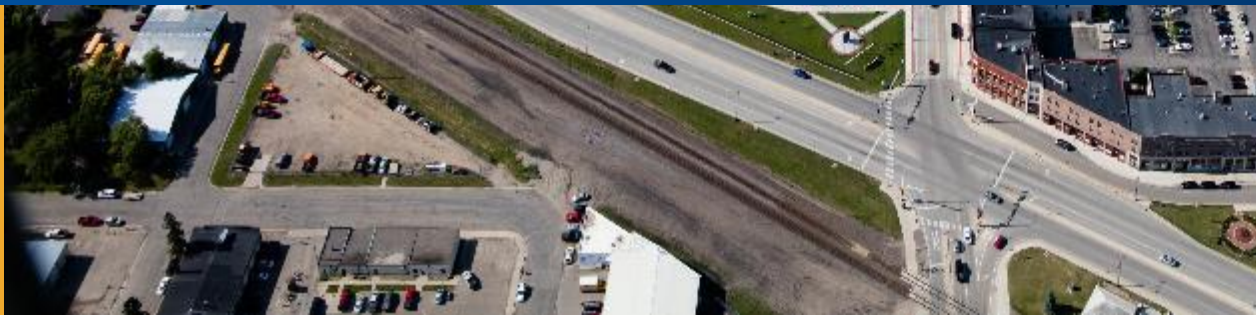




June 11, 2024

Jon Pratt, PE  
City Engineer

Public Hearing for:  
TH 10 East  
Sanitary Sewer & Watermain Extensions  
City of Detroit Lakes, MN



Apex  
Engineering Group

# Purpose & Overview

- Purpose
  - Requirement of State Statute 429
  - Overview of assessment policy, calculations, and procedures
- Presentation
  - Project background & schedule
  - Review of Improvements
  - Summary of Costs
  - Financing, Assessments, and Cost Distribution
- Questions & comments

# Project Background

- Developer petitioned project
  - Proposed equipment dealership requires city infrastructure to proposed site
- PER adopted by City Council in May 2024



# Project Location





# Existing Conditions

# Existing Conditions

- No sanitary sewer or water infrastructure adjacent to proposed site
- 8" PVC sewer and water mains located at East Shore Drive/TH 10
  - +/-1,000' northwest of proposed site

# Proposed Improvements





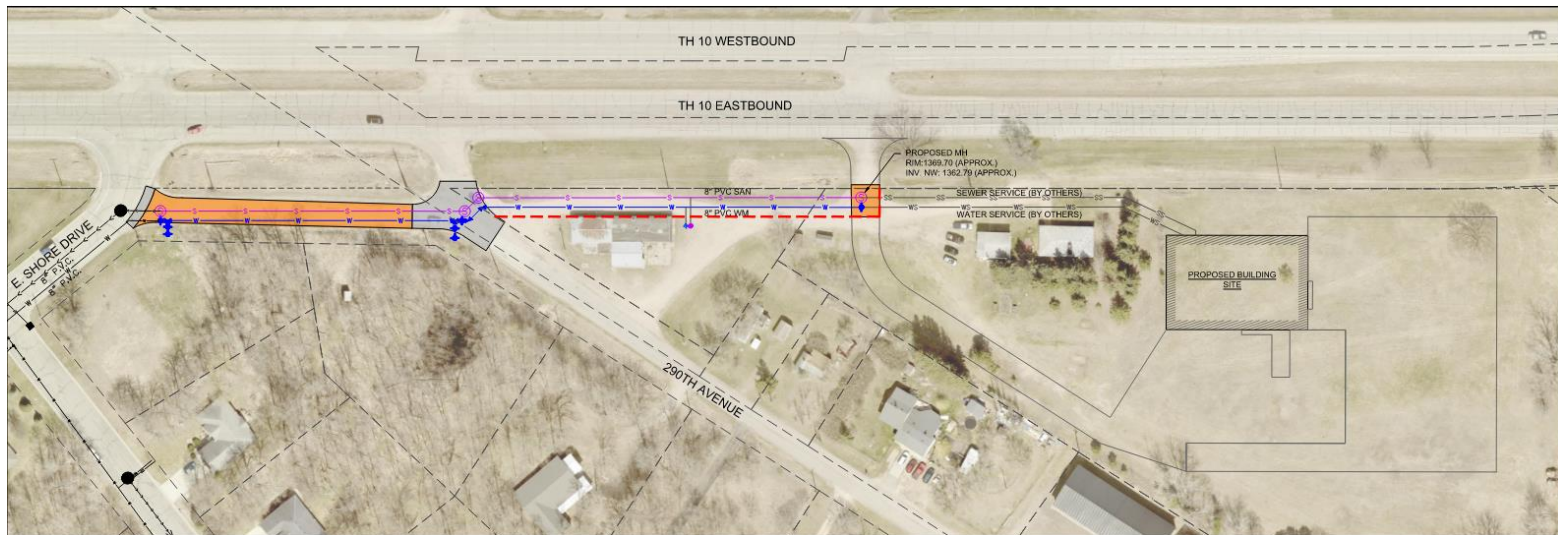
# Proposed Utility Improvements

- Extension of existing infrastructure from East Shore Drive
- Watermain
  - 8" PVC watermain
  - Hydrants and isolation valves
- Sanitary Sewer
  - 8" PVC Sanitary Sewer
  - Precast concrete manholes
  - Adequate depth to provide gravity service to proposed facility
- Infrastructure will be in an easement from developer, o/s of MnDOT ROW



# Proposed Utility Improvements

- Service Laterals
  - Provide service laterals to adjacent unserved properties
- Restore service road (between 290<sup>th</sup> Ave and E. Shore) with aggregate surface
  - Uncertainty of future intersection plans on TH 10.



# Financing, Assessments, & Cost Distribution

# As Bid Project Costs

Item	Cost
Street	75,313.56
Sanitary Sewer	138,502.75
Watermain	169,618.75
Sewer Services	4,283.13
Water Services	4,537.50
<b>TOTAL PROJECT COST:</b>	<b>392,255.69</b>

# Funding Sources

- **Funded/Financed by:**
  - City Utility Funds
  - Developer (by agreement)
  - Special Assessments to adjacent property owners
- **Assessable costs are determined in accordance with the City's special assessment policy**



# Cost Distribution

- City assumes 100% of sanitary sewer main and watermain cost from East Shore Drive to 290<sup>th</sup> Avenue
  - City may elect to assess a portion of City share to adjacent unserved property
- Developer assumed 100% of sanitary sewer main and watermain cost from 290<sup>th</sup> Avenue to their site/facility

# Cost Distribution

Item	City Share	Developer Share
Street	16,775.00	58,538.56
Sanitary Sewer	62,606.19	75,896.56
Watermain	78,332.50	91,286.25
Sewer Services		4,283.13
Water Services		4,537.50
<b>TOTAL PROJECT COST:</b>	<b>157,713.69</b>	<b>234,542.00</b>

# Allocation of Assessable Costs

- Distributed to benefitting properties in accordance with the City's Special Assessment Policy and past practices
- Costs are divided by assessable units (frontage or each) to determine a rate



Questions?



# Questions

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