



Neighborhood Informational Meeting No. 2 2023 Street & Utility Improvement Project

City of Spring Valley



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Introductions

- Drew Weber, P.E. – Project Manager
- Brian Malm, P.E. – City Engineer



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Agenda

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



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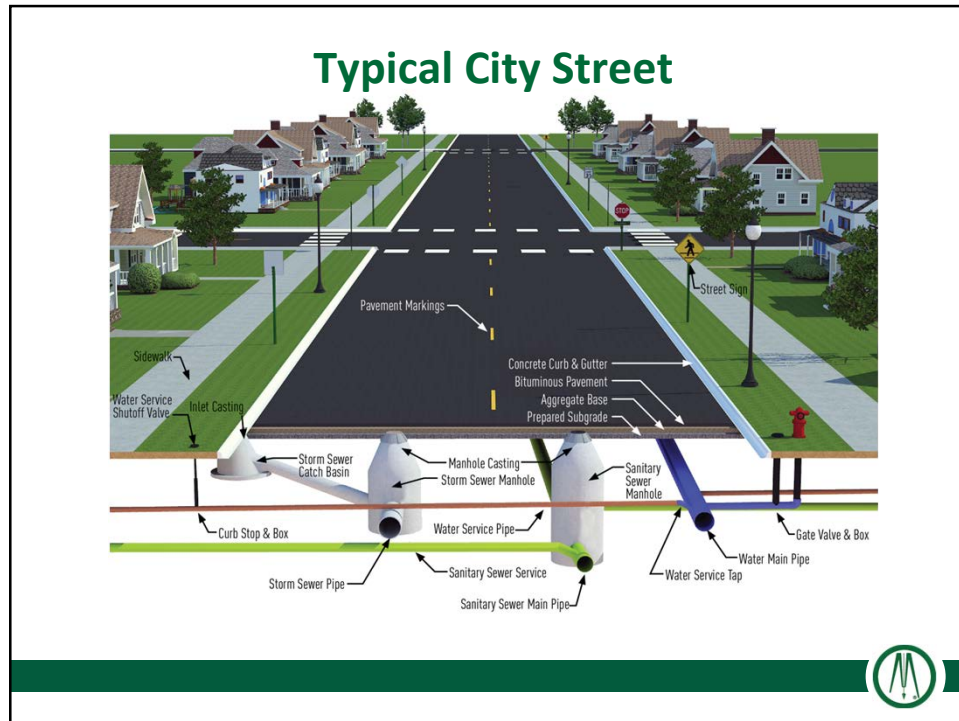
Project Location

2023 STREET & UTILITY IMPROVEMENTS
CITY OF SPRING VALLEY

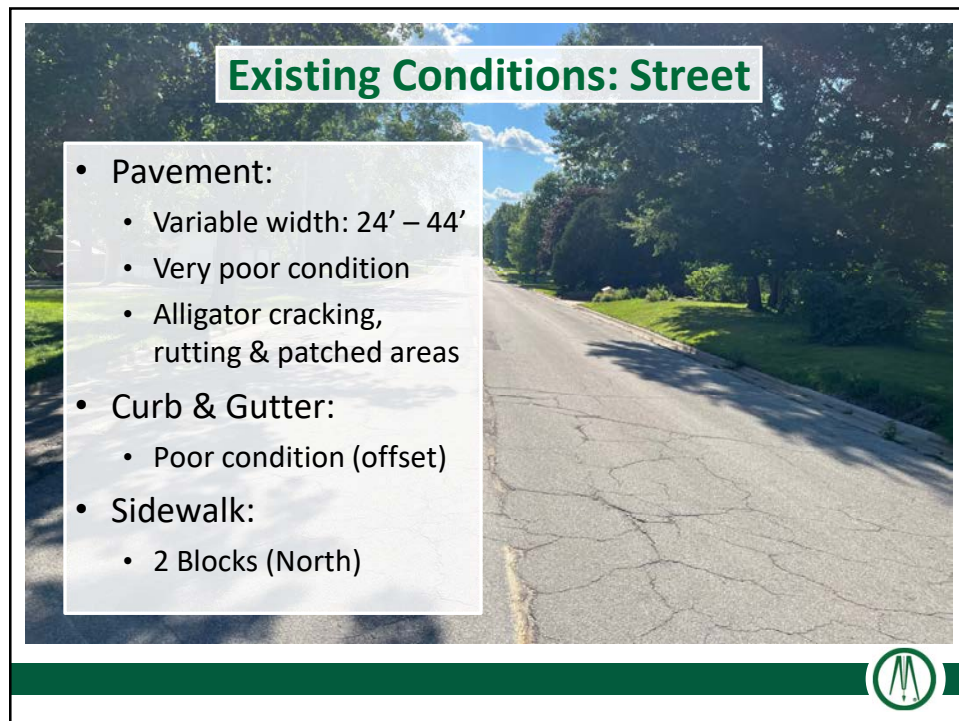
FIGURE 1 - PROJECT LOCATION MAP
AUGUST 2022



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Existing Conditions: Sanitary Sewer



- Sewer Televising:
 - Regular rotation (2014)
 - Broken pipe, offset joints, root intrusion
- These issues cause:
 - Sewage backups
 - Clean groundwater entering pipe
 - Sewage leaking out of the pipe



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Existing Conditions: Watermain

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




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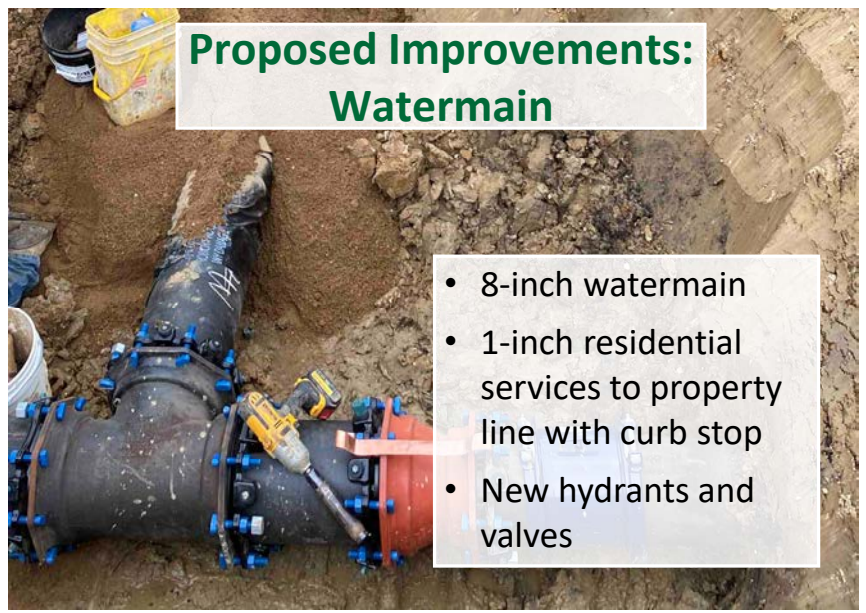


**Proposed Improvements:
Sanitary Sewer**

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




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**Proposed Improvements:
Watermain**

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



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**Proposed Improvements:
Storm Sewer**

- New 12-inch – 36-inch Pipe
- Additional catch basins
- 6-inch subdrain in street with sump pump services



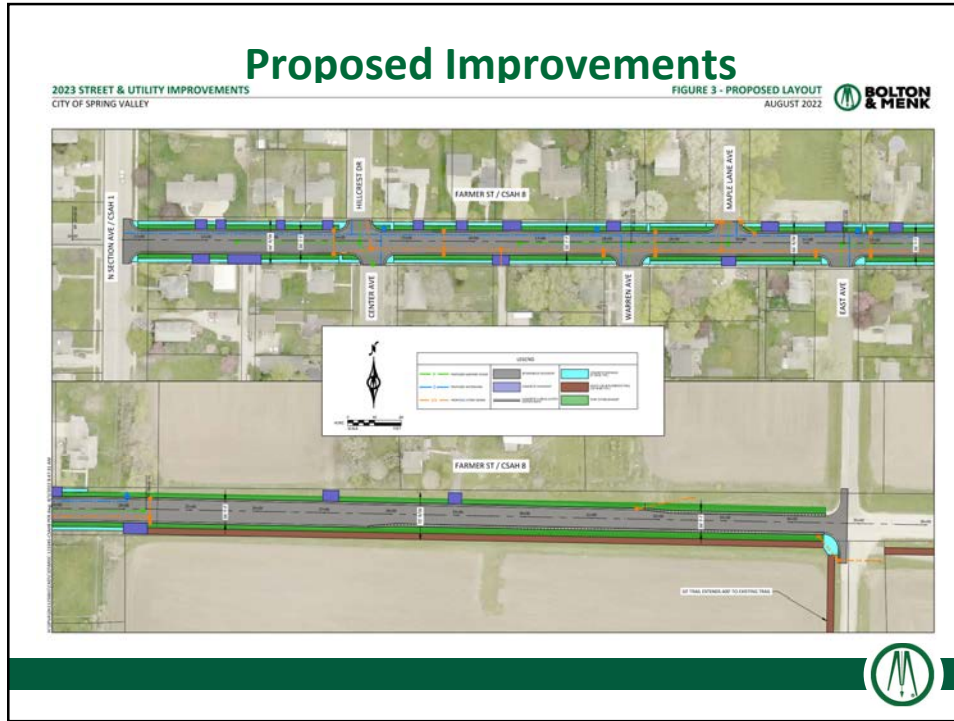
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**Proposed Improvements:
Reconstruction**



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Cost Estimate

Table 1 – Preliminary Cost Estimate

Item	City of Spring Valley	Spring Valley Public Utilities	Fillmore County	Total
Street & Site	\$641,000		\$1,568,000	\$2,209,000
Sanitary Sewer	\$271,000			\$271,000
Watermain		\$437,000		\$437,000
Storm Sewer	\$240,000		\$240,000	\$480,000
Trail	\$73,000			\$73,000
Estimated Project Costs	\$1,225,000	\$437,000	\$1,808,000	\$3,470,000

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Financing

- City's portion of the project to be funded through bond sale, repaid through
 - Utility/Enterprise Funds
 - Tax Levy
 - Other Cash Reserves
 - Special Assessments



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Special Assessments

- Residential Section Only
- 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



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Special Assessments

- Per policy: Average assessment of \$15,455.35 per parcel
- Large frontages and corner lots
- Comparable to previous projects (2016, 2018 & 2022)
- 2023 Assessment Adjustment
 - 20% of Street & Site (City Portion)
 - 20% Sanitary Sewer
 - Water main & services are NOT assessable
- Adjustment: Average assessment of \$10,130.67 per parcel
- Not finalized until Assessment Hearing (After Bids)



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Project Schedule & Next Steps

Resolution Ordering Preparation of Report	7/25/22
Prepare Feasibility Report	7/25/22 – 8/8/22
Resolution Receiving Report and Calling for Hearing on Improvement	8/8/22
Published Notice of Hearing on Improvement	8/29/22 and 9/5/22
Mailed Notice of Hearing on Improvement	8/26/22
Neighborhood Informational Meeting	9/8/22
Improvement Hearing	9/12/22
Resolution Ordering Improvement and Preparation of Plans and Specifications	9/12/22
Prepare Plans and Specifications	9/12/22 – 11/14/22
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	11/14/22
Advertise for Bids	11/21/22
Open Bids	12/15/22
Prepare Assessment Roll & Contractor Evaluations	12/15/22 – 1/9/23
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	1/9/23
Resolution for Hearing on Proposed Assessment	1/9/23
Published Notice of Hearing on Proposed Assessment	1/23/23
Mailed Notice of Hearing on Proposed Assessment	1/23/23
Neighborhood Informational Meeting	2/9/23
Assessment Hearing	2/13/23
Resolution Adopting Assessment	2/13/23
Resolution Awarding Contract	2/13/23
Begin Construction	April/May 2023
End Construction	Fall 2023



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