



Real People. Real Solutions.

City of Norwood Young America 2025 Infrastructure Improvement Project Improvement Hearing



more than a place, it's home.

August 12, 2024

Presentation Format

- General Project Timeline
- Project Scope & Cost Information
- Project Financing & Funding
- City Assessment Policy & Assessment Area Map
- Project Cost Summary & Next Steps
- Questions / Comments / Discussion



General Project Timeline

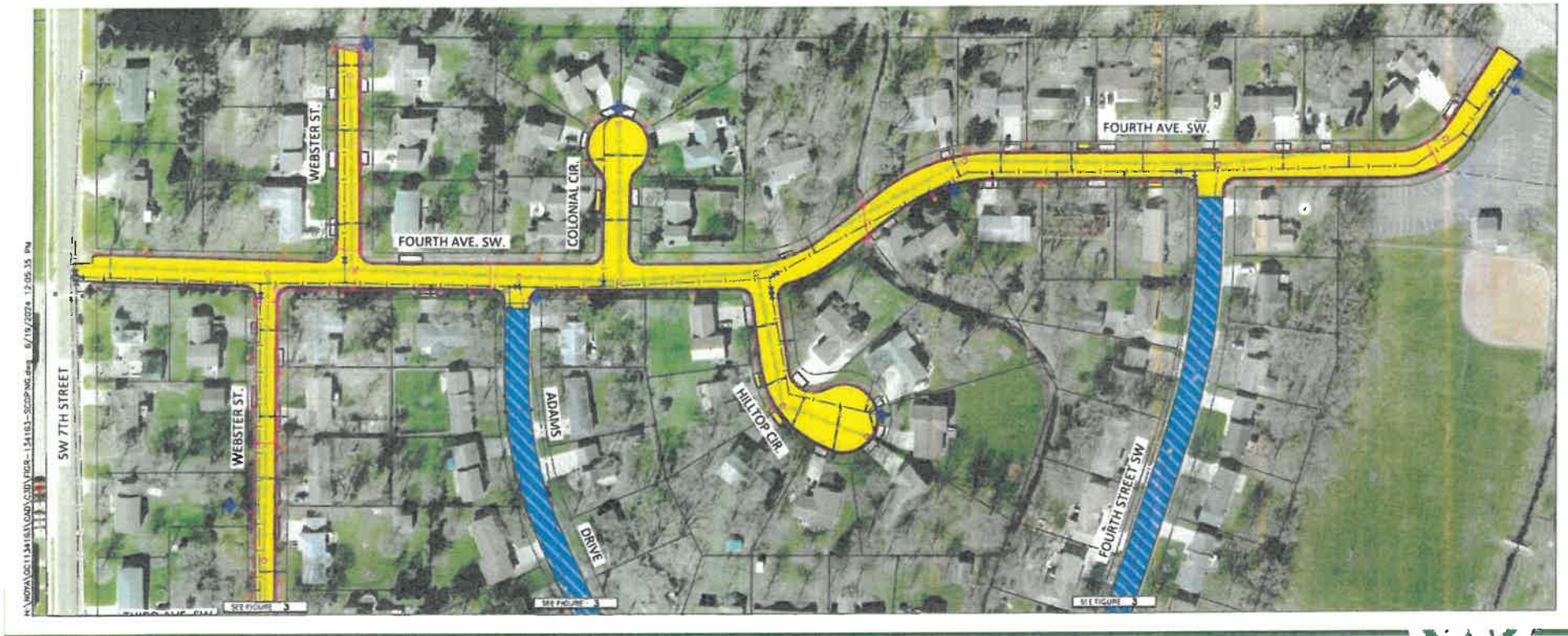
- To Date the Following Items Have Been Completed:
 - Street and Utility Reconstruction Scoping Study
 - City Council Authorized the Preliminary Project Items
 - Completed Topographic Survey Work
 - Completed Soil Borings and Geotechnical Work
 - Completed the Feasibility Study
 - Approved the Feasibility Study & Called for a Public Hearing
- Items Remaining in Process:
 - Conduct Public Hearing (Tonight)
 - Authorize Final Design & Order Improvements (Tonight)
 - Complete an Assessment Benefit Evaluation
 - Receive Plans and Specs / Authorize Advertising for Bids
 - Open Bids and Award Contract
 - Conduct a Neighborhood Meeting
 - Construct Project
 - Hold a Final Assessment Public Hearing
 - Close Out Project



Proposed Improvements – Street

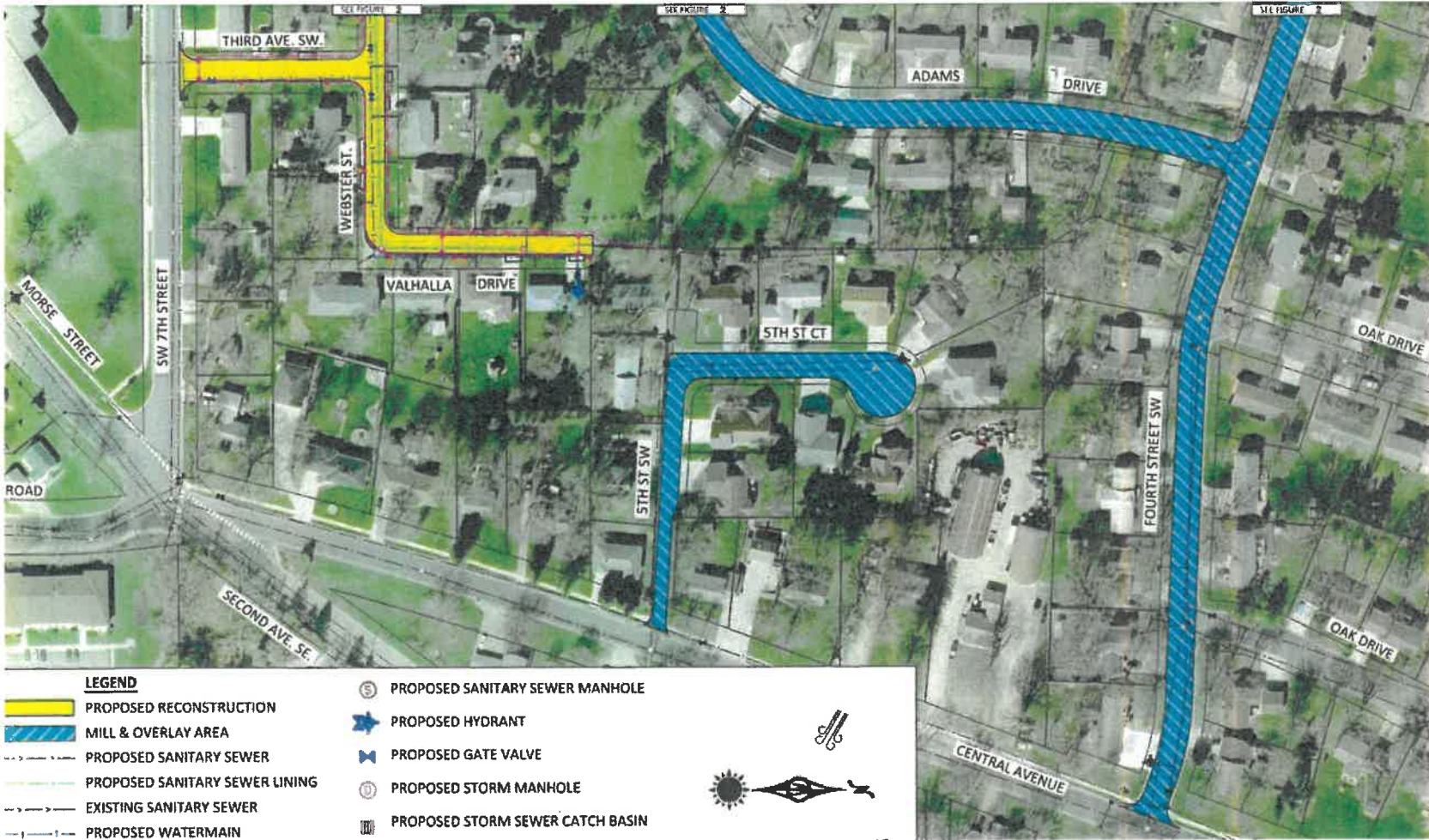
- **Street Improvements**

- Existing Streets vary From 29.0 Feet to 37.0 Feet
- Proposed Street Widths Will Match Existing Except Hilltop Circle & Colonial Circle
- Proposed: 4th Ave (37 Foot), Hilltop / Colonial Circle (34 Foot), Webster / 3rd Ave/ Valhalla (29 Foot)
- Concrete curb and gutter
- Mill & Overlay – Adams Drive / Fourth Street SW / 5th Street / 5th Street Circle

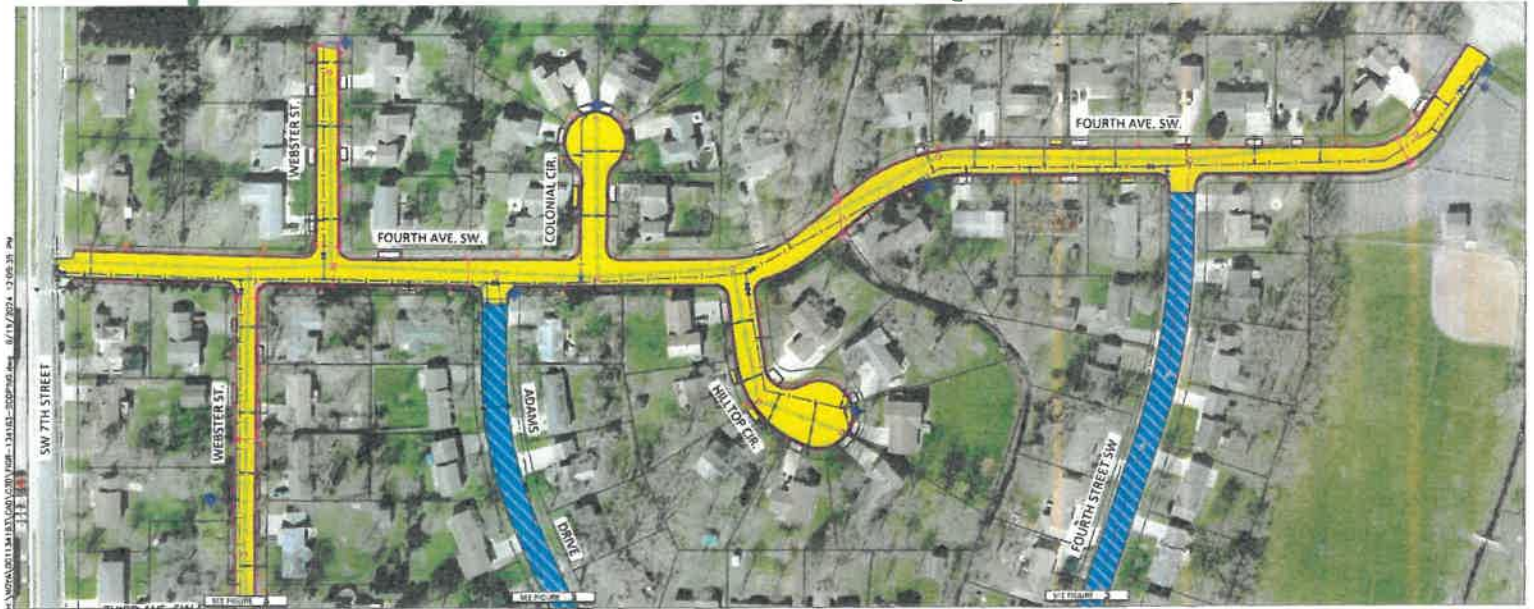


Proposed Improvements – Street Continued

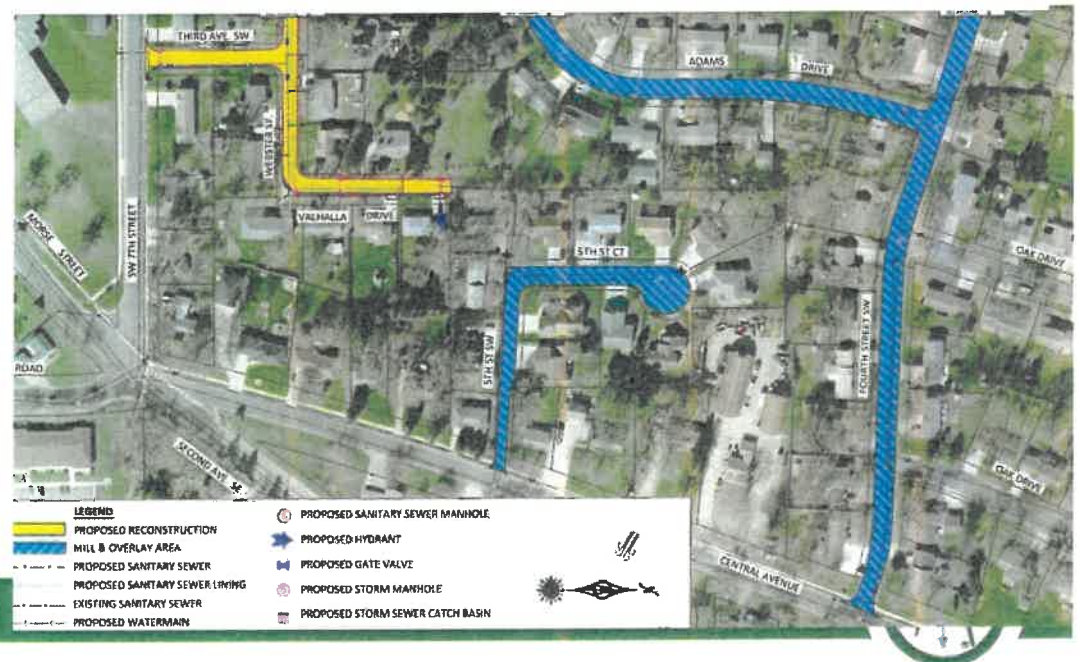
- Total Estimated Street Project Cost = \$2,787,463.88



Proposed Improvements – Sewer / Water / Storm



- **Sanitary Sewer (\$743,327)**
 - Replace Manholes & Line Mainline Pipe
- **Water System (\$1,060,128)**
 - Replace Existing Cast Iron Main with 8-Inch PVC Main
 - Replace/Add Hydrants & Gate Valves
 - Replace Services from Main to Curb Stop
- **Storm Sewer (\$526,305)**
 - Replace & Expand Existing Storm Sewer System
 - Add Drantile & Sump Pump Service Connections



Project Financing & Funding

- Project Financing Through the Sale of a Bond
- Likely a Combined Bond Including, but not Limited to, the Following Options:
 - MN Statute Chapter 429 General Obligation Bond for Street, Storm Sewer, and Utility Items
 - MN Statute Chapter 115 Sanitary Sewer Revenue Bond for Sanitary Sewer Items
 - MN Statute Chapter 444 Water Revenue Bond for Water System and Drainage Items
- Recommend the City Discuss Financing/Bonding Options in More Detail with Your Financial Consultant after a Final Project Scope has been Determined
- Proposed Project Funding Sources
 - Special Assessments
 - Sewer Fund
 - Water Fund
 - Stormwater Fund
 - Property Tax Revenue
 - Potential Grant Funds

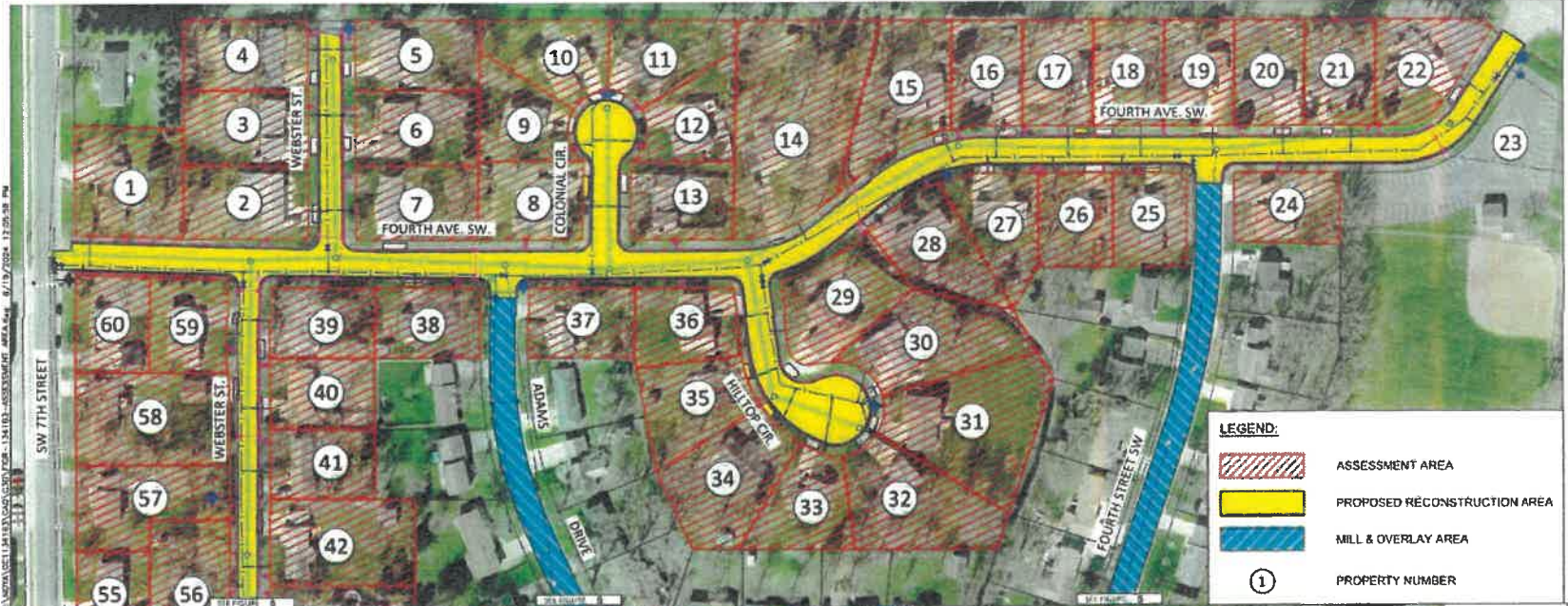


Assessment Policy Review

- The City's Assessment Policy Provides a Uniform and Equitable Policy for All Property Owners
- Assessments for the Project were Calculated per City Policy:
 - 50% of Project Costs Assessed for Standard Residential Street Improvements on a Unit Basis (Non-Residential Properties Counted as 1 Unit per 75 Feet of Frontage)
 - 50% of Watermain Assessed on a Unit Basis (Non-Residential Properties Counted as 1 Unit per 275 Gallons of Water Usage)
 - Storm Sewer Work, Sanitary Sewer, and Extra Depth/Width of Street not Assessed



Assessment Area Map



- 59 Properties Located in the Project Area
- Estimated Street Reconstruction Cost Per Unit = \$14,334
- Estimated Watermain Cost Per Unit = \$9,816
- Assessment Benefit Evaluation Process Recommended & Will Likely Reduce Assessments

PROPERTY ADDRESS	PROP. NO.	OWNER	PROPERTY ADDRESS	PROP. NO.	OWNER	PROPERTY ADDRESS
10101 1st St SW	1	...	10101 1st St SW	1	...	10101 1st St SW
10102 1st St SW	2	...	10102 1st St SW	2	...	10102 1st St SW
10103 1st St SW	3	...	10103 1st St SW	3	...	10103 1st St SW
10104 1st St SW	4	...	10104 1st St SW	4	...	10104 1st St SW
10105 1st St SW	5	...	10105 1st St SW	5	...	10105 1st St SW
10106 1st St SW	6	...	10106 1st St SW	6	...	10106 1st St SW
10107 1st St SW	7	...	10107 1st St SW	7	...	10107 1st St SW
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10160 1st St SW	60	...	10160 1st St SW	60	...	10160 1st St SW

Project Cost Summary

- Total Estimated Project Cost = \$5,539,945
- Total Estimated Assessed Amount (Per Policy) = \$1,402,891
- Total Estimated City Cost = \$4,137,055
 - Amount Likely To Increase Based On Assessment Benefit Evaluation
- Estimated Bond Rate = 5.5% at a 10-Year Term
- Due to the Unique Project Area/Scope and the High Preliminary Assessments, an Assessment Benefit Evaluation will be completed



Next Steps

- Conduct Improvement Hearing (Tonight)
- Order Improvements (Requires 4/5 Vote)
- Complete Assessment Benefit Evaluation
- Final Design / Preparation of Plans and Specifications
- Advertise Project, Open Bids, and Award Project
- Conduct Neighborhood Meeting
- Substantially Construct Project
- Conduct Assessment Hearing
- Certify Assessment Roll
- Complete Construction and Close Out Project



Questions / Comments / Discussion

