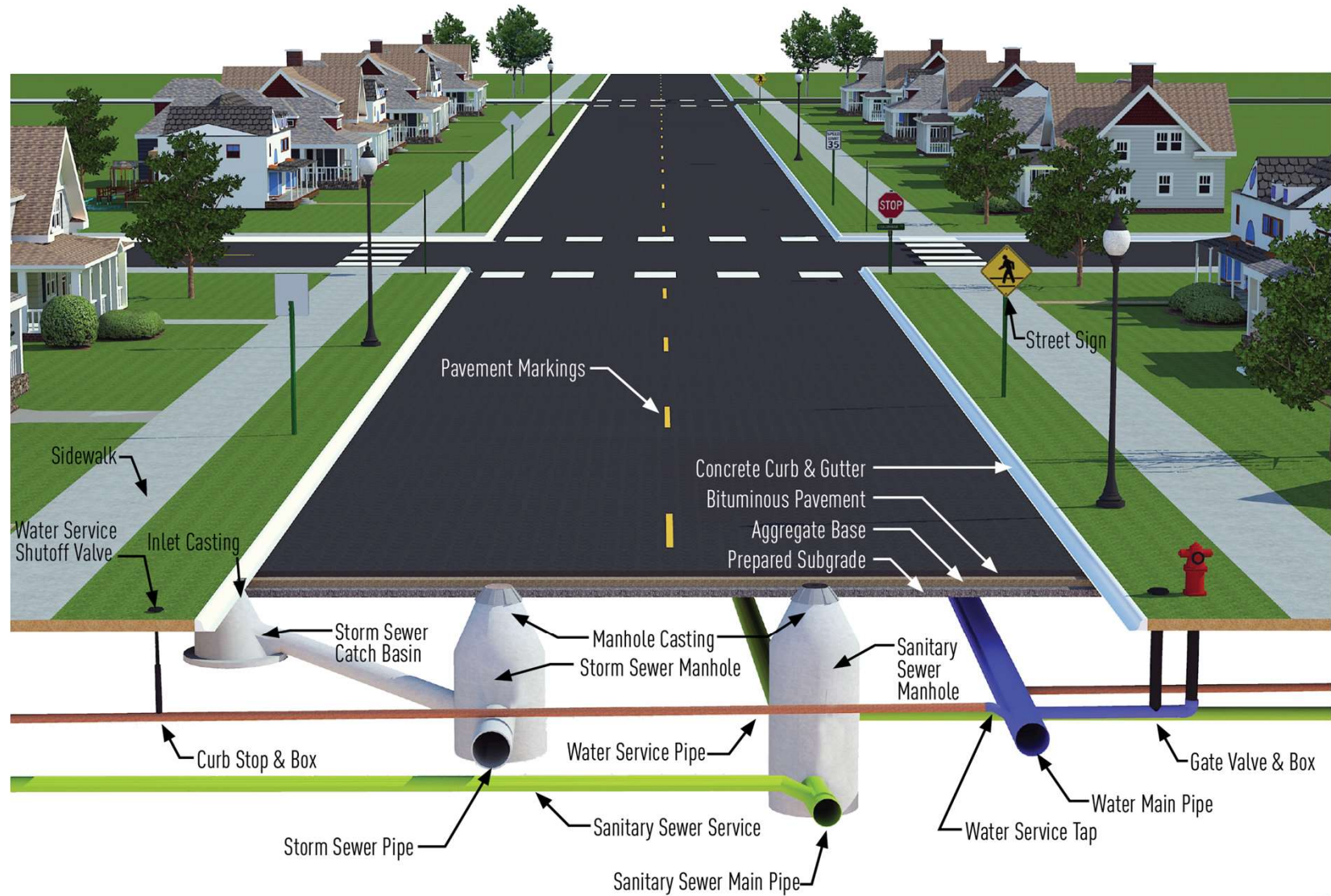
- Preliminary Engineering Report Review
 - Project Area
 - Existing Conditions
 - Proposed Improvements
 - Cost Estimate & Financing
- Assessments
- Schedule & Next Steps
- Comments & Questions



Project Area



Typical City Street

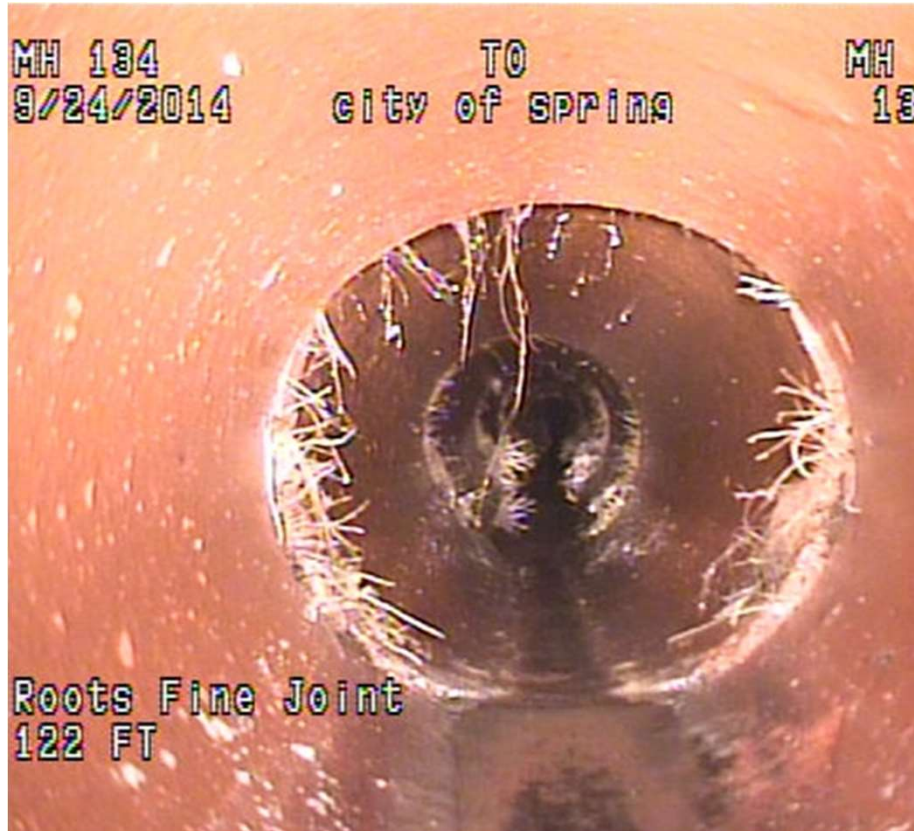


Existing Conditions: Street

- Pavement:
 - Very poor condition
 - Alligator cracking, rutting & patched areas
- Curb & Gutter:
 - Only Division Ave
- Sidewalk:
 - Fragmented & poor condition



Existing Conditions: Sanitary Sewer

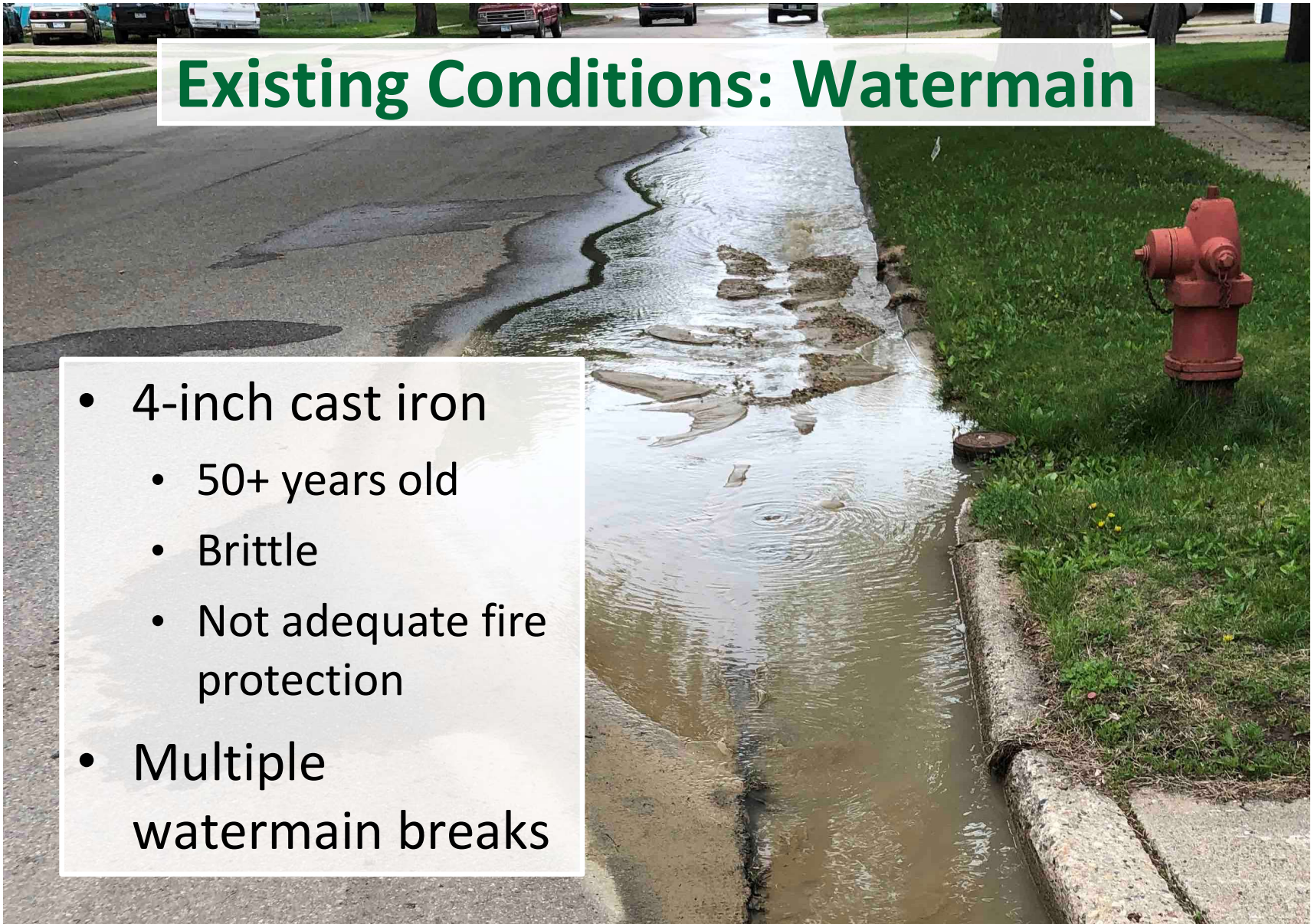


- Sewer Televising:
 - Broken pipe
 - Pipe blockage
 - Root intrusion
- These issues cause:
 - Sewage backups
 - Clean groundwater entering pipe
 - Sewage leaking out of the pipe



Existing Conditions: Watermain

- 4-inch cast iron
 - 50+ years old
 - Brittle
 - Not adequate fire protection
- Multiple watermain breaks



Existing Conditions: Storm Sewer



- Minimal Storm Sewer:
 - Valley Ave & Fremont St
 - Few Inlets
- Localized Flooding
- Erosion along pavement
- Sediment deposits



Proposed Improvements: Surface

- Fremont Street
 - 36' w/ curb & gutter
 - Concrete sidewalks & driveway aprons
- Division & University
 - 36' w/ curb & gutter
 - Driveway aprons & no sidewalk



Proposed Improvements: Sanitary Sewer

- 8-inch PVC Pipe (watertight system)
- Concrete Manholes
- 4-inch residential service to property line





Proposed Improvements: Watermain

- 8-inch watermain
- 1-inch residential services to property line with curb stop
- New hydrants and valves

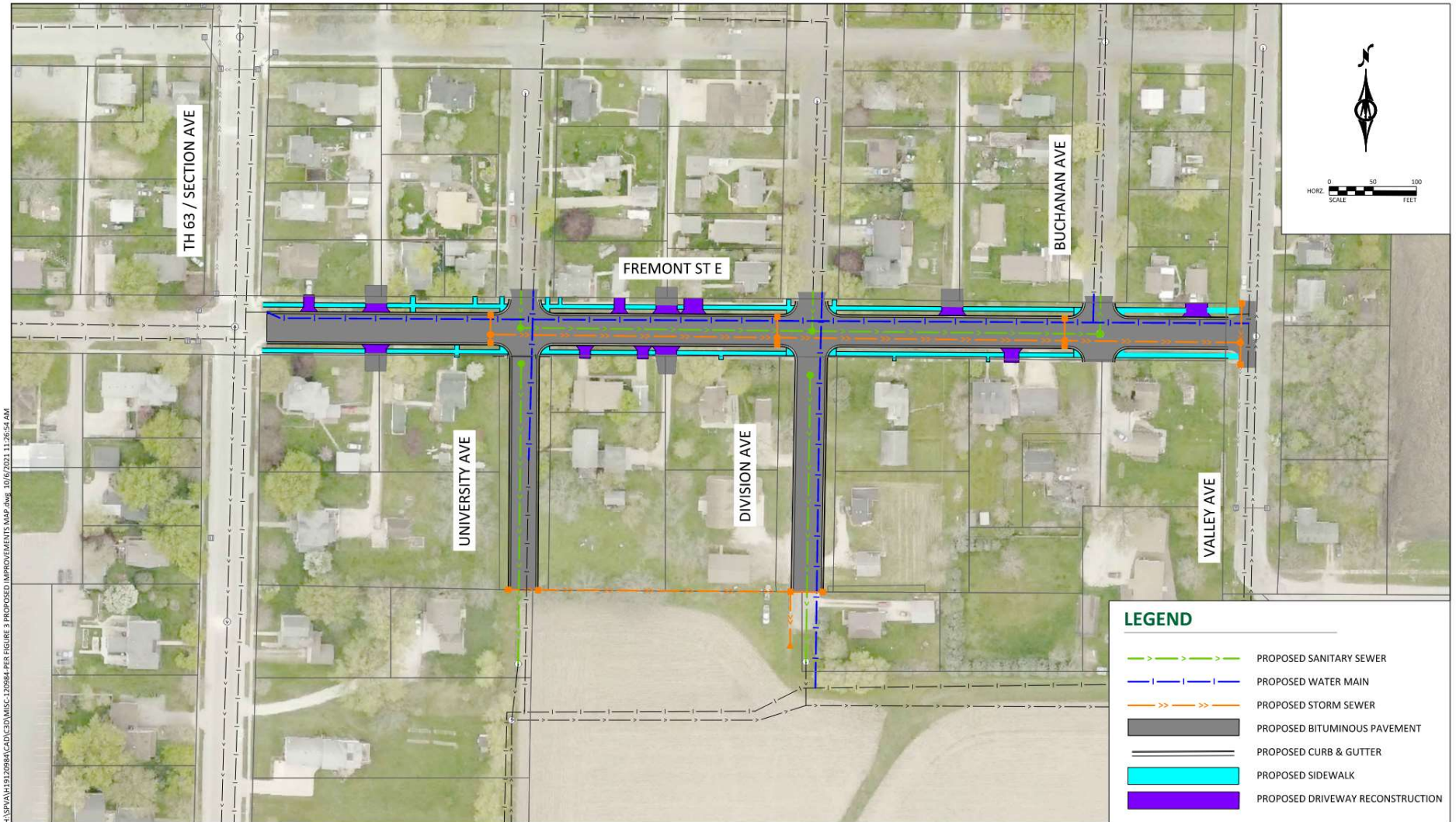


Proposed Improvements: Storm Sewer

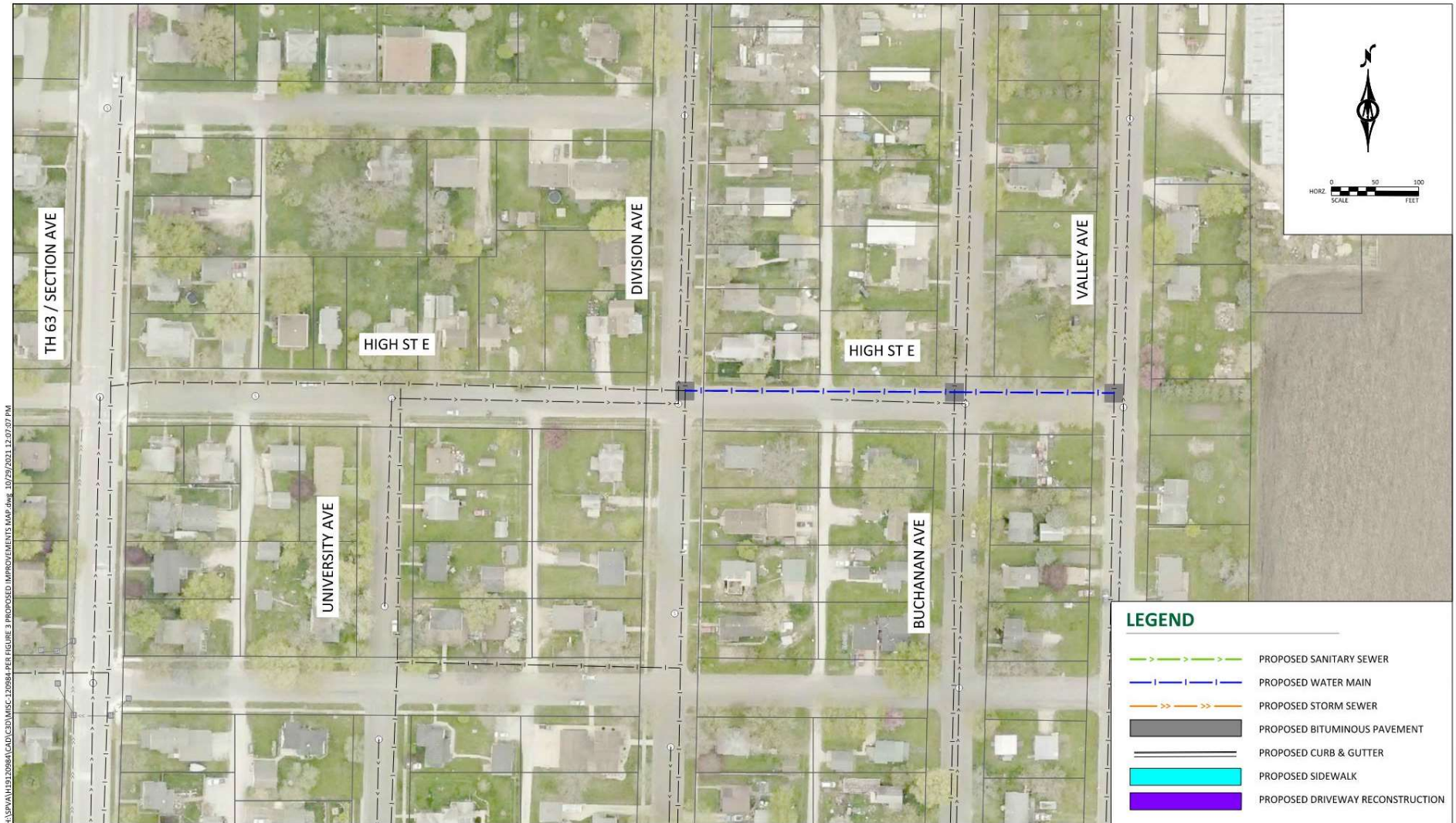
- New 12-inch – 24-inch Reinforced Concrete Pipe
- Extended into project
- Additional catch basins
- South end of Division & University
- 6-inch subdrain in street with sump pump services



Proposed Improvements: Reconstruction



Proposed Improvements: Watermain Looping



Cost Estimate

Table 1 – Preliminary Cost Estimate			
Item	City of Spring Valley	Spring Valley Public Utilities	Total
Street & Site	\$1,073,448.14		\$1,073,448.14
Sanitary Sewer	\$225,362.93		\$225,362.93
Watermain		\$363,347.28	\$363,347.28
Storm Sewer	\$153,606.23		\$153,606.23
Option 1: Watermain Loop		\$118,922.87	
Total Estimated Project Costs	\$1,452,417.30	\$482,270.15	\$1,934,687.45



Financing

- Project funded through bond sale, repaid through
 - Utility/Enterprise Funds
 - Tax Levy
 - Other Cash Reserves
 - Special Assessments



Special Assessments

- Reconstruction Only
- Watermain Looping Not Assessed
- Following Chapter 429 of the Minnesota State Statutes
- Assessment Policy
 - 20% of Assessable Costs
 - Street & Site
 - Sanitary Sewer
 - Storm Sewer
 - Water main & services are NOT assessable
 - “Frontage” Basis – 50% reduction for corner lots



Special Assessments

- Per policy: Average assessment of \$15,288.60 per parcel
- Large frontages and corner lots
- Comparable to previous projects (2016 & 2018)
- 2022 Assessment Adjustment
 - 20% of Street & Site
 - 0% Sanitary Sewer & Storm Sewer
 - Water main & services are NOT assessable
- Adjustment: Average assessment of \$10,246.92 per parcel
- Not finalized until Assessment Hearing (After Bids)



Project Schedule & Next Steps

Resolution Ordering Preparation of Report	9/27/21
Prepare Feasibility Report	9/27/2021-10/11/2021
Resolution Receiving Report and Calling for Hearing on Improvement	10/11/21
Published Notice of Hearing on Improvement	10/25/2021 and 11/1/2021
Mailed Notice of Hearing on Improvement	10/22/21
Neighborhood Informational Meeting	11/2/21
Improvement Hearing	11/8/21
Resolution Ordering Improvement and Preparation of Plans and Specifications	11/8/21
Prepare Plans and Specifications	11/8/2021 - 12/13/2021
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	12/13/21
Advertise for Bids	12/20/21
Open Bids	1/12/22
Prepare Assessment Roll & Contractor Evaluations	1/12/2022 - 2/14/2022
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	2/14/22
Resolution for Hearing on Proposed Assessment	2/14/22
Published Notice of Hearing on Proposed Assessment	2/28/22
Mailed Notice of Hearing on Proposed Assessment	2/25/22
Neighborhood Informational Meeting	3/10/22
Assessment Hearing	3/14/22
Resolution Adopting Assessment	3/14/22
Resolution Awarding Contract	3/14/22
Begin Construction	April/May 2022
End Construction	9/30/22

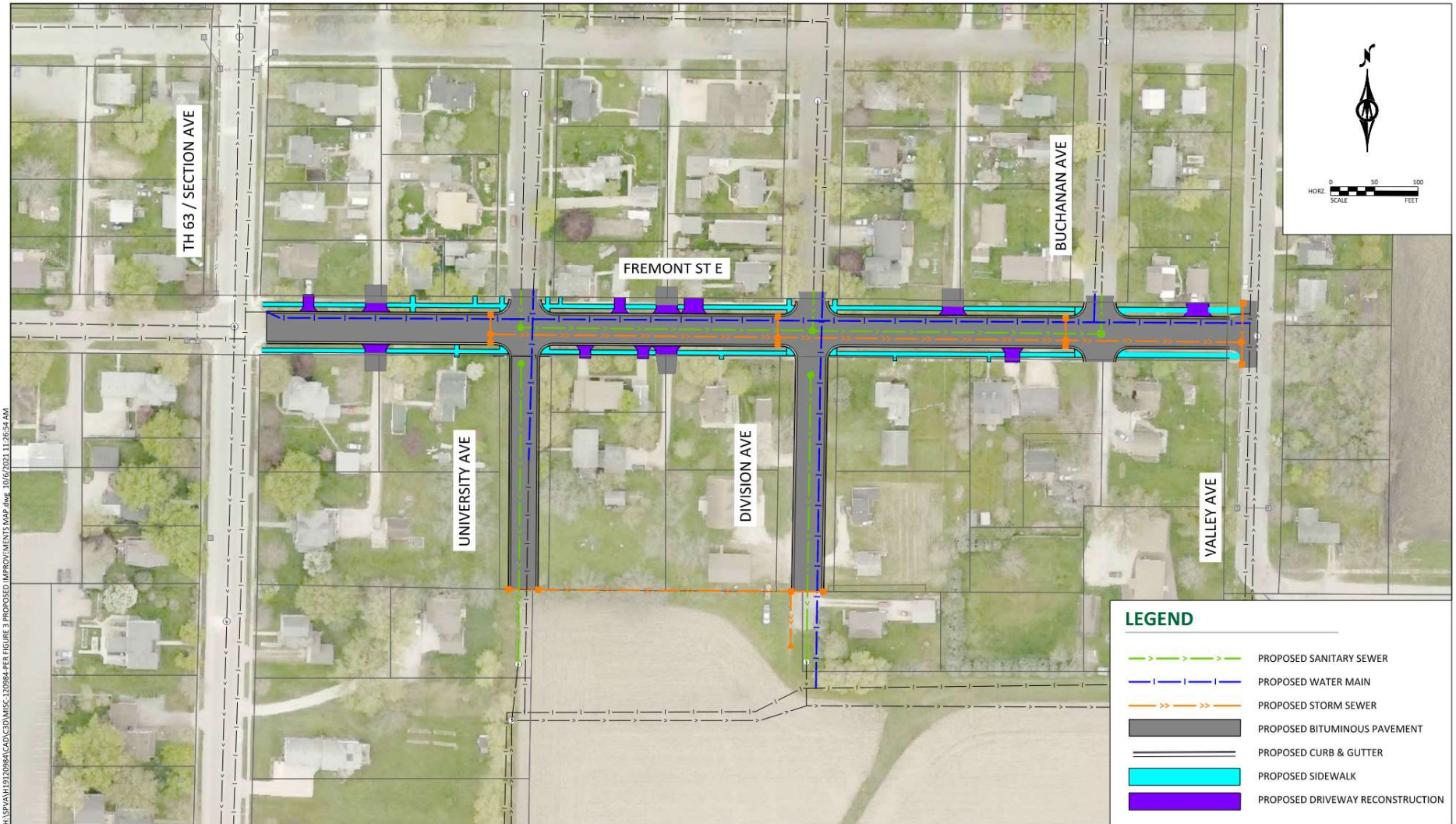


Project Schedule & Next Steps

- Improvement Hearing (11/8/21)
 - Council Decision Point (Order Plans & Specs)
- Open Bids (1/12/22)
- Neighborhood Meeting (3/10/22)
 - What to Expect During Construction
- Assessment Hearing (3/14/22)
 - Final Assessment Roll
- Construction (Spring 2022)
 - Substantial Completion: Fall 2022
 - Final Completion: Spring 2023



Questions?



Questions?

