

2021 Street and Utility Improvement Project

Gaylord, Minnesota
SEH No. GAYLO 156941



Building a Better World for All of Us®



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for All of Us®

PUBLIC HEARING AGENDA

RE: 2021 Street and Utility Improvement Project
Gaylord, Minnesota

Date of Meeting: October 7, 2020

Project Manager: Justin Black, PE (Lic. MN)

Time of Meeting: 7:00 p.m.

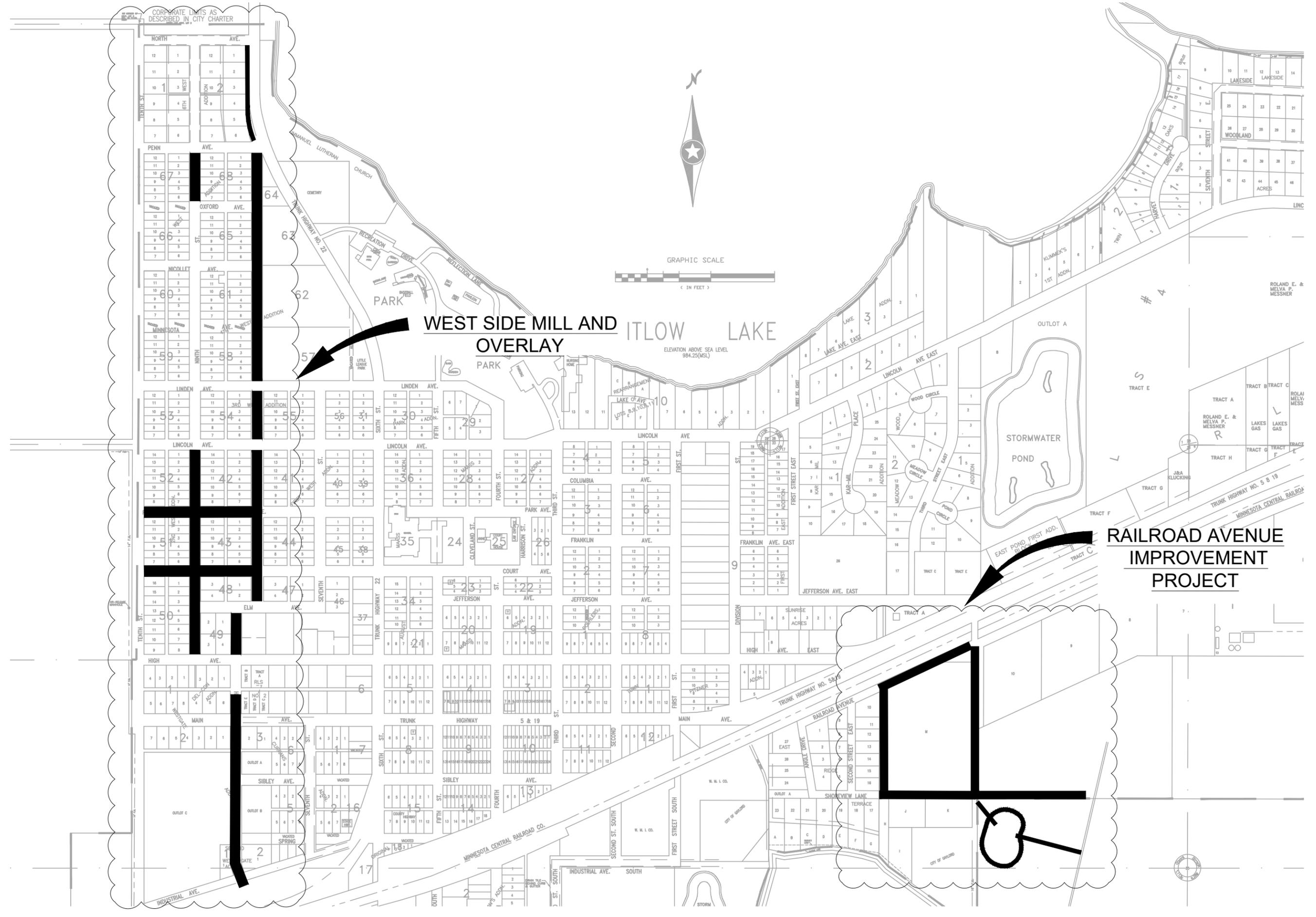
SEH No.: GAYLO 156941 16.00

Location of Meeting: Gaylord City Hall

The following items are to be discussed at the above referenced meeting:

- I. Introductions
- II. Handouts and Sign-up Sheet
- III. Public Improvement Process and Purpose of Hearing
- IV. Proposed Improvements
 - A. Railroad Avenue Improvements
 1. Street/Curb and Gutter
 2. Sanitary Sewer
 3. Water Main
 4. Storm Sewer
 - a. Trunk Storm Sewer
 - b. Regional Stormwater Pond
 - B. West Side Street Improvements
 1. Reclaim and Overlay
 2. Thin Overlay
- V. Estimated Project Costs and Project Funding
- VI. Proposed Assessments
 - A. Assessment Policy
 - B. Estimated Assessment Rates
- VII. Project Schedule
- VIII. Questions and Comments

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**WEST SIDE MILL AND
OVERLAY**

**RAILROAD AVENUE
IMPROVEMENT
PROJECT**



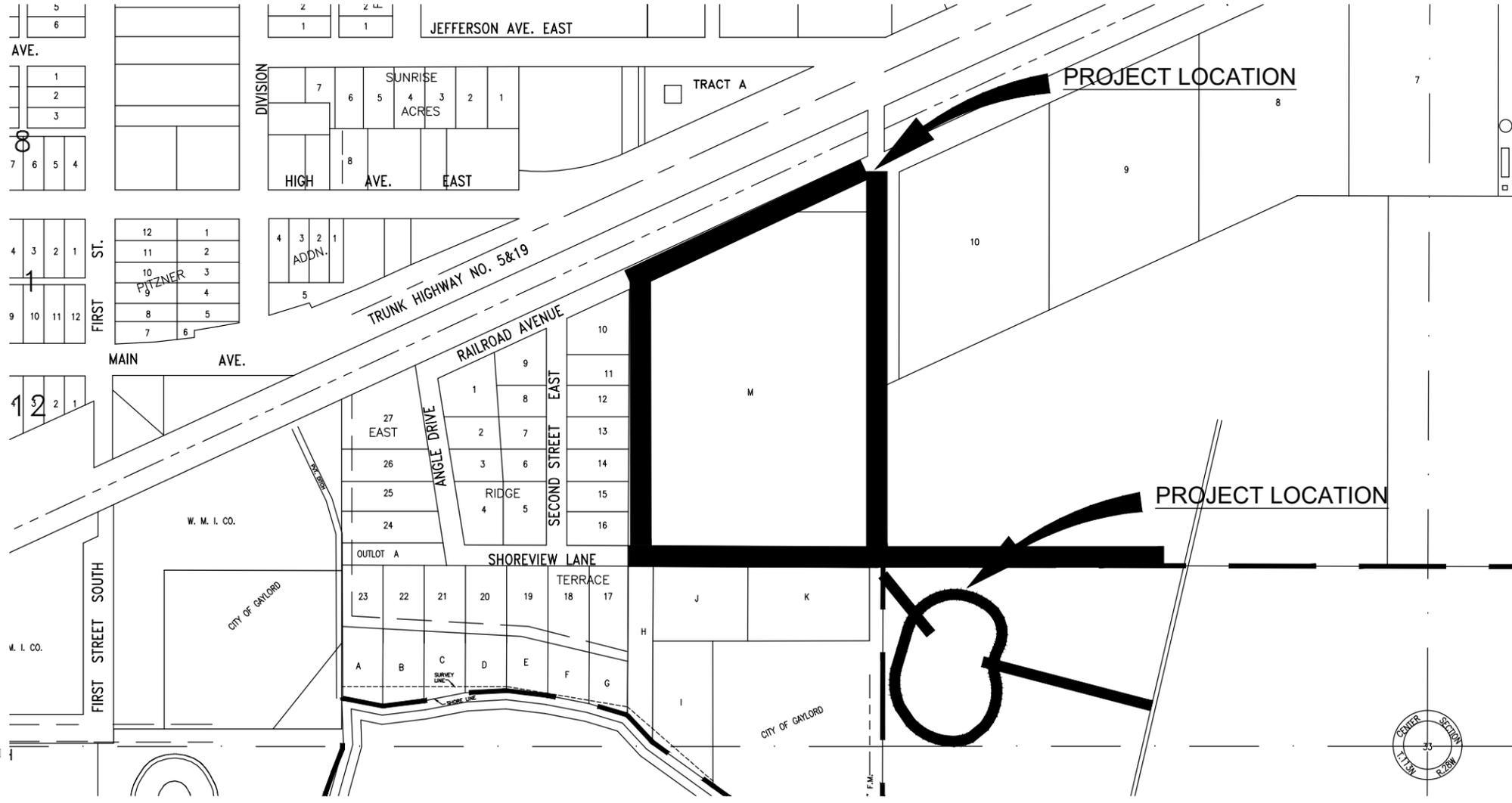
ELEVATION ABOVE SEA LEVEL
984.25(MSL)

Purpose of Tonight's Public Hearing

- Part of the public improvement process that allows local government to assess a portion of the costs of a project to the benefitting properties.
- Allows interested stakeholders an opportunity to provide testimony to the City Council with respect to the proposed project.



FEASIBILITY REPORT FOR 2021 STREET AND UTILITY IMPROVEMENT PROJECT GAYLORD, MINNESOTA RAILROAD AVENUE IMPROVEMENTS



SHEET INDEX

- 1 TITLE SHEET
- 2 TYPICAL SECTION
- 3 SITE PLAN GRAVEL OPTION
- 4 SITE PLAN PAVEMENT OPTION
- 5 EASEMENTS & LAND ACQUISITION
- 6-7 EXISTING DRAINAGE CONDITION
- 8-9 PROPOSED DRAINAGE CONDITION



N.T.S.

PROJECT AREA

PROJECT LOCATION



CITY OF GAYLORD
SIBLEY COUNTY



NOTE:
THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D.
THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE
GUIDELINES OF CII/ASCE 02 ENTITLED "STANDARD GUIDELINES FOR THE
COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT
11 BEFORE COMMENCING EXCAVATION.

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HUTCHINSON MN 55120
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**FEASIBILITY
REPORT**

2021 STREET AND UTILITY
IMPROVEMENT PROJECT
GAYLORD MINNESOTA

RAILROAD AVENUE
IMPROVEMENTS
TITLE SHEET

FILE NO.
156941

FIGURE
1

Project Scope – Railroad Avenue Improvements

- Construct regional stormwater pond to accommodate commercial development within the project area and allow upgrade to current storm sewer system.
- Full street reconstruction of Railroad Avenue
 - 10 ton design with 6” bituminous pavement
 - 8” sanitary sewer main
 - 36’ B-B street width



Project Scope – Railroad Avenue Improvements (cont.)

- Partial street reconstruction of Shoreview Lane from end of existing street pavement to 3rd Street
 - Construct aggregate base for future 36' street width
 - Construct 10" water main
 - Construct storm sewer system
- New street construction of Shoreview Lane from 3rd Street to Ditch
 - Construct aggregate base for future 36' street width
 - Construct 10" water main
 - Construct 8" sanitary sewer
 - Construct storm sewer system

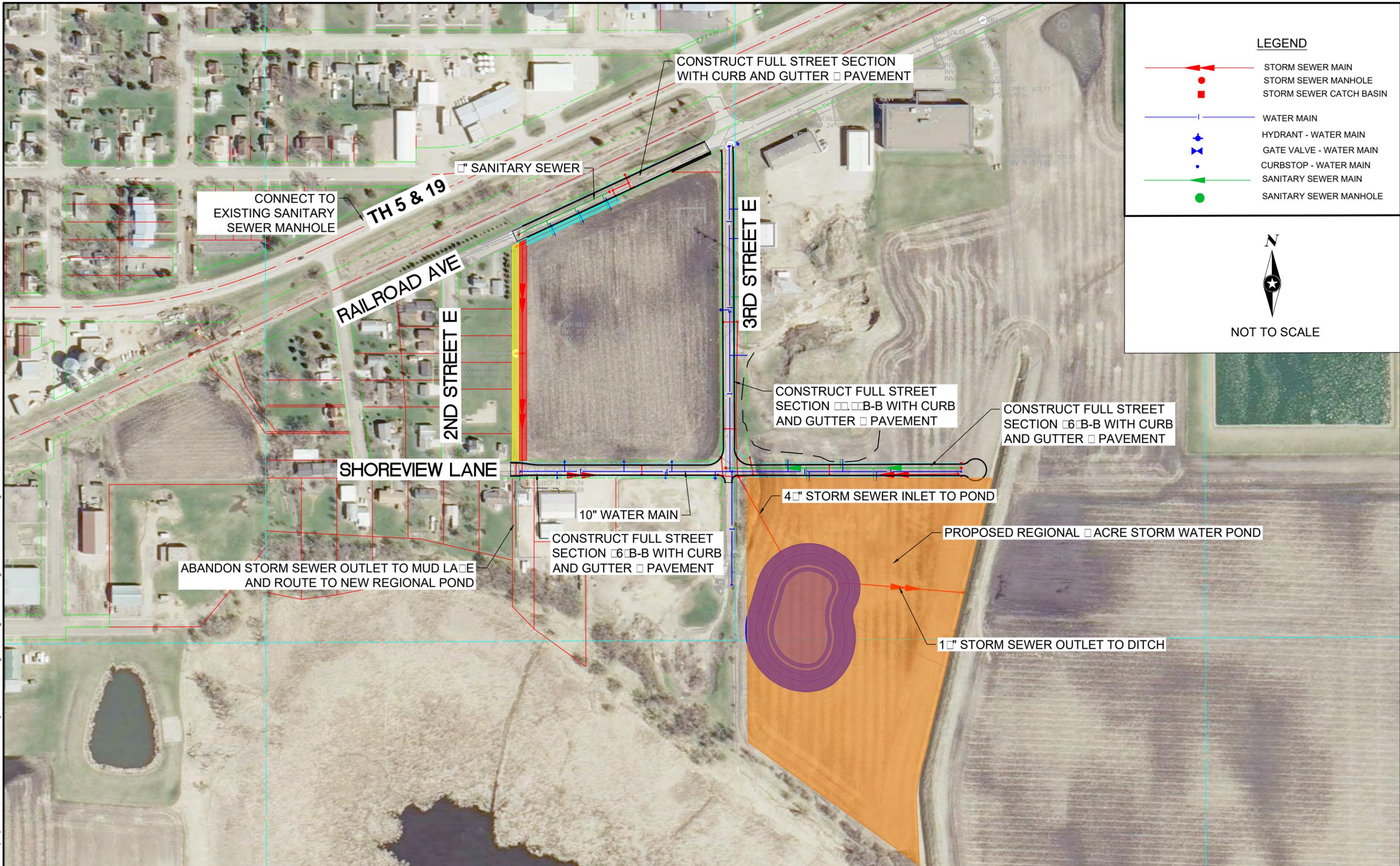


Project Scope – Railroad Avenue Improvements (cont.)

- Partial street reconstruction of 3rd Street from Railroad Avenue to south of Shoreview Lane
 - Construct aggregate base for future 33' street width
 - Construct 8" water main
 - Construct storm sewer system



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LEGEND

- ▶ STORM SEWER MAIN
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- |— WATER MAIN
- ◆ HYDRANT - WATER MAIN
- ⊕ GATE VALVE - WATER MAIN
- CURBSTOP - WATER MAIN
- ▶ SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE



NOT TO SCALE

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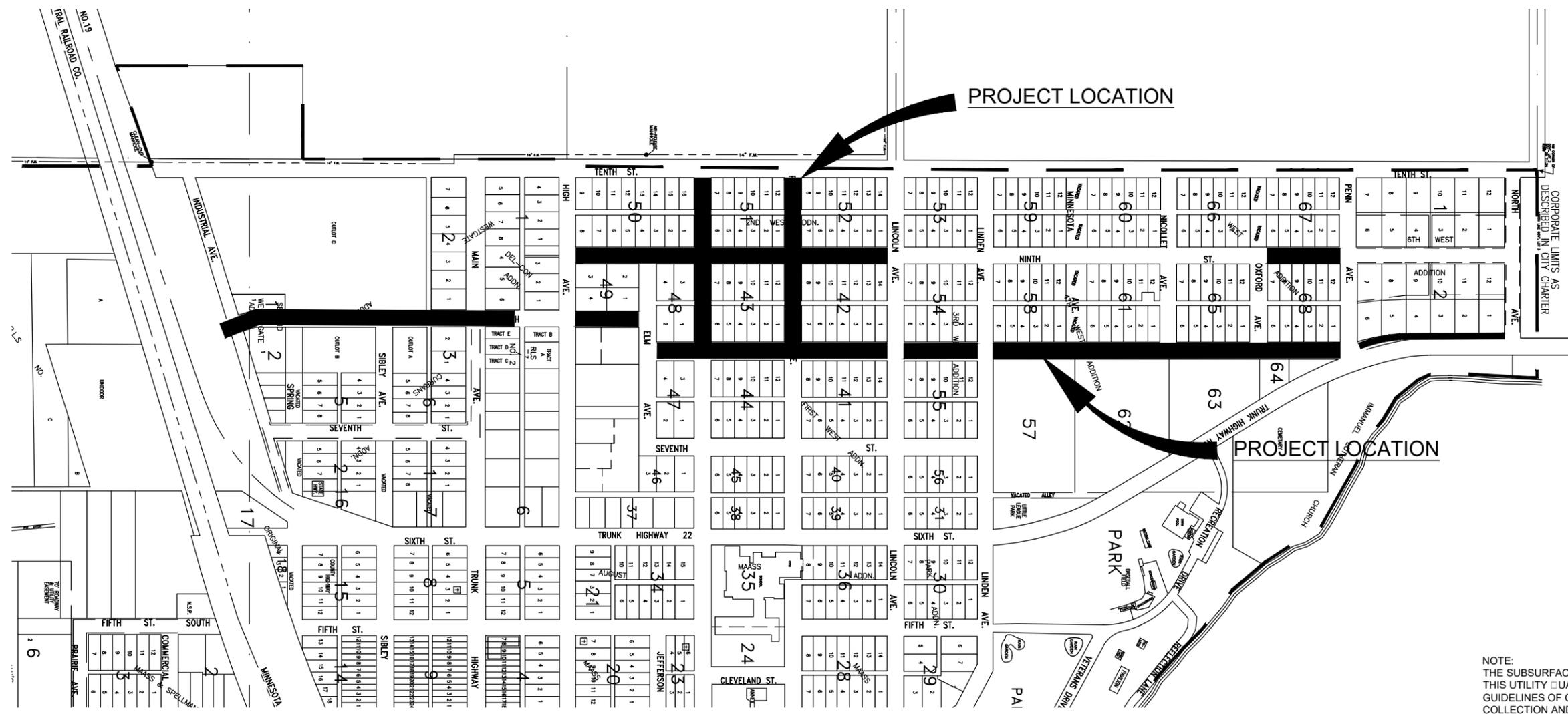
FEASIBILITY REPORT

2021 STREET AND UTILITY IMPROVEMENT PROJECT
GAYLORD, MINNESOTA

RAILROAD AVENUE IMPROVEMENTS
SITE PLAN - PAVEMENT OPTION

FILE NO. 156941
FIGURE 4

FEASIBILITY REPORT FOR 2021 STREET AND UTILITY IMPROVEMENT PROJECT GAYLORD, MINNESOTA WEST SIDE STREET IMPROVEMENTS



SHEET INDEX

- 10 TITLE SHEET
- 11 PROJECT AREA
- 12 TYPICAL SECTION
- 13-18 PROPOSED STREET IMPROVEMENTS



N.T.S.

PROJECT AREA

PROJECT LOCATION



CITY OF GAYLORD,
SIBLEY COUNTY

NOTE:
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THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE
GUIDELINES OF C/ASCE 02 ENTITLED "STANDARD GUIDELINES FOR THE
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THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT
11 BEFORE COMMENCING EXCAVATION.

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**FEASIBILITY
REPORT**

2021 STREET AND UTILITY
IMPROVEMENT PROJECT
GAYLORD MINNESOTA

WEST SIDE STREET
IMPROVEMENTS
TITLE SHEET

FILE NO.
156941

FIGURE
10

Reclaim and Overlay

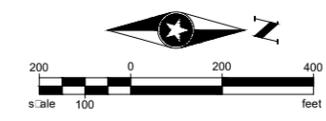
- Project Area
 - 8th Street from TH 19 to North Avenue
 - 9th Street between Oxford Avenue and Penn Avenue
- Scope of Work
 - Construct 4” drain tile with sump services
 - Remove existing pavement; place 4” new bituminous
 - Some curb replacement for settled or heaved curb panels
 - Add curb and sidewalk to east side of 8th Street from Penn Avenue to North Avenue
 - This project is not a full reconstruction. It is not uncommon for some cracks to reflect through after a mill and overlay.



Thin Overlay

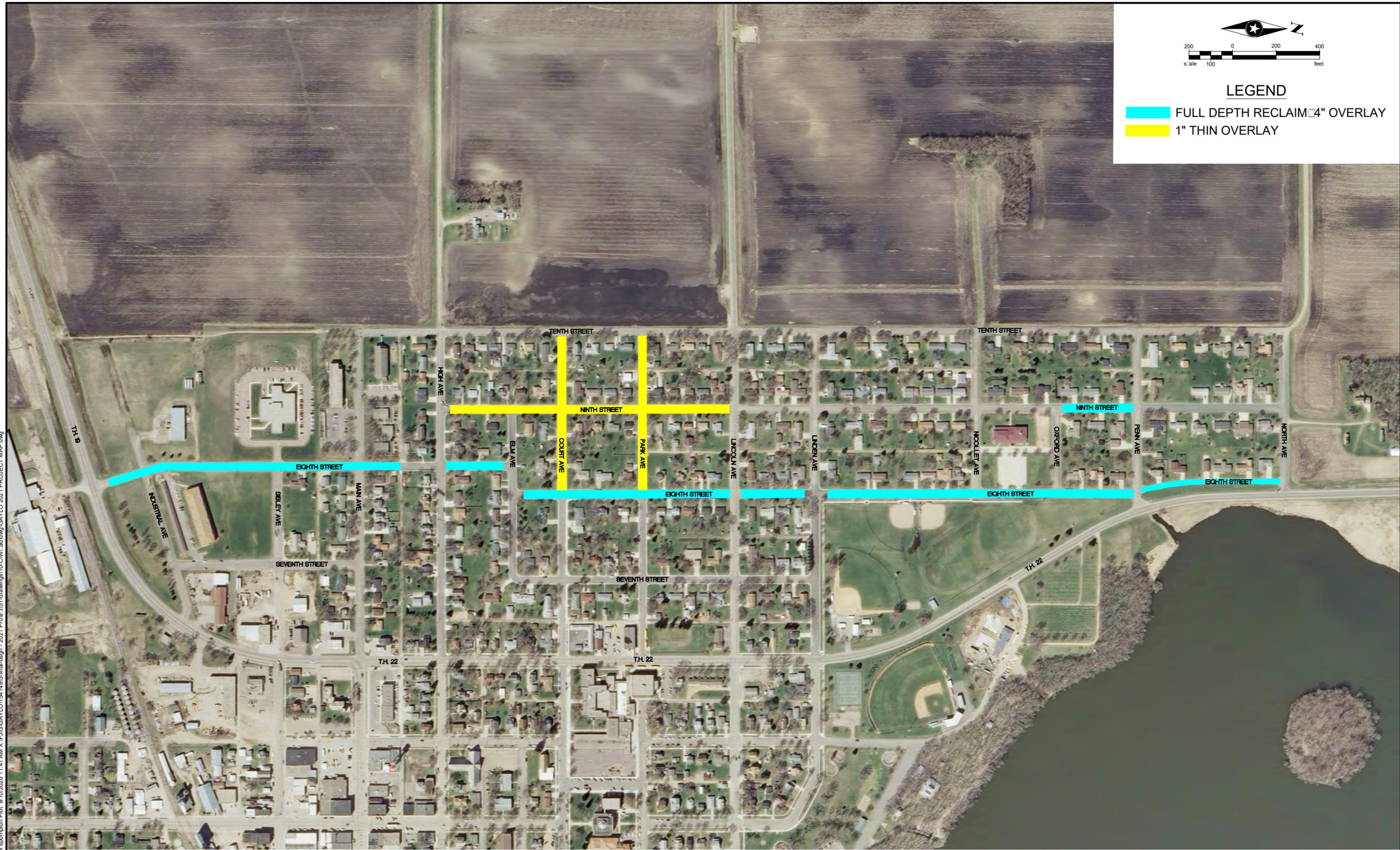
- Project Area
 - 9th Street from High Avenue to Lincoln Avenue
 - Court Avenue from 8th Street to 10th Street
 - Park Avenue from 8th Street to 10th Street
- Scope of Work
 - Construct 1” overlay over existing pavement
 - Project is considered a repair
 - Goal is to extend the life of the pavement 5+ years
 - Reflective cracking will appear in the pavement within the first year
 - No assessments will be levied for this project





LEGEND

- FULL DEPTH RECLAIM 4" OVERLAY
- 1" THIN OVERLAY



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FEASIBILITY REPORT

2021 STREET AND UTILITY IMPROVEMENT PROJECT
GAYLORD MINNESOTA

WEST SIDE STREET IMPROVEMENTS
RECLAIM 4" THIN OVERLAY

FILE NO. 156941
FIGURE 11

Estimated Project Cost and Project Funding – Railroad Avenue Improvements

Estimated Project Costs	
Street Improvements	\$1,053,000
Storm Sewer Improvements	\$1,080,000
Water Main Improvements	\$299,000
Sanitary Sewer Improvements	\$86,000
TOTAL ESTIMATED PROJECT COST	\$2,518,000

Project Funding	
Neighborhood Assessments	\$629,875
General Tax Levy, Sanitary, Water & Stormwater Utility Funds	\$1,888,125
TOTAL ESTIMATED PROJECT COST	\$2,518,000

Estimated Project Cost and Project Funding – West Side Street Improvements

Estimated Project Costs	
Reclamation and Overlay Streets	\$1,216,000
1 inch Thin Overlay	\$113,000
TOTAL ESTIMATED PROJECT COST	\$1,329,000

Project Funding	
Neighborhood Assessments	\$280,4005
General Tax Levy & Stormwater Utility Funds	\$1,048,600
TOTAL ESTIMATED PROJECT COST	\$1,329,000

Estimated Project Cost and Project Funding – 2021 Street & Utility Improvement Project

Total Neighborhood Assessments	\$910,275
General Tax Levy & Utility Funds	\$2,936,725
TOTAL ESTIMATED PROJECT COST	\$3,847,000

Assessments

- Financed over 20 years
- 4-5% interest rate is typical
- All or portion of the assessment can be prepaid interest free before October 29, 2021
- Remaining balance will be financed over 20 years and appear on your property tax statement beginning in 2022



**ASSESSMENT POLICY
2021 STREET IMPROVEMENT PROJECT
GAYLORD, MINNESOTA
SEPTEMBER 16, 2020**

<u>ITEM</u>	<u>POLICY</u>
Reconstructed Street, Curb and Gutter	25% Assessed
Reconstructed Sanitary Sewer Main	25% Assessed
Reconstructed Water Main	25% Assessed
Reconstructed Storm Sewer	Per City Storm Water Access Charge
Reconstructed Sanitary Sewer & Water Service Lines	100% Assessed
Reclaim and Overlay	25% Assessed

NOTES

1. Street improvements are assessed by treating one residential lot as one unit.
2. A commercial/institutional lot is treated as being 1.4 units for street assessments.
3. For street and curb and gutter construction, those lots that are corner lots having street on two sides of the lot, are assessed based upon one-half unit for residential lots and 0.7 unit for commercial/institutional lots for each side of the corner lot. Interior lots are assessed as one unit for residential lots and 1.4 units for commercial/institutional lots.
4. Sanitary sewer and water service lines are assessed to the lot receiving the services on the basis of one unit.
5. For water main and sanitary sewer main lines, those lots that are corner lots that have utilities on both sides of the lot are assessed based upon only the improvements made to the side of the property that corresponds to the street address.

“UNIT” DEFINITION

An assessable “Unit” as used in the application of the assessments, is defined as a typical residential equivalent unit (household, parcel, or lot).

In the case of a large, sub-dividable residential parcel, multiple units are determined by dividing the front footage by 75 feet, which is the minimum allowed lot frontage allowed by code for new lots (i.e. 160-foot lot is sub-dividable; $160/75 = 2.13$, would be assessed as 2 Units). NOTE: If a lot is not sub-dividable, it would not be assessed multiple units.

In the case of multi-family, commercial, industrial, and institutional parcels, an approximate residential equivalent unit (REU) is determined by dividing the frontage by 75 feet (i.e. $300\text{-foot frontage}/75 = 4$ Units).

**ASSESSMENT RATES
 2021 STREET AND UTILITY IMPROVEMENT PROJECT
 GAYLORD, MINNESOTA
 SEH NO. GAYLO 156941
 SEPTEMBER 16, 2020**

Item	Estimated Assessment Rate
<u>Railroad Avenue Improvements</u>	
Water Main	\$1,100 per Unit
Water Service Line	\$1,300 per Unit – 2-inch \$4,000 per Unit – 6-inch (Railroad Avenue) \$2,700 per Unit – 6-inch (Shoreview Lane)
Sanitary Sewer Main	\$900 per Unit
Sanitary Sewer Service Line	\$600 per Unit
Reconstructed Street, Curb and Gutter	\$7,500 per Unit – Commercial (Railroad Avenue) \$5,500 per Unit – Commercial (Shoreview Lane)
Storm Sewer	\$750 per Unit Based on Land Use
Regional Stormwater Pond	\$76,000 for K&H Farms
<u>West Side Street Improvements</u>	
Reclaim and Overlay	\$3,600 per Unit – Residential \$5,000 per Unit – Commercial

**PROPOSED SCHEDULE
2021 STREET AND UTILITY IMPROVEMENT PROJECT
GAYLORD, MINNESOTA**

Task	Date
Council Authorizes Preparation of Feasibility Report	August 5, 2020*
Present Feasibility Report; Council Calls for Hearing on Improvement	September 16, 2020*
Publish Notice of Hearing on Improvement	Thursday, September 24 and October 1, 2020 (Submit to paper and mail to property owners Monday, September 21, 2020)
Public Hearing; Council Authorizes Preparation of Plans and Specifications	October 7, 2020*
Preparation of Final Design, Plans, and Specifications	October–December 2020
30% City Staff Plan Review	October 20, 2020
60% City Staff Plan Review	November 10, 2020
90% City Staff Plan Review	November 24, 2020
Present Final Plans and Specifications; Council Authorizes Advertisement for Bids	December 2, 2020*
Advertise for Bids	Thursday, December 10, 2020 (Submit to paper Monday, December 7, 2020)
Bid Opening	Thursday, January 14, 2021
Present Bids to City Council	January 20 2021*

*Milestones where City Council Actions/Resolutions are required

Note: Review timeline for holding assessment hearing.

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Questions?



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