



March 11, 2025

Jon Pratt, PE
City Engineer

Public Hearing for:
Shorewood Drive | Full Depth Reclamation
City of Detroit Lakes, MN



Apex
Engineering Group

Purpose & Overview

- Purpose
 - Required to hold a hearing when utilizing special assessments
 - Opportunity to provide information, hear input, questions and concerns

- Presentation
 - Project background & schedule
 - Existing and proposed improvements
 - Estimated costs, allocation, & special assessment

- Questions & comments

Background & Schedule

- Project has been on the City's CIP for several years
 - Included in scope of last years Street Rehabilitation project and removed for various reasons
- Authorized Preliminary Report in fall 2024
 - Approved at February CCM
- If authorized:
 - Design – Spring 2025
 - Construction Summer 2025

Project Location

- Shorewood Drive
 - Long Bridge Rd. to Long Bridge Rd.
 - Includes spur drives





Existing Conditions

Existing Conditions

- **Underground utilities**
 - PVC - useful life remaining
- **Existing Street**
 - +/-28' rural section
 - Last Improvement (mill/overlay) was in 2001
 - ▶ Included some shoulder widening
- **Pavement**
 - Poor condition
 - Areas of severe cracking
 - Beyond typical maintenance
- **Drainage**
 - Couple of isolated drainage issues
 - Shoulder erosion near south end (Long Bridge Heights Neighborhood)



Proposed Improvements

Proposed Improvements

- **Full Depth Reclamation (FDR)**
 - Recycle existing pavement in-place and blend with underlying aggregate
 - Regrade, shape, and compact
 - Construct new pavement section
- **Pavement Markings**
 - Edgeline/Centerlines for improved pedestrian lane definition
 - 11' traffic lanes/3' shoulders
- **Drainage**
 - Install some culverts and perform minor grading to resolve drainage issues
- **Erosion**
 - Install curb/gutter between Bayridge Dr. /Long Bridge Rd (north side of roadway only)



Other Considerations

- On Street Parking – Long Bridge Rd to Bayridge Drive
 - Option 1
 - Move curb out +/-7' to provide for parking lane on north side
 - Option 2
 - Move centerline of roadway north and add parking lane on south side
 - Option 3
 - Post no parking on both sides



Other Considerations

- Add curb at northern entrance around curve
 - Reduce 'corner cutting' and shoulder damage
- Other Considerations – Not Recommended (at this time)
 - Trail/Sidewalk
 - Curb/Gutter Throughout
 - Wider Shoulders

Estimated Costs, Financing, Assessments, & Cost Distribution

Estimated Project Costs

Total Project	Cost
Full Depth Reclamation	\$ 2,199,000
Total Project Cost:	\$ 2,199,000

Proposed Financing

- Project will be funded by
 - General City funds
 - Municipal State Aid
 - Special Assessments
- Special Assessments
 - In accordance with City's Special Assessment Policy and past practices
- Cost Distribution for FDR
 - 50% assessable, 50% City Share

Cost Distribution

Item	Assessable Share	City Share*	Total Cost
Full Depth Reclamation	\$ 928,000	\$ 1,271,000	\$ 2,199,000
Total Project Cost:	\$ 928,000	\$ 1,271,000	\$ 2,199,000

**Includes City owned properties and non-assessable footage (i.e. wetlands or other non developable property)*

- City assumes more than the policy 50% due to non-assessable frontage
 - Accounted for in assessment rate calculation
 - Examples: city owned property, wetlands, etc.

Assessment Rate Calculation

- Sum of total assessable footage (including non-assessable footage)
 - Generally, length of improvement times 2 for street

$$\text{Assessment rate} = \frac{\text{Total assessable amount}}{\text{Sum of total units}}$$

Assessable Units

- Street assessed by Frontage
 - Rectangular Interior Lots
 - ▶ Width of the lot
 - Rectangular Corner Lots
 - ▶ Width of the smaller side plus $\frac{1}{2}$ the width of the longer side (up to 150')
 - ▶ Assessed only for the side abutting an improvement
 - Irregular Shaped Lots
 - ▶ Average width is assigned
 - Lots Abutting Two Parallel Streets
 - ▶ Lots greater than 150' in depth can be assessed on both sides

Estimated Assessment Rates

Item	Assessment Rate (Cost/Foot)	Typical Assessments		
		50' Lot	100' Lot	150' Lot
Full Depth Reclamation	\$ 44.98	\$ 2,249	\$ 4,498	\$ 6,747

Assessment Terms/Conditions

- Assessment hearing held in Spring (+/- May) 2025, after bids are received (or in Fall of 2025)
- Assessments will be levied against developed and benefitting properties (starting in 2026)
 - Assessments are typically applied to property taxes for a 7-year term
 - Prepayment of all/portion of assessment eliminates/reduces interest charges

Questions?



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