



Neighborhood Informational Meeting No. 3 2023 Street & Utility Improvement Project

City of Spring Valley



1

Introductions

- Brian Malm, PE – City Engineer
- Drew Weber, PE – Project Manager
- Nolan Boice, EIT – Construction Representative



2

Agenda

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



3

Project Location

2023 STREET & UTILITY IMPROVEMENTS
CITY OF SPRING VALLEY

FIGURE 1 - PROJECT LOCATION MAP
AUGUST 2022



4

Existing Conditions



5


Proposed Improvements: Surface



- Farmer Street (CSAH 8)
 - 36' bituminous pavement
 - Concrete curb & gutter
 - Concrete sidewalks & driveway aprons
 - 10' bituminous trail




6

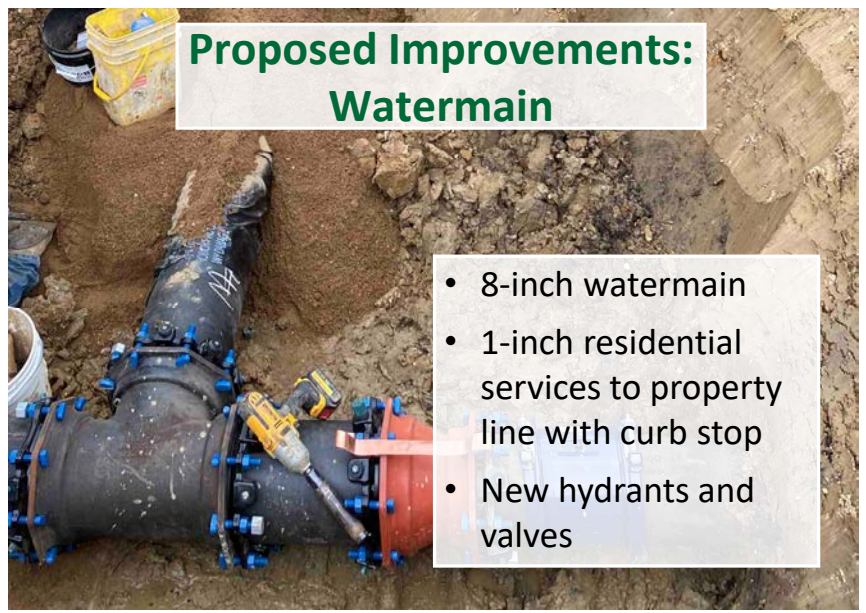


**Proposed Improvements:
Sanitary Sewer**

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




7



**Proposed Improvements:
Watermain**

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



8



**Proposed Improvements:
Storm Sewer**

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



9



**Proposed Improvements:
Reconstruction**

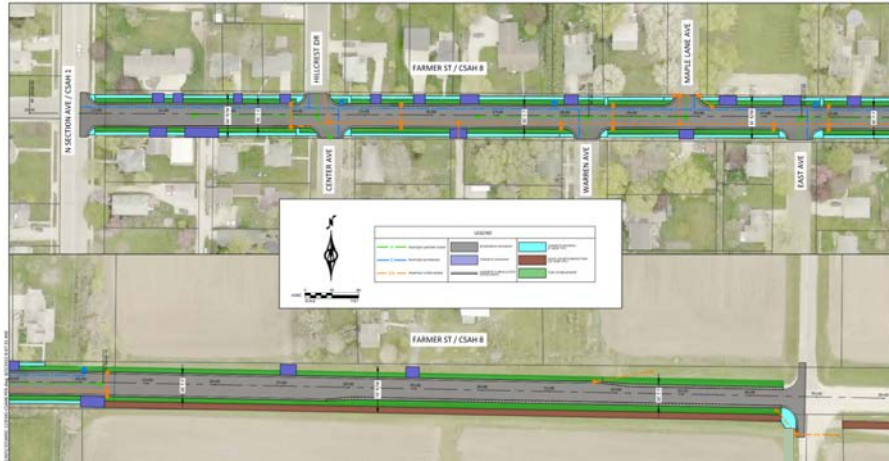


10

Proposed Improvements

2023 STREET & UTILITY IMPROVEMENTS
CITY OF SPRING VALLEY

FIGURE 3 - PROPOSED LAYOUT
AUGUST 2022



11

Cost Estimate

Table 1 – Preliminary Cost Estimate

Item	City of Spring Valley	Spring Valley Public Utilities	Fillmore County	Total
Street & Site	\$394,000		\$1,022,000	\$1,416,000
Sanitary Sewer	\$235,000			\$235,000
Watermain		\$402,000		\$402,000
Storm Sewer	\$183,000		\$183,000	\$366,000
Trail & Fire Hall	\$106,000			\$106,000
Estimated Project Costs	\$918,000	\$402,000	\$1,205,000	\$2,525,000



12

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



13

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



14

Special Assessments

- Per policy:
 - Cost per Foot: \$140.23
- Large frontages and corner lots
- Comparable to previous projects (2016, 2018 & 2022)
- 2023 Assessment Adjustment
 - Cost Per Foot: \$100.38
 - Average assessment of \$7,915.71 per parcel



15

Project Schedule & Next Steps

Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	12/28/2022
Advertise for Bids	1/16/2022
Open Bids	2/13/2023
Prepare Assessment Roll	2/13/2023
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	2/13/2023
Resolution for Hearing on Proposed Assessment	2/13/2023
Published Notice of Hearing on Proposed Assessment	To paper 2/21/2023 Published 2/27/2023
Neighborhood Informational Meeting	3/8/2023
Assessment Hearing	3/13/2023
Resolution Adopting Assessment	3/13/2023
Resolution Awarding Contract	3/13/2023
Begin Construction	June/July 2023
End Construction	October 2023



16

Project Schedule

- Neighborhood Meeting (3/8/2023)
 - What to Expect During Construction
 - Assessment Roll
- Assessment Hearing (3/13/2023)
 - Final Assessment Roll
- Construction (June 2023)
 - Substantial Completion: Fall 2023
 - Final Completion: Spring 2024



17

What to Expect with Construction

- https://www.youtube.com/watch?v=iyFh4_3VpGY



18

Project Communication

- On-site Construction Representative
- Newsletters
- Project Website
 - <https://clients.bolton-menk.com/springvalley2023/>
- E-blasts – email/texts



19

Thank you! Questions?

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20