



# Public Improvement Hearing

2024 Street & Utility Improvements

Wells, Minnesota

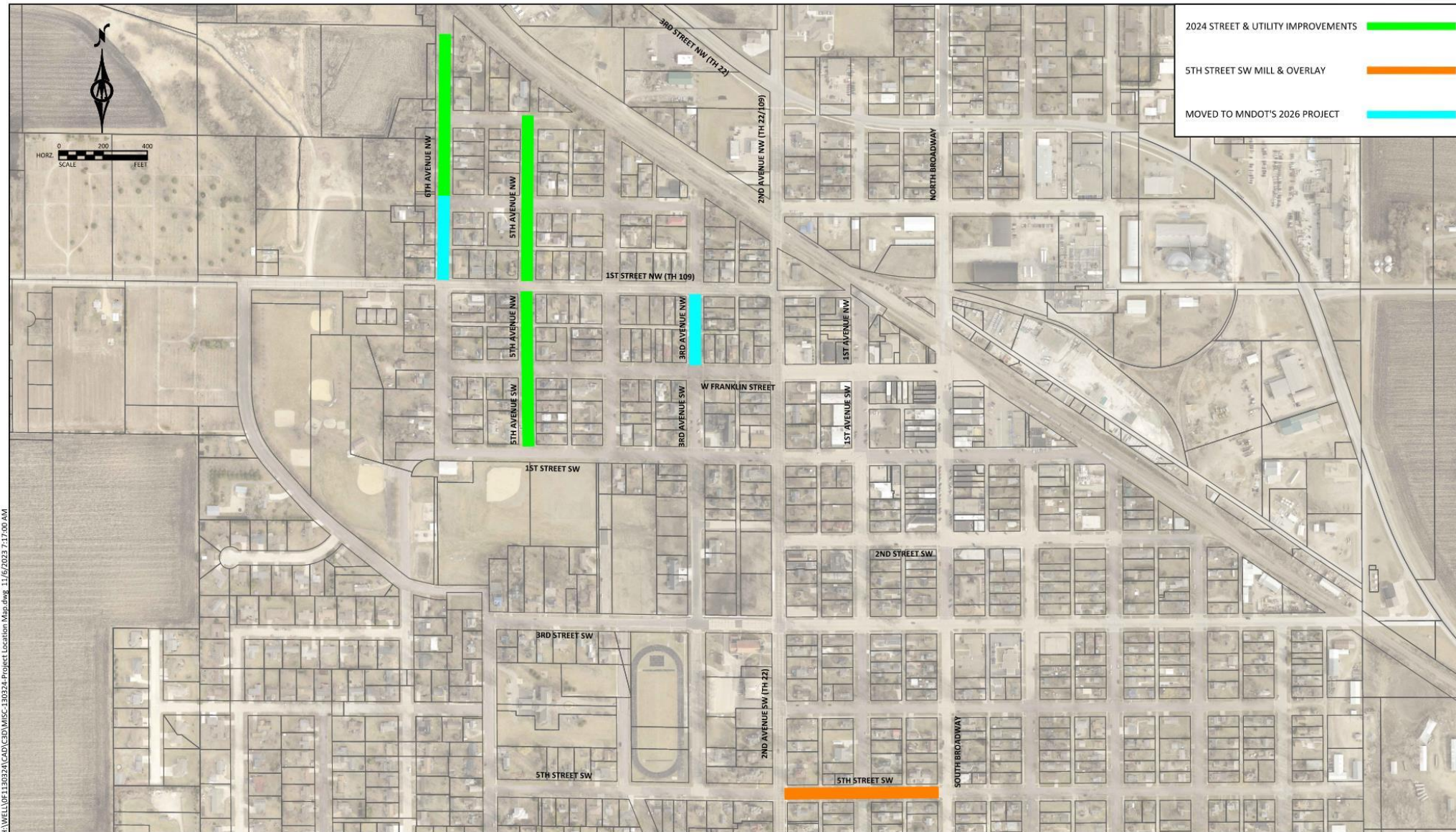
November 2023



# Preliminary Improvement Hearing



- First of two hearings required by law
- MN Statute 429 Assessment Procedures
- Present project scope and impacts
- Proposed assessments and schedule
- Opportunity for public input/discussion



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# Existing Conditions - Full Reconstruction

## 6<sup>th</sup> Avenue NW, 5<sup>th</sup> Avenue SW/NW

- **Street**

- Poor condition with alligator cracking, rutting, patches, and repairs
- Sidewalk does not meet current ADA standards.

- **Storm Sewer System**

- Minimal storm sewer exists
- Undersize and aging

- **Sanitary Sewer**

- Vitrified Clay Pipe - VCP
- VCP - Inflow and Infiltration

- **Water Distribution System**

- Old and undersized
- No watermain in some areas
- Corroded and deteriorated pipe
- Valves do not work properly

# Existing Conditions - Maintenance 5<sup>th</sup> Street SW



- **Street**

- Last reconstructed in the mid 90's
- Seal coats for maintenance purposes in the last 30 years
- Sidewalk does not meet current ADA Standards
- Fair condition showing signs of surface distress, minor cracking, and delamination

- **Storm Sewer**

- No issues reported

- **Sanitary Sewer**

- No issues reported

- **Water Distribution System**

- No issues reported

# Project Objectives



- Improve street surface conditions
- Reduce sewer inflow, infiltration and obstructions
- Increase water system flow capacity
- Replace deteriorating infrastructure
- Improve drainage conditions/reduce flooding
- Decrease maintenance

# Proposed Improvements - Full Reconstruction 6<sup>th</sup> Avenue NW, 5<sup>th</sup> Avenue SW/NW



- Street reconstruction - 40-ft Residential
- Driveway Aprons, Sidewalks
- Storm Sewer Mains, Catch Basins, Manholes
- Sanitary Sewer Mains, Manholes
- Watermain Pipes, Hydrants, Valves and Fittings
- Water and Sewer Services to Property Lines
  - Services will be televised prior to construction to review condition and any potential illicit tile connections

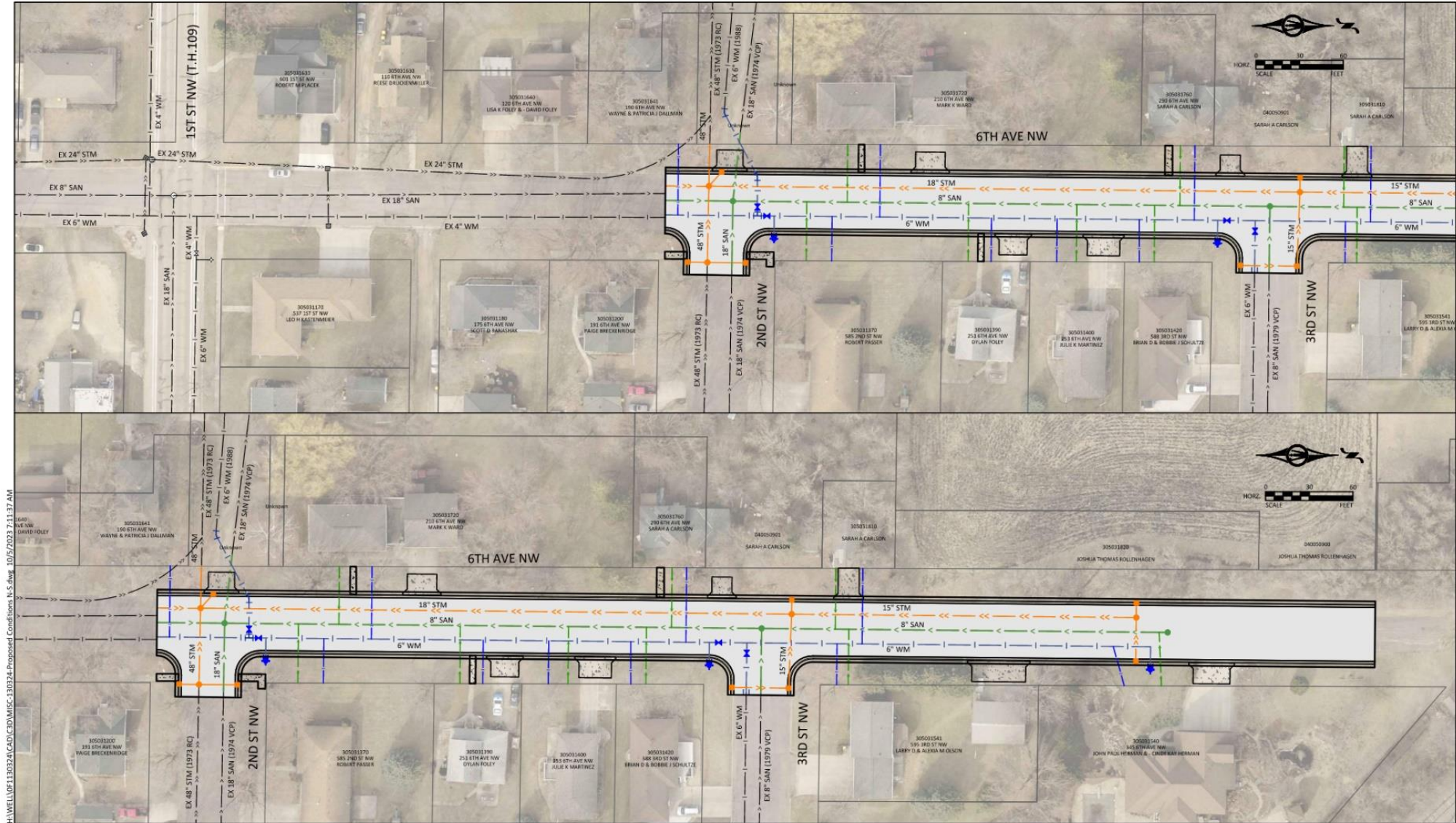
# Proposed Improvements - Maintenance

## 5<sup>th</sup> Street SW

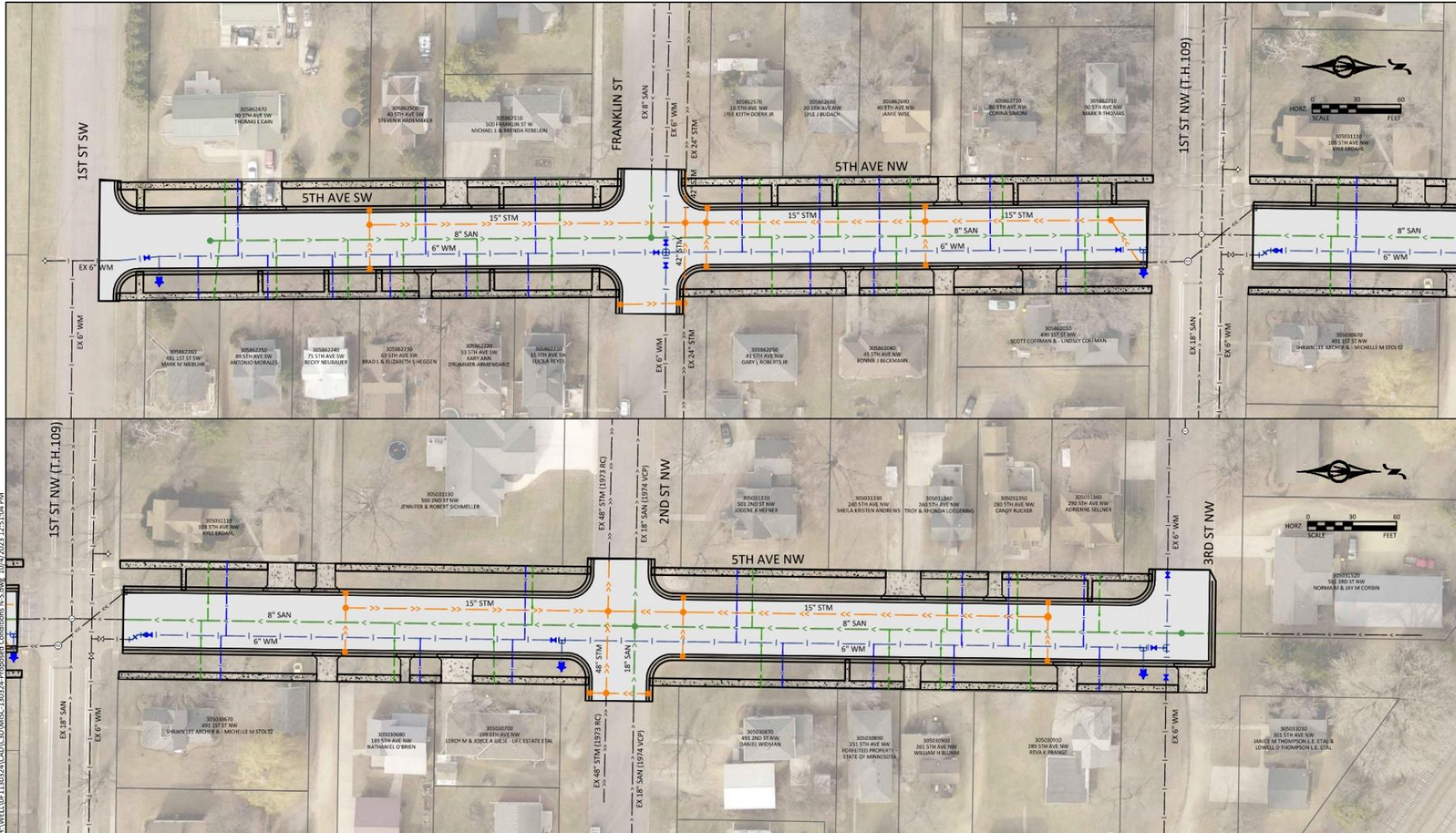


- Spot Curb Repairs
- Pedestrian Ramp Improvements
- Storm Sewer Improvements in Alley
- 7' Wide Edge Mill
- Bituminous Patching
- 2" Bituminous Overlay

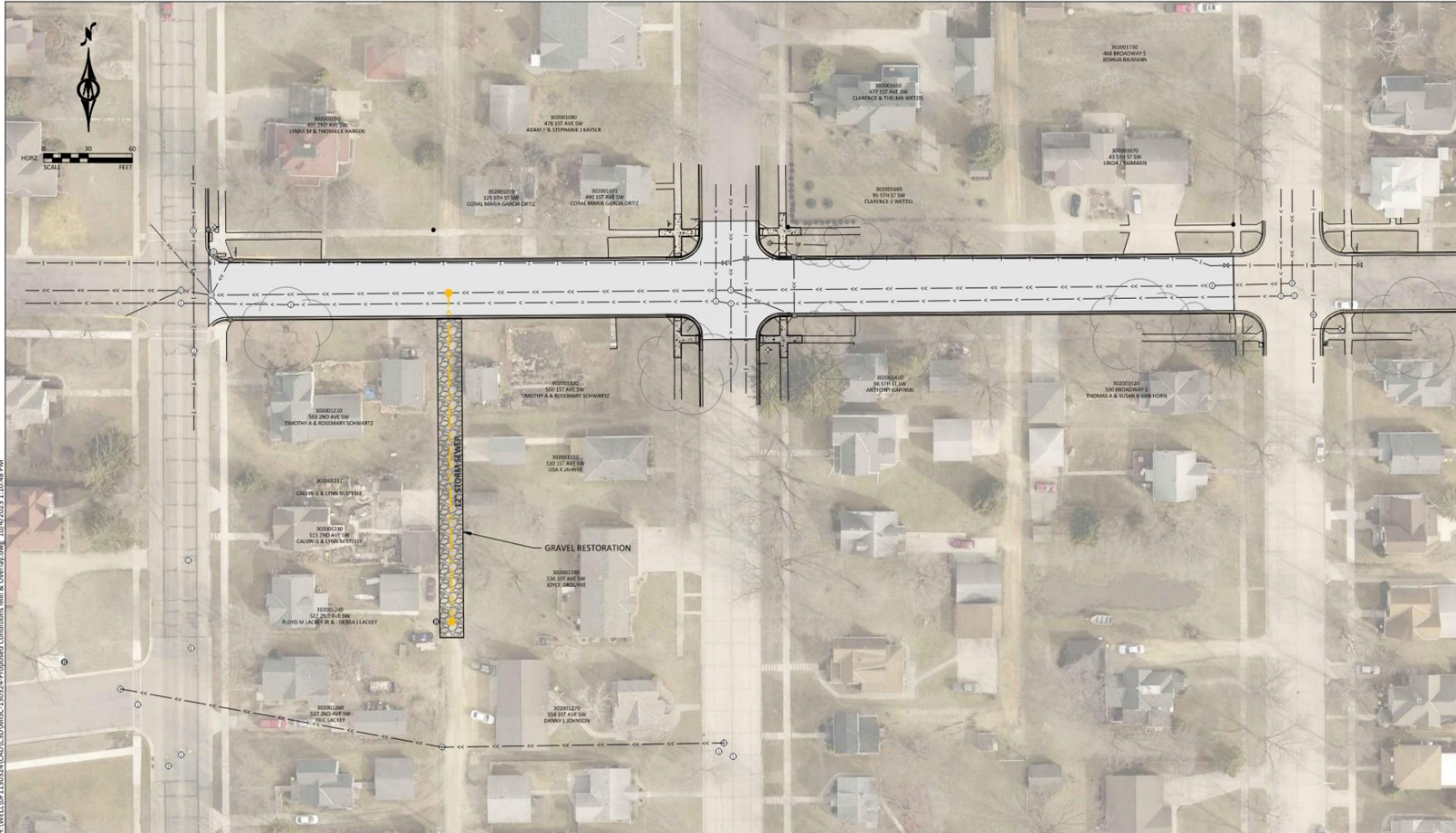




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# What's Under My Street



# Probable Schedule



Task	Date
Improvement Hearing; Authorize Plans & Specifications	November 13, 2023
Finalize Plans & Specifications; Authorize Advertisement for Bids	March 2024
Consider/Accept Bids; Award Contract	April 2024
Construction	May - October 2024
Assessment Hearing; Approve Assessments	July 2025
Certify Assessment Roll and File with County	December 2025

# Estimated Assessments



- Preliminary Assessment Amounts - Estimate
- Actual Assessment at end of project - Final Assessment Hearing
  - Mailed notice will be sent at the end of project
  - Hearing Date (Summer 2025)
  - Property Owner must give written notice before hearing of intent to appeal
  - Appeal notices must be filed before close of hearing

# Assessment Policy



- Water & Sanitary Sewer Mains - Rates / Not Assessed
- Service Lines to Property - 100% Assessed
  - Private Service Improvements - 100% Assessed
- Storm Sewer - 20% Assessed (80% is City Portion)
- Sidewalk - Not Assessed
- Street Surface - 30% Assessed (70% is City Portion)
  - Based on frontage
- Mill & Overlay - Not Assessed

# Preliminary Cost Estimate - Reconstruction



Street - \$1,335,123.00

- City - \$1,024,465.13
- Property Owners - \$310,657.87

Storm Sewer - \$518,622.00

- City - \$438,702.13
- Property Owners - \$79,919.87

Sanitary Sewer Construction - \$445,415.00

- City - \$323,639.00
- Property Owners - \$121,776.00

Watermain Construction - \$499,819.00

- City - \$384,149.00
- Property Owners - \$115,670.00

**Estimated Project Cost - \$2,798,979.00**

Total Assessed - \$628,023.74



# Preliminary Cost Estimate - Maintenance



Street - \$103,540.00

- City - \$103,540.00

Storm Sewer - \$44,333.00

- City - \$44,330.00

**Estimated Project Cost - \$147,873.00**

- Total Assessed - \$0.00

# Deferment

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## Senior Citizens Over 65 or Active Military Duty

- Income must be less than 60% of median household income
- Deferment reviewed each year
- Deferment due upon death, sale, loss of homestead status, no hardship or failure to renew yearly
- Interest does continue to accrue

# Project Funding



- Public Facilities Authority (PFA) - DWRF / CWRF
- General Obligation Bonds
- Tax Levy
- Utility Revenue
- Special Assessments

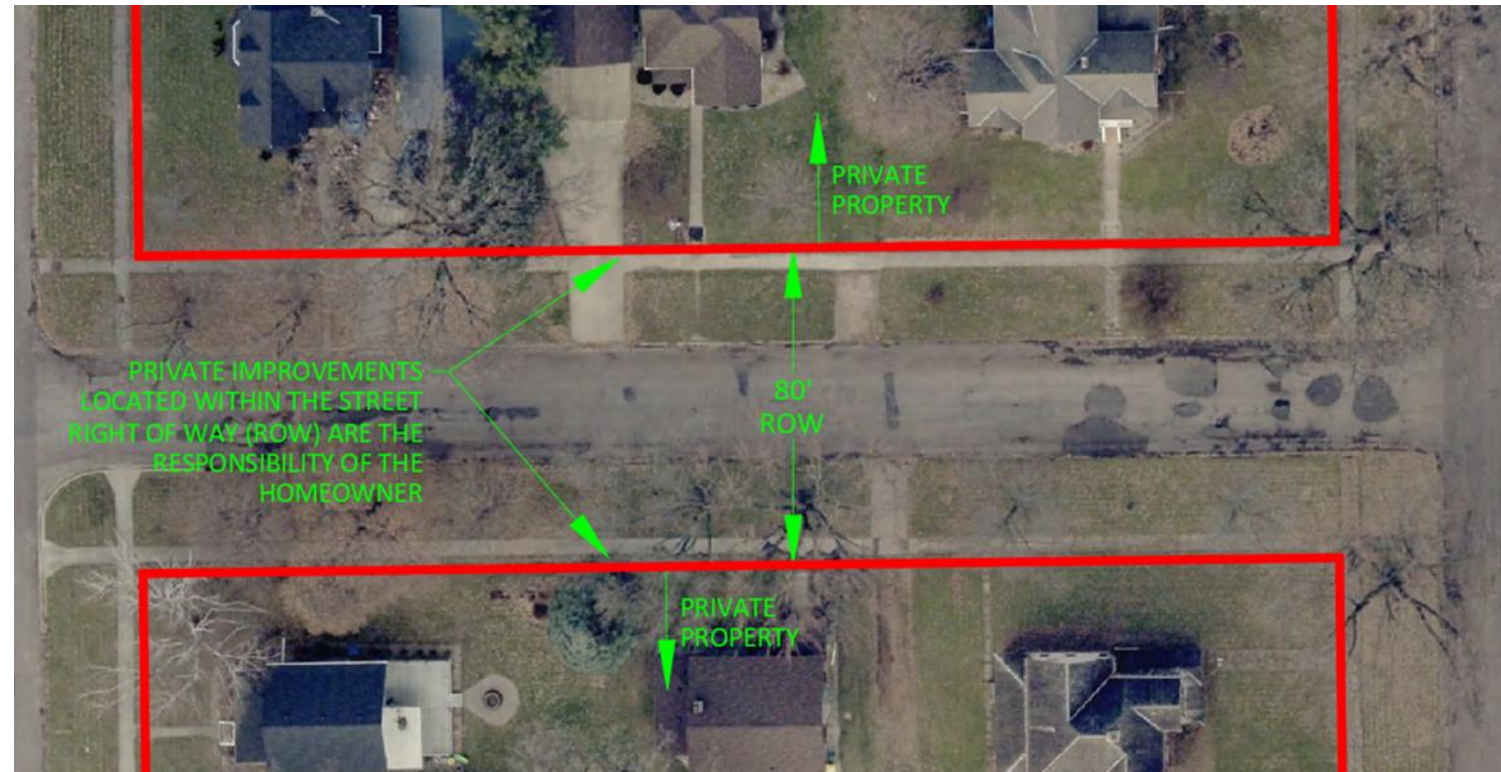
# Common Questions

## What is a Right-of-Way (ROW)?

- ROW is land established to allow the City to perform necessary street improvements.
- Typical Width of ROW is 80'

## What are private improvements?

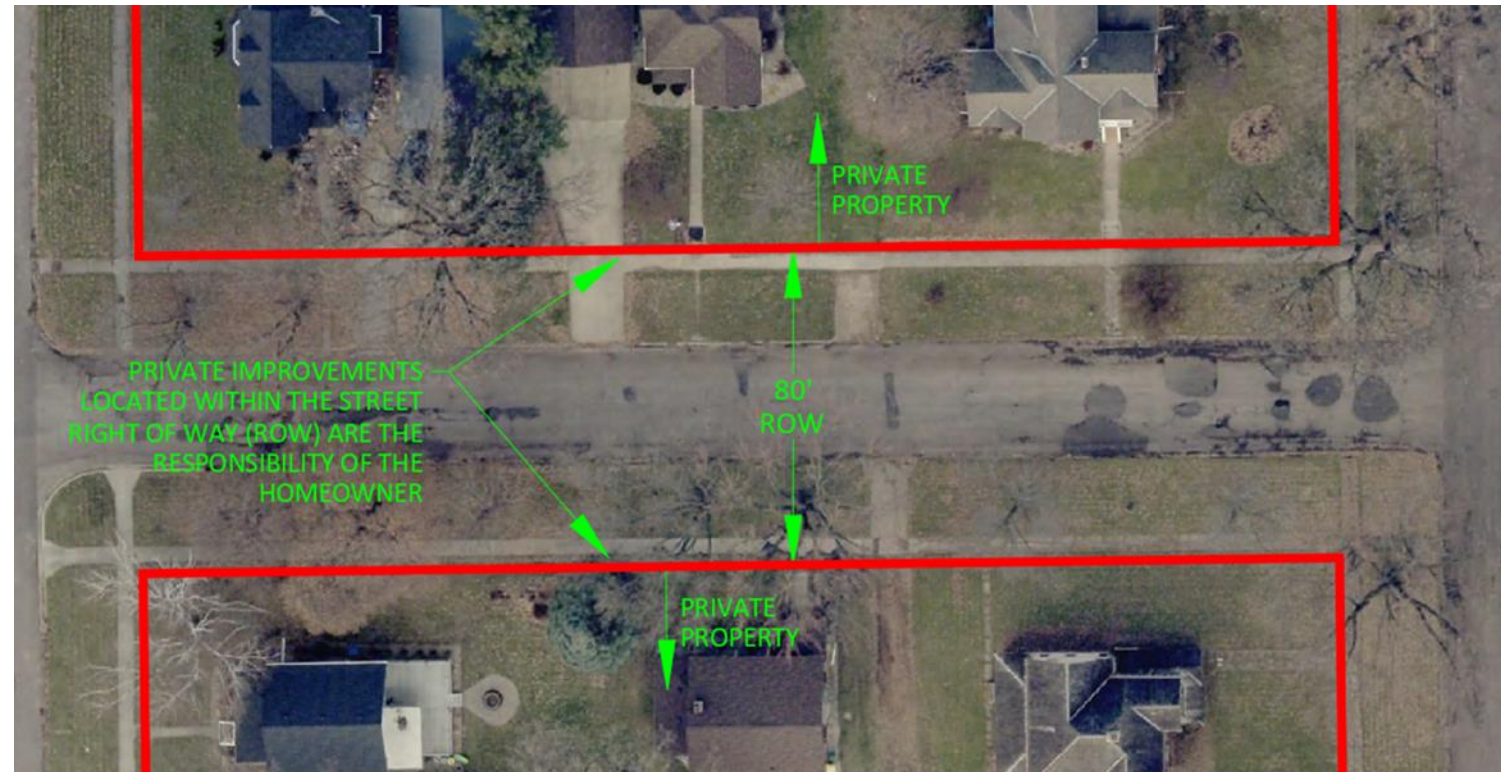
- Landscaping, Retaining Walls, Pavers
- Shrubs, Bushes, Flowers
- Sheds or other structures
- Irrigation Systems, Dog Fences, etc.



# Common Questions

## What if I have private improvements within the ROW?

- Property owner is responsible for salvaging and replacing such improvements
- Underground irrigation lines and dog fences should be marked by the property owner prior to construction.
- All disturbed private improvements will not be the contractor or City's responsibility to replace.



# Common Questions

## Why do they need to remove my tree?

- Street Width
- Service Trench
- Emerald Ash Bore



# Common Questions

## What is temporary water?

- Way to provide water to residents during construction
- Small blue or yellow pipe along the boulevard
- Either connect pipe to house spigot or existing service
- Water may become warm on very hot days from the sun
- There will be periodic water shut-downs



# Common Questions



## Will I have access to my driveway?

- Driveways will be cutoff for weeks at a time
- Parking on side streets and in the alley will be necessary
- Special accommodations can be reviewed

## Why do they need to dig up the street four times?

- Sanitary Sewer
- Watermain
- Storm Sewer
- Services





# Common Questions

## How will my driveway be restored?

- Replace with concrete to property / ROW line

## How does Mail Delivery and Garbage Collection work?

- Garbage and Recycling
  - Mark bins with house number and place where you normally do
- Mail
  - Temporary mailboxes may be used. This will be determined later.



# Common Questions



## How will my yard be restored?

- Salvaged topsoil from the project will be placed
- All residential yards will receive Sod
- Contractor will maintain for first 30 days
- Proper Care will be needed by the residents
- More information regarding sod care and utility accommodations will be provided later

# Common Questions



## How will we be notified during the project?

- Newsletter
- Project Website



## 2021 Street & Utility Improvements



### Anticipated Start Date

April 25, 2022

### Contractor

Wencl Construction, Inc.

### Sign Up For Project Updates!

Project Updates

Sign up for email or text updates below.

1. Subscription Type

Email

\*Email Address

## Construction Updates

May 16, 2023

The project team just received notice that the contractor is **planning to pave the last layer of pavement on all streets within the project area tomorrow, May 17th.**

Preparation for this work began today and will finish early tomorrow morning. Tack (a sticky substance) will be applied to the existing pavement prior to paving the last layer. **Please have all vehicles out of your driveway and off the street by 6:30am tomorrow morning** to avoid driving on the tack. If you are able, park your vehicle on a side street tonight is preferred. Once the pavement is placed and compacted, please allow a few hours before driving on it so it can cool down. **We appreciate your help with this and look forward to completing the project!**

May 12, 2023

### Sod Maintenance

This is a friendly reminder to review the "caring for your new sod" document on the [project website](#). All sod placed on the project was reviewed after its 30-day warranty period of placement and approved. Please note that all maintenance requirements by the contractor are complete and **the responsibility for proper sod care is now up to the homeowner.**

We have noticed a handful of property owners mowing their sod shorter than desired. Mowing your grass too short can shock the new sod and kill it.

Sod conditions can change quickly with the warm and dry weather during the summer months. **To keep your sod healthy, it is important to mow your grass high and keep watering.**



# Property Impacts



## Private Utilities

- Wells Public Utilities Commission
  - extent not yet known
- Minnesota Energy Resources (gas)
  - extent not yet known
- Bevcomm (telephone)
  - extent not yet known
- Mediacom (cable)
  - extent not yet known
- Benco Electric Cooperative (electric)
  - extent not yet known

# Property Impacts... what to expect



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