

Neighborhood Informational Meeting

2025 Street & Utility Improvements

August 8th, 2024

City of Spring Valley



Introductions

- Drew Weber, P.E. – Project Manager
- Grayson Gavin – Design Engineer



Agenda

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



Local Road Improvement Program

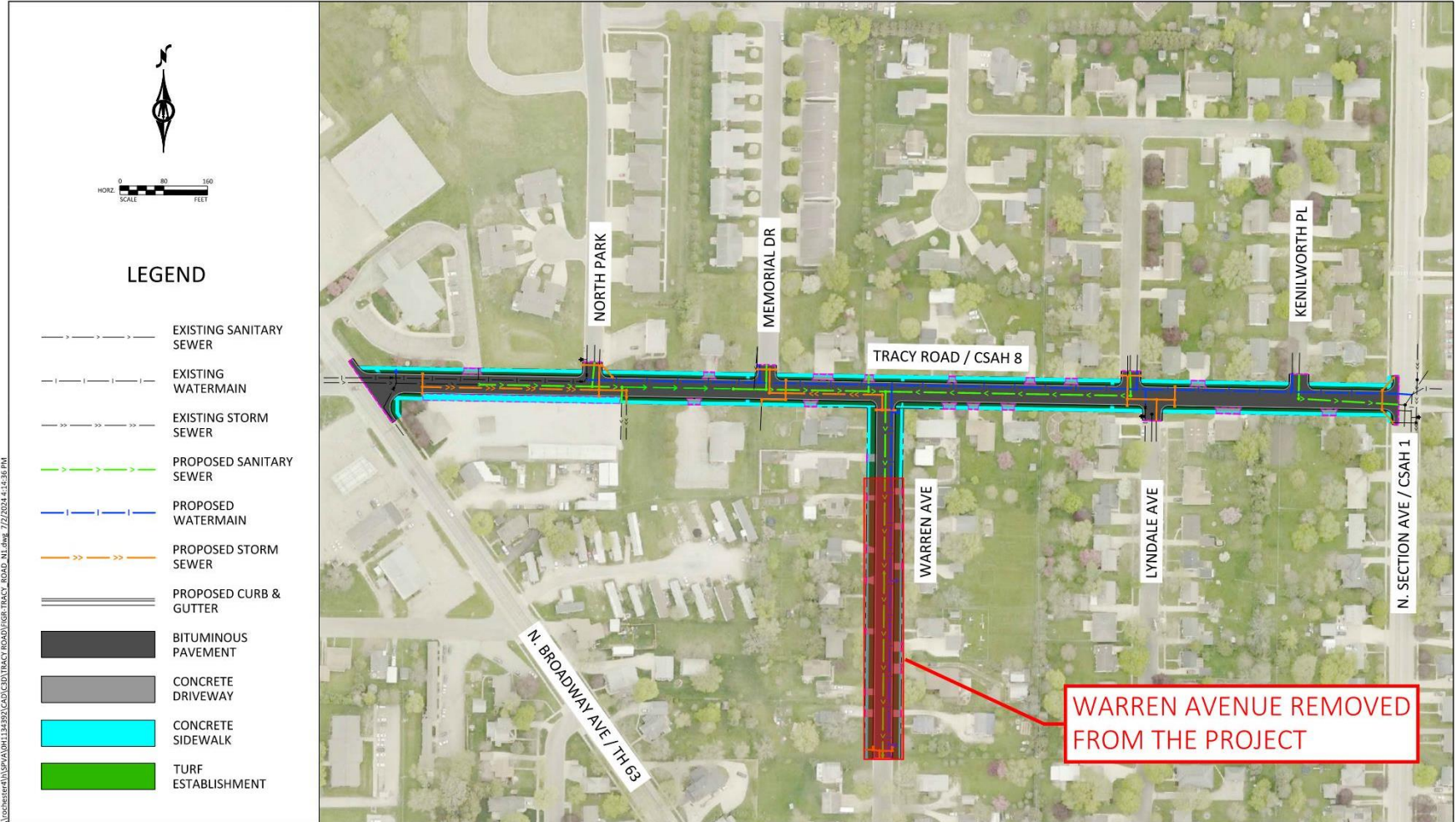
- Minnesota Department of Transportation
- Routes of Regional Significance
- 2 Applications Submitted
 - CSAH 8 (Tracy Rd)
 - CSAH 1 (Main Street)
- 118 applications, 14 selected in category (pop. <5000)
- \$1,500,000 grant awarded (maximum)



Project Location

2025 STREET & UTILITY IMPROVEMENTS
CITY OF SPRING VALLEY

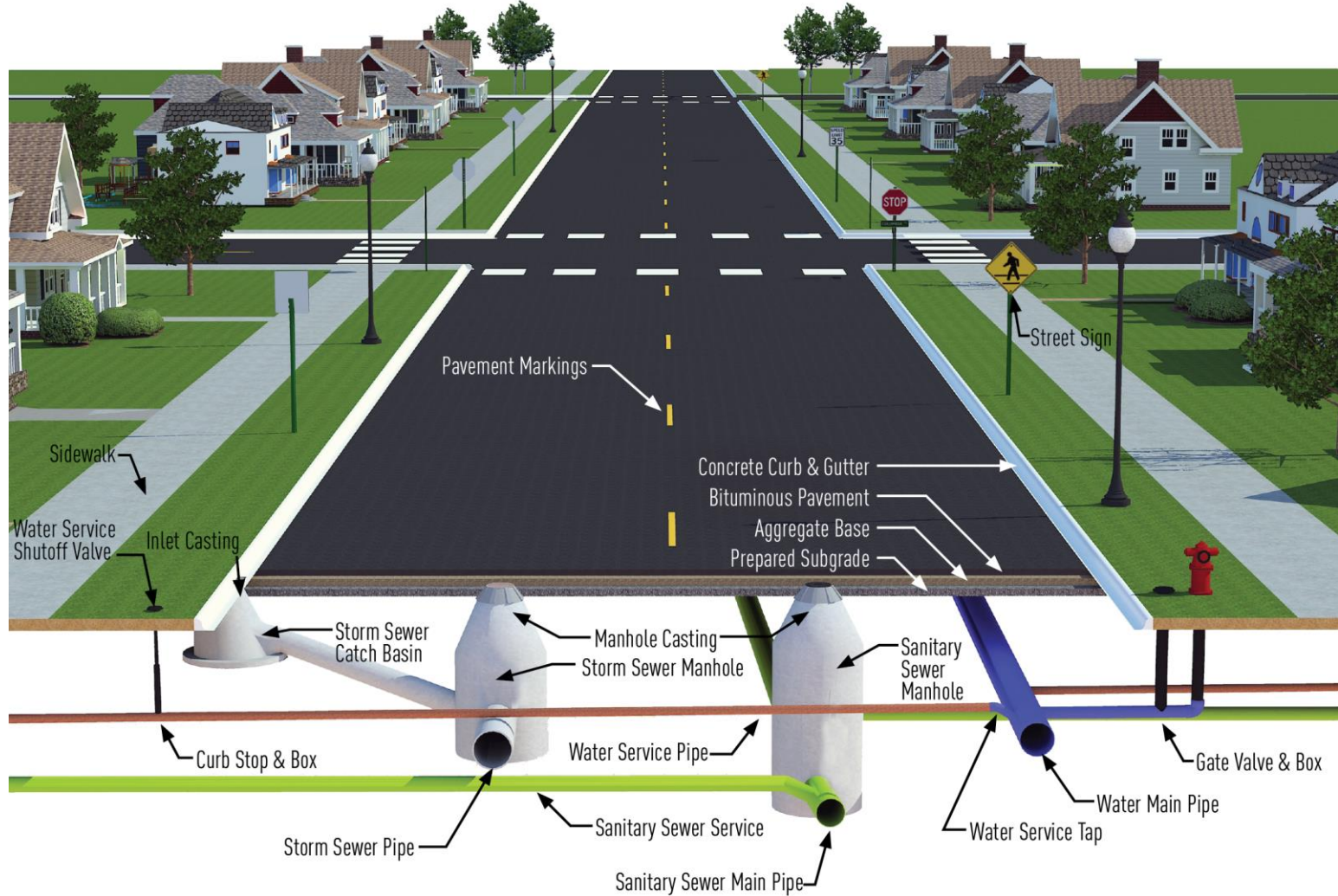
PROPOSED LAYOUT
JUNE 2024



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Typical City Street



Existing Conditions: Street

- Pavement:
 - 42-ft wide (Tracy Rd)
 - Very poor condition
 - Alligator cracking, rutting & patched areas



Existing Conditions: Street

- Curb & Gutter:
 - Poor condition
- No existing sidewalk



Existing Conditions: Sanitary Sewer



- Sewer Televising:
 - Regular rotation (2014)
 - Broken pipe, offset joints, root intrusion
- These issues cause:
 - Sewage backups
 - Sewage leaking out of the pipe
 - Infiltration = increased treatment costs



Existing Conditions: Watermain

- 4 & 6-inch cast iron
 - 35+ years old
 - Brittle
 - Not adequate fire protection
- Watermain breaks



Existing Conditions: Storm Sewer



- Large drainage area
- Poor condition:
 - Structures & Pipe
 - Infiltration
- Poor drainage:
 - Negative effects to pavement and curb & gutter

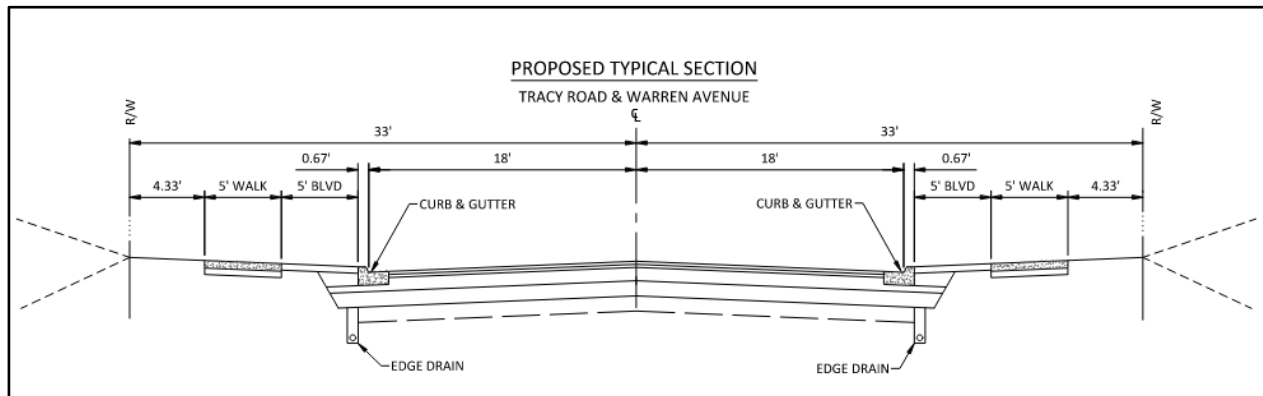
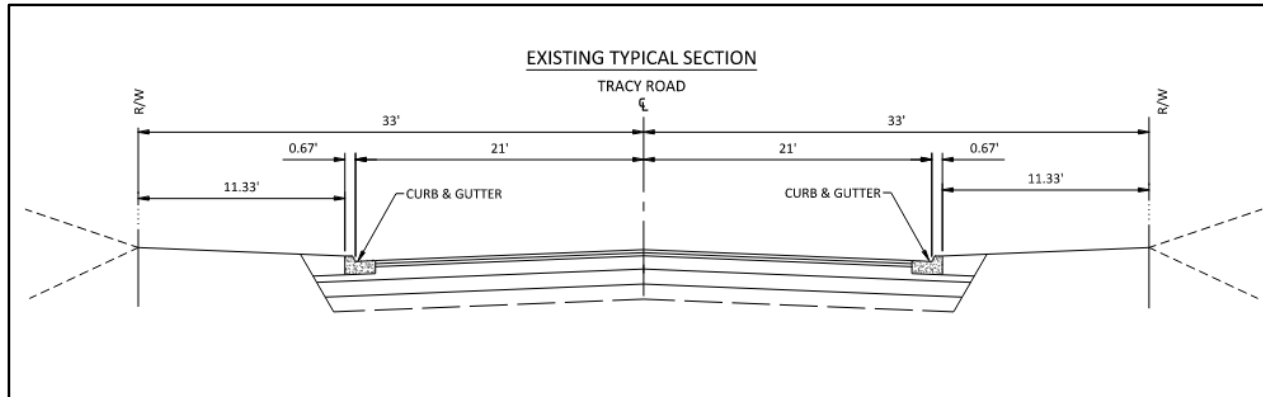


Proposed Improvements: Surface

- 36-ft wide bituminous pavement
- Concrete curb & gutter
- Concrete sidewalks & driveway aprons



Proposed Typical Sections



Proposed Improvements: Sanitary Sewer

- 8 to 12-inch PVC Pipe (watertight system)
- Concrete Manholes
- 6-inch residential service to property line



Proposed Improvements: Watermain

- 8 to 12-inch watermain
- 1-inch residential services to property line with curb stop
- New hydrants and valves



Proposed Improvements: Storm Sewer

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



Proposed Improvements: Reconstruction



Cost Estimate

Table 1 – Preliminary Cost Estimate

Item	City of Spring Valley	Spring Valley Public Utilities	Fillmore County	Total
Street & Site	\$781,000		\$1,534,000	\$2,315,000
Sanitary Sewer	\$436,000			\$436,000
Watermain		\$590,000		\$590,000
Storm Sewer	\$245,000		\$291,000	\$536,000
Estimated Subtotal	\$1,462,000	\$590,000	\$1,825,000	\$3,877,000
LRIP Grant	-\$724,000		-\$776,000	-\$1,500,000
Estimated Project Costs	\$738,000	\$590,000	\$1,049,000	\$2,377,000



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



Special Assessments

- 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: Median assessment of \$15,394.63 per parcel
- Large frontages and corner lots
- Comparable to previous projects (2016,2018,2022,2023)
- 2024 Assessment Adjustment
 - 20% of Street & Site (City Portion)
 - 20% Sanitary Sewer
 - Water main & services are NOT assessable
- Adjustment: Median assessment of \$10,612.13 per parcel
- Not finalized until Assessment Hearing (After Bids)



Project Schedule

- Improvement Hearing (8/12/24)
 - Order Improvement & Authorize Plans & Specs
- Open Bids (Winter 2024)
- Neighborhood Meeting (Spring 2025)
 - What to Expect During Construction
 - Assessment Roll
- Assessment Hearing (Spring 2025)
 - Final Assessment Roll
- Construction (Spring 2025)
 - Substantial Completion: Fall 2025
 - Final Completion: Spring 2026



Project Schedule & Next Steps

Resolution Ordering Preparation of Report	May Special Meeting
Prepare Feasibility Report	June 2024
Neighborhood Informational Meeting	6/20/2024
Resolution Receiving Report and Calling for Hearing on Improvement	July 2024
Published Notice of Hearing on Improvement	7/29/2024 and 8/5/2024
Mailed Notice of Hearing on Improvement	7/29/2024
Neighborhood Informational Meeting	8/8/2024
Improvement Hearing	8/12/2024
Resolution Ordering Improvement and Preparation of Plans and Specifications	8/12/2024
Prepare Plans and Specifications	8/12/2024 - 12/9/2024
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	1/13/2025
Advertise for Bids	Published 1/27/2025
Open Bids	2/24/2025
Prepare Assessment Roll	2/24/2025 – 3/10/2025
Resolution Declaring Cost to Be Assessed and Ordering Preparation of Proposed Assessment	3/10/2025
Resolution for Hearing on Proposed Assessment	3/10/2025
Published Notice of Hearing on Proposed Assessment	Published 3/31/2025
Mailed Notice of Hearing on Proposed Assessment	3/27/2025
Neighborhood Informational Meeting	4/10/2025
Assessment Hearing	4/14/2025
Resolution Adopting Assessment	4/14/2025
Resolution Awarding Contract	4/14/2025
Begin Construction	Summer 2025
End Construction	October 2025



Questions?



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