

# Resident Informational Meeting

Wabasso Neighborhood  
Reconstruction

January 30, 2019





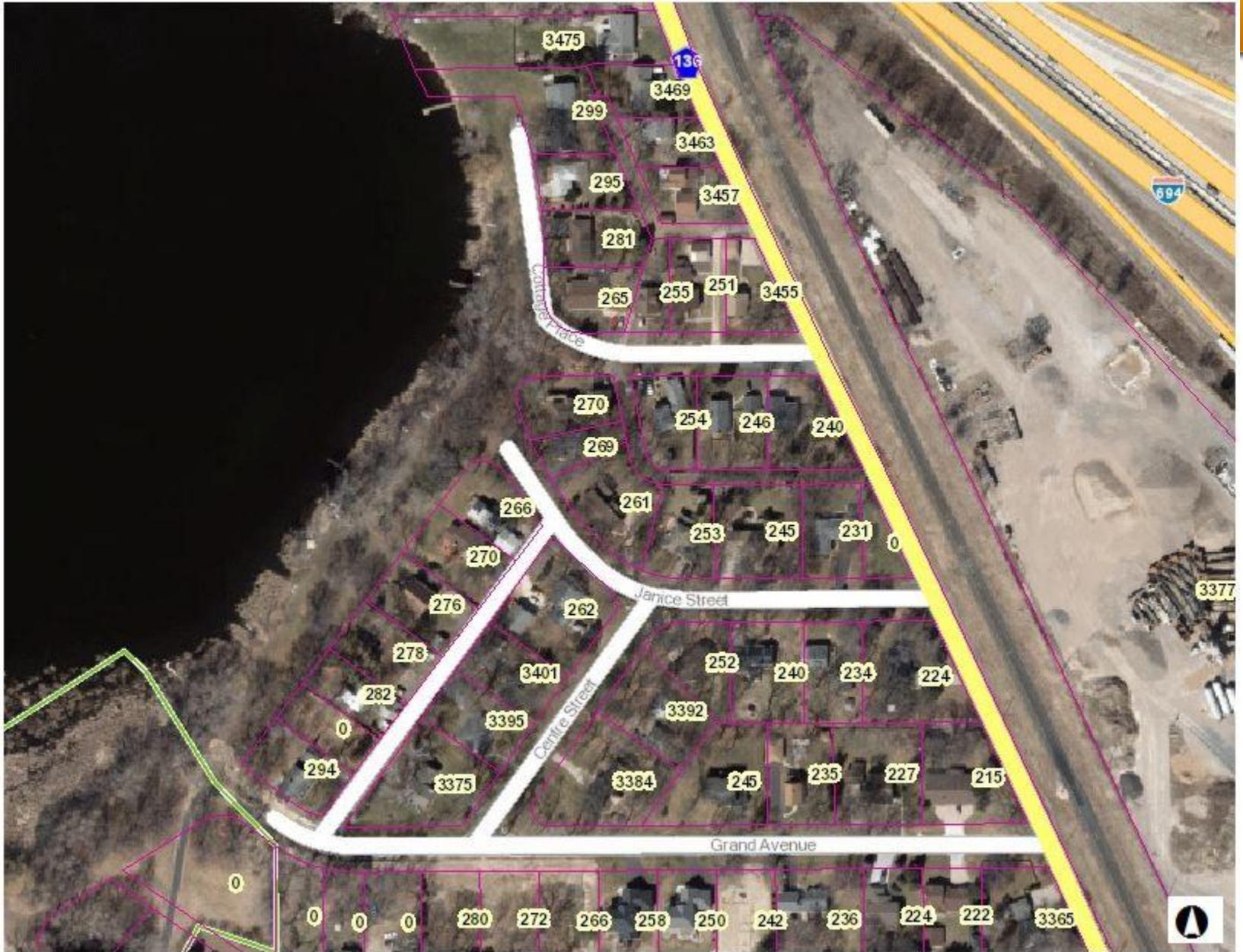
# Introductions

- Tom Wesolowski – City Engineer
- David Yang – Staff Engineer
- Ed Atanasoff – Engineering Technician



# Overview of Presentation

- Project area
- Feasibility Study process
- Existing condition of streets & utilities
- Proposed Improvements
- Special assessment information
- Tentative project schedule
- Pictures of proposed improvements
- Plan Sheet Review





# Feasibility Study Process

- Reconstruction project proposed for 2019
- Feasibility Study
  - Preliminary design
  - Public meetings with residents
  - Submit to City Council call for public hearing
- Public hearing
  - Direct staff to prepare final plans & specifications



# Existing Conditions

- Approximate combined length of streets 2,115-feet
- Average Road width
  - Cottage & Janice 22 to 24-feet
  - Centre – 24-feet
  - Janice Alley – 16-feet
- No concrete curb & gutter
- Pavement in need of replacement



# Existing Conditions Cont.

- Storm sewer System
  - Limited on Cottage – no treatment
  - No sewer on Janice, Centre, Janice Alley
- Sanitary Sewer System
  - Clay pipe in below average condition
  - Issues with tree roots at joints and service connections



# Existing Conditions Cont.

- Water System
  - Average condition
  - Centre – 3 properties served by 1-1/2” copper pipes
- Street Lights
  - 1 at Soo & Janice & 1 before curve on Cottage
  - Xcel owned
  - Wooden poles w/overhead power
- No trail connection at Cottage



# Proposed Improvements

- Remove existing roadway surface
  - Install concrete curb & gutter
  - Install new pavement
  - Cottage
    - 28-foot transition to 24-foot before curve and along lake
    - At curve align road within right of way
  - Janice – 24-foot transition to 20-foot after Centre
  - Centre – 24-foot
  - Janice Alley – 16-foot



# Proposed Improvements

- Storm Sewer System
  - Remove ex. Inlets and discharge outlet on Cottage
  - Install permeable paver sections on each roadway to collect, store, & infiltrate runoff
  - No other storm sewer infrastructure
- Sanitary Sewer System
  - Line sewer main pipe in roadway
  - Line services from sewer main to property line
  - Install clean-out at property line – no dig



# Proposed Improvements

- Water System
  - Replace hydrants & valves in project area
  - Centre - replace 1-1/2” copper pipes with 6-inch diameter pipe & new services (3 properties)
- Street Lights
  - Replace ex. at Soo & Janice & Cottage
  - New light at Soo & Cottage & potential at end of Janice
  - 40-watt LED – 3000K w/aluminum pole
- 8-foot trail connection from Cottage



# City's Assessment Policy

- City levies special assessment to benefitting property owners for improvements
  - Street
  - Storm Sewer
- Assessment process is in accordance with MN Statutes, Chapter 429
  - Pubic Hearing
- Lots that can be further subdivided receive additional lot units (City will determine)



# Street Assessment

- On a per-lot basis
  - Corner lots receive 0.5 units per street
- Based on actual cost to install curb & gutter
- Estimated per-lot assessment = \$1700



# Storm Assessment

- Based on lot size (square foot) of lot
  - 0 – 13,000sf = \$0.07/sf
  - 13,001 – 19,000 = \$0.035/sf
  - Maximum assessment = \$1,120



# Possible Total Assessment

- Estimated Total Assessment

– Street	\$ 1,700
– Storm	<u>\$ 1,120</u>
Total per-lot	\$ 2,820



# Assessment Schedule & Payment

- Final assessment amount determine after project completion
- Affected properties notified & public hearing is held – typically 1-yr after project completion
- Payment options
  - Prepay in full
  - Added to tax statement and spread over 10-years
    - Interest rates have ranged from 3.5 – 5%



# Tentative Project Schedule

- January 30 2<sup>nd</sup> Resident Meeting
- February 4 Feasibility Study to Council
- March 4 Public Hearing
- April Bid Project
- May/June Start Construction
- Sept End Construction

# Typical Street Section





# Typical Permeable Paver Section



# Typical Street Light





# Questions

## Review Plan Sheets