Project Objectives

- Reconstruct Deteriorated Streets
- Upgrade City Underground Utilities
  - Sanitary Sewer
  - Watermain
  - Storm Sewer
Street Improvements
(Reconstruction)

Existing

- 30-34’ wide bituminous street with mountable concrete curb & gutter
- Overall Condition Index (OCI) = 19.67

Proposed

- Narrow road to 28’ wide with B618 concrete curb
  - Traffic calming
  - Speeding concerns were brought up at the kick of meeting and in questionnaires
  - Will require “No Parking” on one side of street
- Street lights per City Standard (300ft)
- 7-ton design street section
  - 4” Bituminous
  - 8” Aggregate Base
  - 18” Granular Material
Street Improvements (Reconstruction)

Construction Impacts

- Residents will not be able to get to their homes during construction hours (7am – 7pm) at times.
- Road is closed to through traffic.
- Road will be dirt at times.
- Portions of driveways will be torn up and rock.
- Mail delivery will occur outside of the construction area at a location designated by the Post Office.
Proposed Utility Improvements

- Sanitary Sewer: Replace 8” VCP with new PVC pipe.
- Water Main: Replace existing with 8” PVC
- Storm Sewer: Replacement and extension of storm sewer system, stormwater basin.
Watermain

Existing
- Constructed in late 1960s
- 6” Cast Iron Pipe (CIP)

Proposed
- Replace 6” CIP with 8” PVC
- Replace existing water services to the Right-of-way
- Replace curb stops
- Replace hydrants
- Replace gate valves.

Construction Impact
- Temporary water service
- Water shutdowns
  - Planned water shutdowns will be noticed.
  - Unplanned shutdowns can happen without notice.
Watermain Issues
Sanitary Sewer

Existing
- Constructed in late 1960’s and early 1970’s
- 8” Vitrified Clay Pipe (VCP)

Proposed
- Replace 8” VCP with 8” PVC
- Replace existing sanitary sewer services to the Right-of-way
- Replace manholes

Construction Impact
- Road will be torn up with 10-14’ excavations for pipe installation.
- Service replacement can get beyond right-of-way and into front yards with excavation.
Sanitary Sewer Issues
Storm Sewer

Existing

- Constructed in 1986
- Reinforced concrete pipe

Proposed

- Due to the proposed road alignment the storm sewer will have to be replaced.
- Replace pipe
- Replace manholes
- Add storm water management basin to aid in road drainage issues.

Construction Impact

- Road will be torn up with 4-8’ excavations for pipe and structure installation.
## Estimated Project Costs

<table>
<thead>
<tr>
<th>ITEM</th>
<th>ESTIMATED PROJECT COSTS</th>
<th>ASSESSMENTS</th>
<th>CITY SHARE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets&lt;sup&gt;1&lt;/sup&gt;</td>
<td>$1,321,700</td>
<td>$450,980</td>
<td>$870,720</td>
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<tr>
<td>Sanitary Sewer</td>
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<td>$639,900</td>
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<tr>
<td>Watermain</td>
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<tr>
<td>Water Quality</td>
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<td>$54,200</td>
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<tr>
<td>Storm Sewer&lt;sup&gt;1&lt;/sup&gt;</td>
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<td>$49,960</td>
<td>$74,940</td>
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<td><strong>Total</strong></td>
<td><strong>$2,752,300</strong></td>
<td><strong>$500,940</strong></td>
<td><strong>$2,251,360</strong></td>
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<tr>
<td>ITEM</td>
<td>PROJECT TOTAL</td>
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<tr>
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<td>Tax Levy</td>
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<td>Assessments</td>
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<tr>
<td>Sewer Fund</td>
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<tr>
<td>Water Fund</td>
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<tr>
<td>Water Quality Fund</td>
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<tr>
<td>Assessment Roll (Per Unit) Reconstruction</td>
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<tr>
<td>Total</td>
<td>$2,752,300</td>
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Assessment Review Workgroup

- Met on October 25, 2017
  - Reviewed the Assessment Map
  - Reviewed the Estimated Project Cost
  - Reviewed the Method of Assessment: Area vs Unit
  - Reviewed the Estimated Assessment Amount
Estimated Assessments

- Street and Storm Assessment 10 Year Period
- Typical Lot (1 unit) ~ $8,280 ($828 per year plus interest)
- Duplex (1.5 units) ~ $12,420 ($1,242 per year plus interest)
- Assessment Rate 2% greater than Project Bond Rate (2017 Rate 3.80%)
- Assessments Based on Benefit Determined by an Appraisal

<table>
<thead>
<tr>
<th>Assessment (40%) Street &amp; Storm</th>
<th>Reconstruction</th>
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<tr>
<td>$500,940</td>
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</table>

<table>
<thead>
<tr>
<th>Assessment – Unit Method</th>
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<tr>
<td>60.5 Units</td>
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<table>
<thead>
<tr>
<th>Estimated Unit Assessment</th>
<th>$8,280/Unit</th>
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Assessment Map
# Preliminary Project Schedule

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>DATE</th>
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</thead>
<tbody>
<tr>
<td>Held First Informational Meeting</td>
<td>June, 2017</td>
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<tr>
<td>Accept Feasibility Report / Call for Public Hearing</td>
<td>November 20, 2017</td>
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<tr>
<td>Second Informational Meeting</td>
<td>December 6, 2017</td>
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<tr>
<td><strong>Conduct Public Hearing/Order Project</strong></td>
<td><strong>December 11, 2017</strong></td>
</tr>
<tr>
<td>Third Informational Meeting</td>
<td>February 2018</td>
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<tr>
<td>Approve Plans and Specifications / Order Advertisement for Bids</td>
<td>February 2018</td>
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<tr>
<td>Open Bids</td>
<td>March 2018</td>
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<tr>
<td>Accept Bids/Award Contract</td>
<td>May 2018</td>
</tr>
<tr>
<td>Begin Construction</td>
<td>May 2018</td>
</tr>
<tr>
<td>Complete Base Course of Bituminous Pavement</td>
<td>September 2018</td>
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<tr>
<td>Authorize Amount to be Assessed/Schedule Assessment Hearing</td>
<td>September 2018</td>
</tr>
<tr>
<td>Conduct Assessment Hearing/Adopt Assessment Roll</td>
<td>October 2018</td>
</tr>
</tbody>
</table>
Project Feedback

Informational Meeting

- Held December 6, 2017
- 8 property owners in attendance
- Introduction to the project
- Discussed typical project, process, and timeline

Project Questionnaire

- 12 questionnaires were filled out and turned into City
- Concerns with speeding
- Concerns with Assessments
- Concerns with drainage
• A super majority (4/5 vote) is required to order the project.