



Real People. Real Solutions.

2020 Street and Utility Improvement Project

City of Mapleton

Assessment Hearing – April 7, 2020



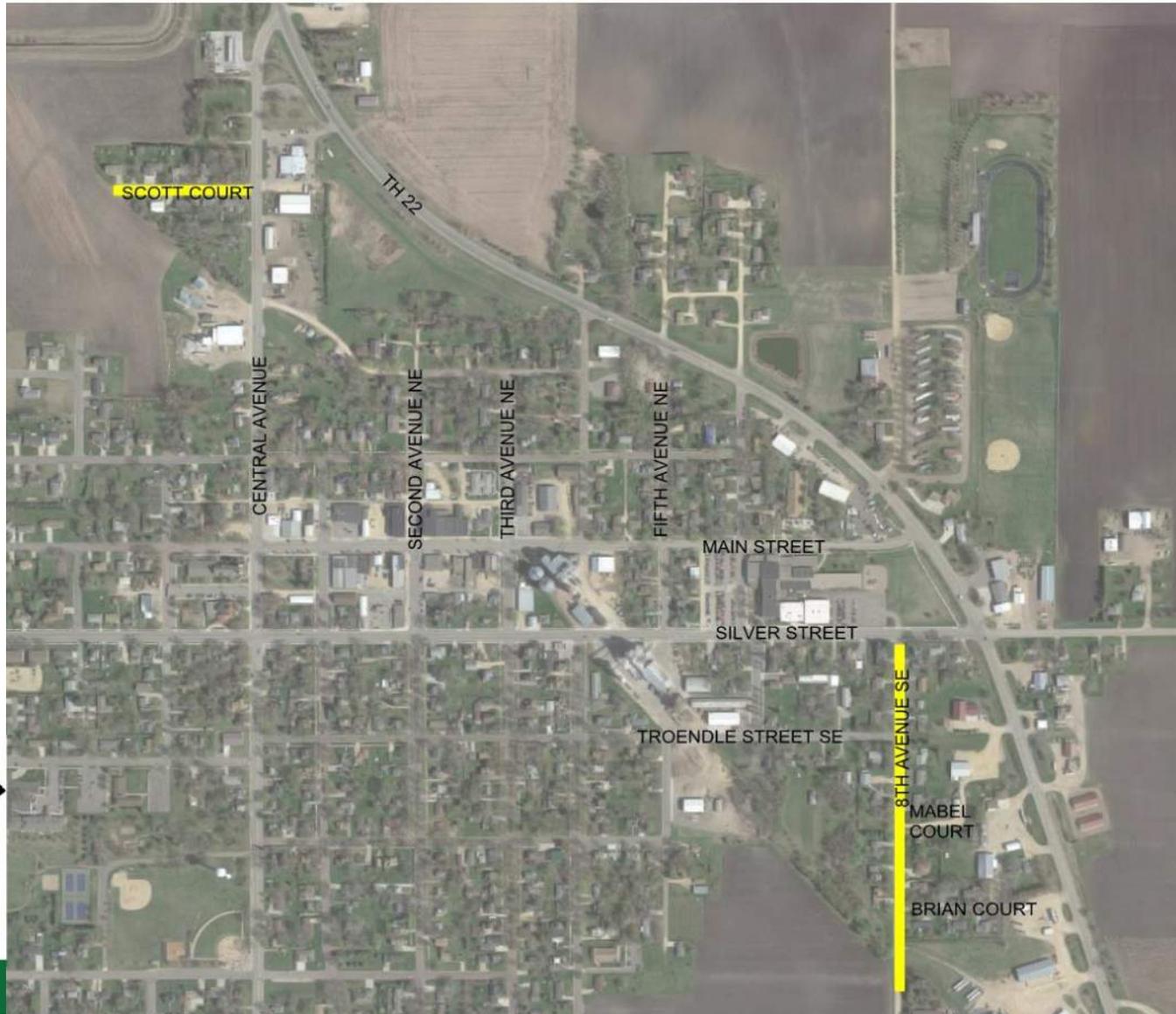
Agenda

- A. Mayor opens hearing on proposed improvement.
- B. Engineer describes proposed improvement and general summary of financing and special assessments.
- C. Comments on the improvements and proposed assessments are taken, either orally or in writing:
 - 1. Please state your name and address
 - 2. Please allow everyone who wishes to speak do so before speaking again
- D. Mayor closes the hearing.
- E. Council takes action:
 - 1. Adopts assessment roll with no adjustments
 - 2. Adopts assessment roll with adjustments
 - 3. Delays action until a later date



Project Location

- Scott Court from Center Avenue N to Dead End to West
- 8th Avenue SE from Silver Street (TH 30) to South of Brian Court



Existing Street and Surface

Street	From	To	Existing Surface	Existing Width (Approx.)	Existing Curb & Gutter	Existing Sidewalk	Comments
Scott Court	Central Avenue N.	Dead End to West	Gravel	22 ft.	No	No	
8th Avenue SE	Silver Street (TH 30)	100 ft South of Brian Court	Bit.	35 ft.	Yes	No	Drive Over Style Curb & Gutter

Proposed Street Improvements

Street	From	To	Proposed Surface & Section	Proposed Width	Curb & Gutter	Sidewalk	Comments
Scott Court	Central Avenue N.	Dead End to West	3.5" Bit. 8" Class 5 12" Select Granular	30 ft.	Yes	No	6" Tall Concrete Curb & Gutter on Both Sides Road, Construct Turnaround on West End
8th Avenue SE	Silver Street (TH 30)	100 ft South of Brian Court	3.5" Bit. 8" Class 5 12" Select Granular	32 ft.	Yes	No	6" Tall Concrete Curb & Gutter on Both Sides Road



- Perforated subsurface drains on both sides of street
- Sump pump service line connection for each lot
- New concrete driveway aprons
- Sodding all disturbed residential turf areas



Existing Sanitary Sewer System

Street	From	To	Sanitary Sewer	Comments
Scott Court	Central Avenue N	Dead End West	6" Clay	No manhole on east end of line for access. All but two existing services to homes are Clay.
8th Avenue SE	Silver Street (TH 30)	100-Foot South of Brian Court	12" Clay	Located in boulevard behind west curb. Most of existing services to homes are clay.

- Eighth Avenue sanitary is clay pipe over 50 years old
- Tree roots are common – cause blockage
- Sections that have been televised show numerous defects: Evidence of infiltration (mineral deposits), cracked pipes, sags



Proposed Sanitary Sewer Improvements

Street	From	To	Sanitary Sewer	Comments
Scott Court	Central Avenue N	Dead End West	New 8" PVC	New concrete manhole added on east end. Existing manhole replaced on west end.
8th Avenue SE	Silver Street (TH 30)	100-Foot South of Brian Court	New 8" & 12" PVC	New main placed in center of roadway. 8" PVC between Silver & Troendle, 12" PVC south of Troendle.

- New PVC sanitary sewer pipe is gasketed to prevent groundwater infiltration and root intrusion
- New precast concrete manholes will include:
 - New castings
 - Water-tight joints between manhole sections and connecting pipe
- Replace existing clay services from main in road to right-of-way (ROW)/property line with new PVC pipe



Replacement of Sewer Services from ROW to House

- Where existing service is deficient (clay), City requires pipe to be replaced with PVC pipe
- If existing service is connected to building foundation drain, City requires disconnection
- May require installation of new sump pump
- Property owner has the option of hiring a plumber or including the service line replacement in the project
- Will be discussed further later in the presentation



Existing Watermain System

Street	From	To	Existing Watermain
Scott Court	Central Avenue N	Dead End West	4" Cast Iron
8th Avenue SE	Silver Street (TH 30)	100-feet south of Brian Court	6" Cast Iron

- Existing watermains are cast iron pipe
- Approximately 50 years old
- Existing pipe need to be upsized to improve water pressure and flow



Proposed Watermain Improvements

Street	From	To	Proposed Watermain
Scott Court	Central Avenue N	Dead End West	6" PVC
8th Avenue SE	Silver Street (TH 30)	100-feet south of Brian Court	8" PVC

- Replace existing cast iron watermain pipe with new PVC watermain pipe
- Provide new hydrants, valves & fittings at all appropriate locations and spacing
- Replace existing service lines within street right-of-way with 1" diameter plastic piping



Existing Storm Sewer System

- **Scott Court**
 - Inlet on north side roadway between homes 108 and 110
 - Inlet drains north between homes and then west to ditch
 - Inlet and piping constructed approximately 30 years ago
 - Drainage is poor
- **Eighth Avenue SE**
 - Roadway drains north and south from Troendle Street
 - Storm water enters catch basins and storm sewer at Silver Street and south of Brian Court
 - Silver Street storm sewer new in 2009, South of Brian Court new in 1997
 - Existing curb & gutter slopes are flat—cause standing water

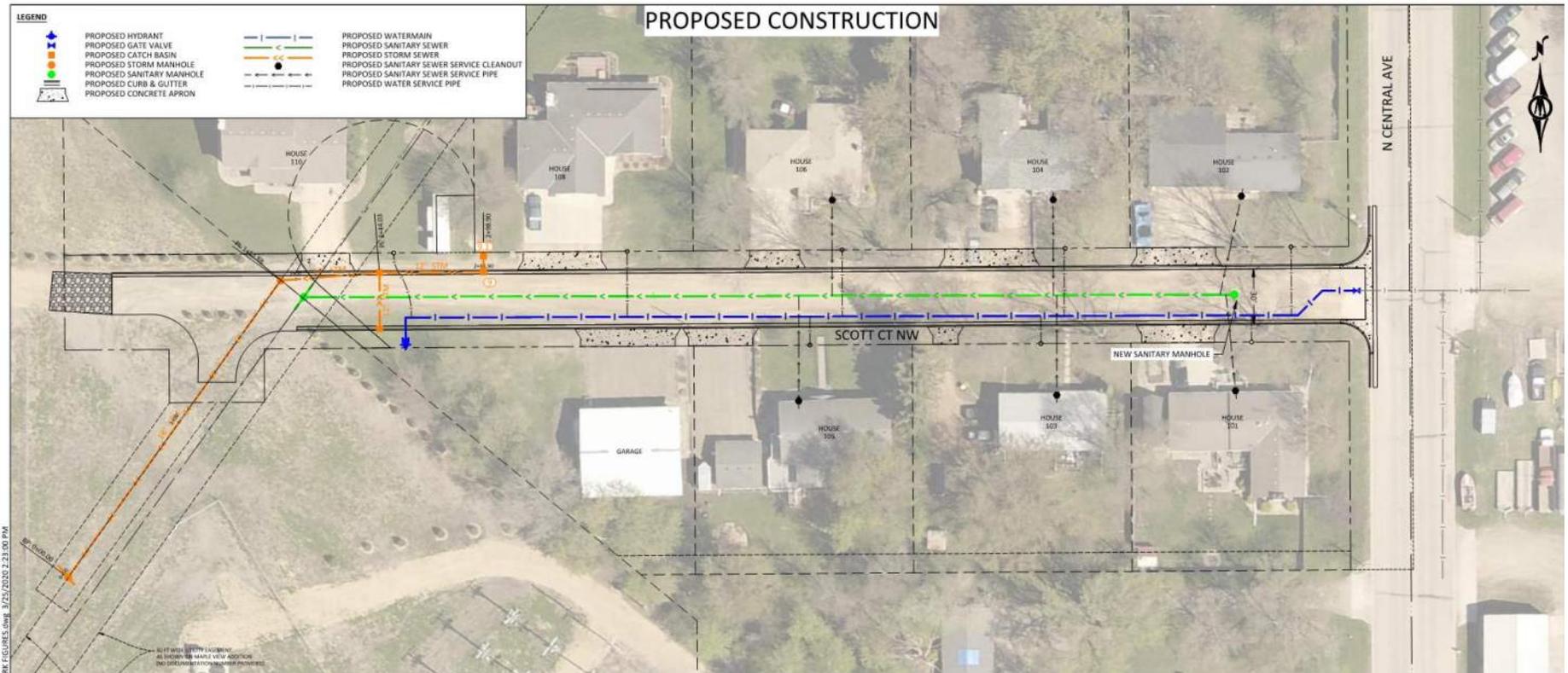


Proposed Storm Sewer Improvements

- **Scott Court**
 - Remove existing intake between homes 108 and 110, plug pipe to north. Construct new intake in north boulevard between homes 108 and 110 to drain low ground behind curb
 - Construct new catch basins and manholes as required for street improvement drainage
 - Construct new 12" to 18" storm sewer from new catch basins to existing 24" tile to west
- **Eighth Avenue SE**
 - Extend new 15" storm sewer from Silver St. Troendle St., Connect to existing 15" storm sewer from Troendle St.
 - Construct new catch basins south of Mabel Ct. Extend new 18" to 24" storm sewer from catch basins to south and connect to existing manhole. Construct new catch basins at south end of Eight Ave SE.



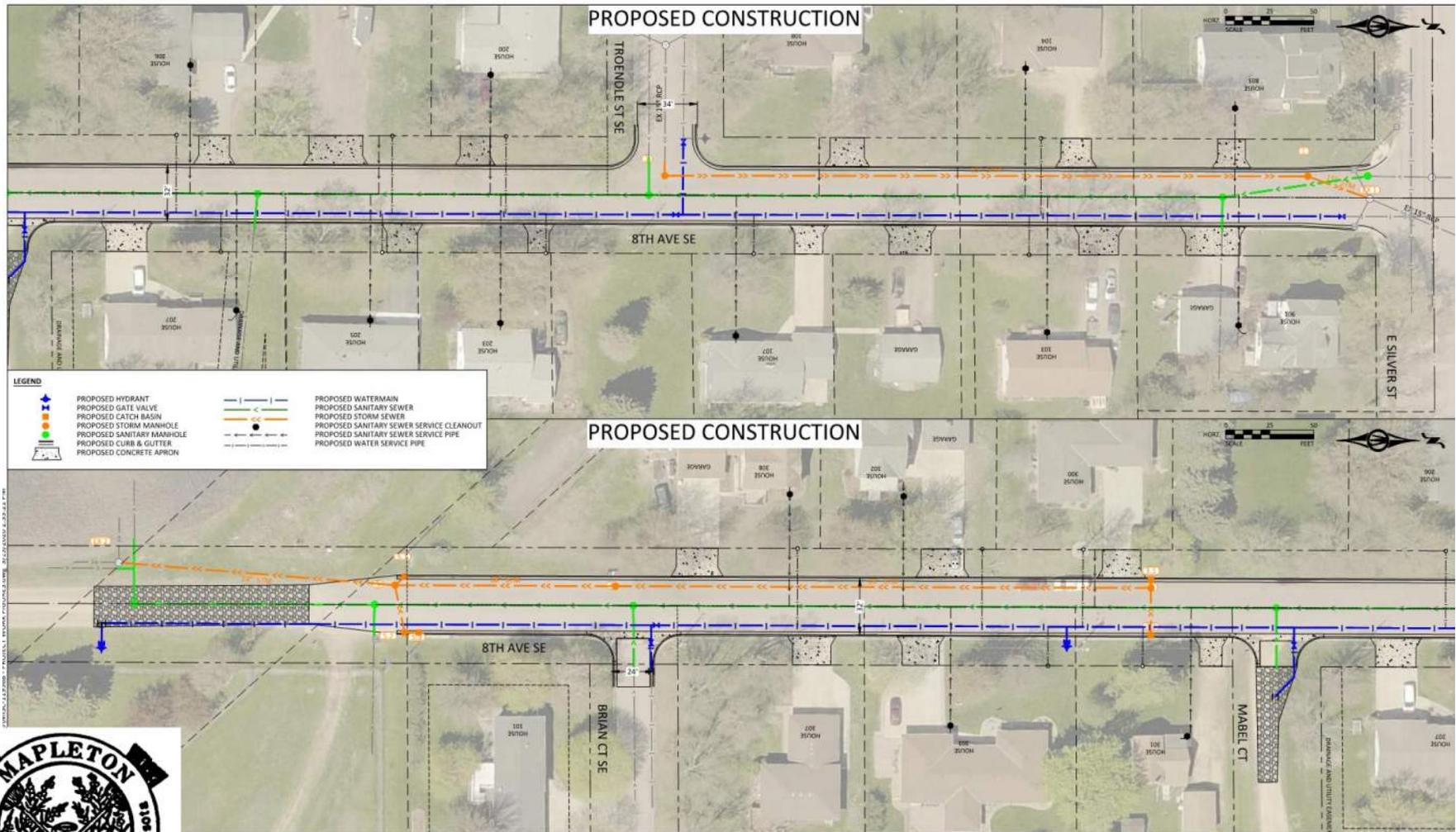
Scott Ct Improvements



- Roadway Drain Tile included but not shown
- Sump Pump Drain Line and Stub to property included but not shown



8th Ave SE Improvements



- Roadway Drain Tile included but not shown
- Sump Pump Drain Line and Stub to property included but not shown



Project Costs

- Street and Surface Improvements \$782,134
- Sanitary Sewer Improvements \$288,851
- Sanitary Sewer Services Behind ROW \$90,395
- Watermain Improvements \$211,962
- Storm Sewer Improvements \$234,623
- **Total Project Cost: \$1,608,966**

FUNDING SOURCE	AMOUNT	%
SPECIAL ASSESSMENTS	\$418,388	26.0
CITY FUNDS (PROPERTY TAXES, UTILITY FUNDS)	\$1,190,578	74.0
TOTAL	\$1,608,966	100



- Costs are based on low bid
- Estimated costs include allowances for contingencies, administrative, engineering and financing costs



Proposed Special Assessments

- Basis for assessments is the same as used on the last three reconstruction projects:
 - 2009 Highway 30 Improvement Project
 - 2012 Street & Utility Improvement Project
 - 2017 Street & Utility Improvement Project
- Assessment rates adjusted to reflect increases in construction costs
- Calculation for Assessable footage for Street Reconstruction
 - Interior Lot: 100% of length of parcel abutting the improvement
 - Corner Lot
 - Front (street address side): 100% of length of parcel abutting improvement
 - Side: 1/3 of length of parcel abutting improvement



Special Assessments

(based on City's Assessment Policy)

- Street Reconstruction:
 - Assessment approx. equal to 50% of 34' wide street costs
 - Where street width < 34', assessment is prorated
 - New curb & gutter – 100% assessed
 - Assessment based on assessable footage of parcel (previous slide)
- Sanitary sewer reconstruction:
 - Assessment approx. equal to 50% of new 8" sanitary sewer and service
 - Assessment based on per connection basis
 - Assessment for sanitary sewer service from ROW to home would be 100% based on actual costs
- Watermain construction/reconstruction:
 - Assessment approx. equal to 50% of new 8" watermain and service
 - Assessment based on per connection basis
- Storm sewer improvements:
 - No assessments - costs distributed by storm sewer utility fee



Special Assessment Rates

Scott Ct and 8th Ave SE Sanitary Sewer and Service Line (within ROW)	\$4,098/connection
Sanitary Sewer Service from ROW to house	Actual Costs
Watermain and Service Line	\$4,037/connection
30 ft Street and Surface (except curb & gutter)	\$49.74/assessable foot
32 ft Street and Surface (except curb & gutter)	\$53.05/assessable foot
New Curb & Gutter	\$13.28/assessable foot
Replace Existing Curb & Gutter	\$6.64/assessable foot
Storm Sewer	No Assessments
Maximum Assessment	\$14,000/parcel ¹

¹ Maximum assessment **excludes** sanitary sewer service from ROW to house



Assessment Process

- Assessment amount for each property provided in mailed notice
- City Council may adopt assessment roll tonight
- Notice will be mailed to each property owner on or about October 15, 2020
- Assessments can be pre-paid with no interest before December 15, 2020
- If not pre-paid, assessments will be certified to County auditor and will be added to property tax statement starting in 2021:
 - Equal annual payments
 - Typically 15-year payment period
 - Interest rate: 2% above bond rate (estimated to be 4% to 5%)
- Additional information provided in assessment notice



Sanitary Sewer Services from the ROW to the House

- Nineteen (19) properties on the project were determined to have deficient service lines from the ROW line to house
- Each affected property owner received separate letter outlining options for replacing sanitary sewer services from ROW to house:
 - Option A: Include under City project and be assessed the amount provided in the letter based on bid costs
 - Option B: Property owner can hire private plumber or contractor to do the service line replacement – assessment amount will be reduced accordingly
- Need Agreement Form A or Agreement Form B returned to City by April 6th (or prior to construction beginning)-agreement forms mailed with assessment notices
- If it is determined the service line meets City requirements (plastic pipe, no connection to the foundation drain or sump pump) replacement is not required



Proposed Schedule

STEPS REQUIRED	DATE
<i>ASSESSMENT HEARING</i>	APRIL 7, 2020
BEGIN CONSTRUCTION	LATE APRIL/EARLY MAY 2020
END CONSTRUCTION	EST SEPTEMBER 12, 2020
NOTICE OF FINAL ASSESSMENT	EST OCTOBER 15, 2020



Questions / Comments ?

