



# RESIDENT INFORMATIONAL MEETING

EDGETOWN ACRES NEIGHBORHOOD RECONSTRUCTION – PHASE 1

Tom Wesolowski – City Engineer

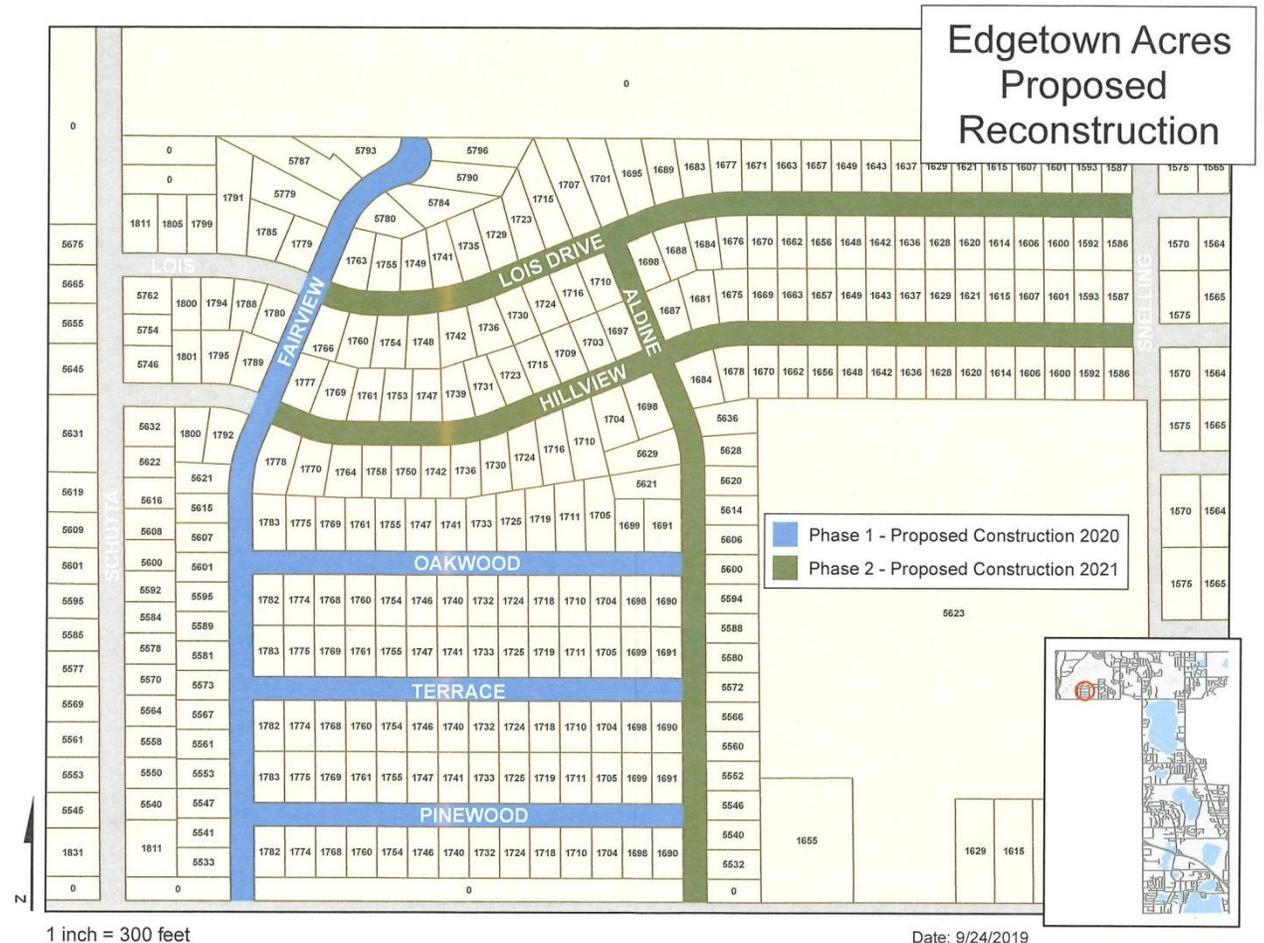


# OVERVIEW

- 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

# PROJECT AREA & FEASIBILITY PROCESS

- Project proposed for 2020
- Feasibility Study
  - Preliminary design
  - Public meetings with residents
  - Present to City Council
- Public Hearing
  - Direct staff to prepare final plans & specifications



# EXISTING CONDITIONS

- Approximate length of streets – 5,300-feet
- Average road width – 28-feet
- No curb & gutter
- Water distribution system – ductile iron pipe in good condition
- Sanitary sewer system – clay tile pipe in below average condition
- Stormwater runs along road edges and collected in ditches, no treatment
- Street lights – Xcel owned - wood poles with overhead power

# PROPOSED IMPROVEMENTS

- Remove existing pavement - install concrete curb & gutter and new pavement
  - Road width approximately the same – 28-feet wide – inside of curb to inside of curb
- Sanitary sewer replace pipe and manholes in the roadway
  - Replace sanitary services from main pipe to property line & install clean-out at property line
- Water system - replace hydrants and valves
- Install stormwater collection & infiltration system
  - Catch basins, underground piping, and underground infiltration piping
  - Permeable pavers in select locations
  - Fill ditch along Fairview Avenue
- Replace existing Xcel street lights
  - 40-watt LED – 3000K w/aluminum pole

# ASSESSMENTS

- City levies special assessments to benefitting properties for improvements
  - Street – concrete curb & gutter
  - Storm sewer
  - City does not assess for replacement of existing infrastructure
  - Assessments typically cover less than 10% of the total project cost
- Assessment process in accordance with MN Statutes, Chapter 429
  - Public hearings - prior to bidding project & prior to final assessment
- Street Assessment – per lot basis, corner lots receive ½ assessment
  - Based on cost of curb & gutter
  - Estimated per-lot assessment = \$1,800

# ASSESSMENTS CONTINUED

- Storm Assessment – based on area of lot
  - 0 – 13,000-sf = \$0.07/sf then 13,001 – 19,000-sf = \$0.035
  - Maximum assessment amount = \$1,120
- Estimated total assessment = \$2,920
- Estimated assessment part of Feasibility Study
  - Final assessment amount determined after project completion
  - Final assessment will not be more than estimated assessment in Feasibility Study
- Affected properties notified & public hearing held – typically 1-yr after project (Sept. 2021)
- Payment options
  - Prepay in full or pay portion (October 2021)
  - Remaining amount added to tax statement – equal payments spread over 10-years – interest rate typically 3.5 to 4% - first payment in 2022

# TENTATIVE PROJECT SCHEDULE

- January 29<sup>th</sup> 2<sup>nd</sup> Resident Meeting – present preliminary plans
- February 3<sup>rd</sup> Feasibility Study to Council
- March 2<sup>nd</sup> Public Hearing
- April Bid Project
- May/June Start Construction
- Sept/Oct End Construction







