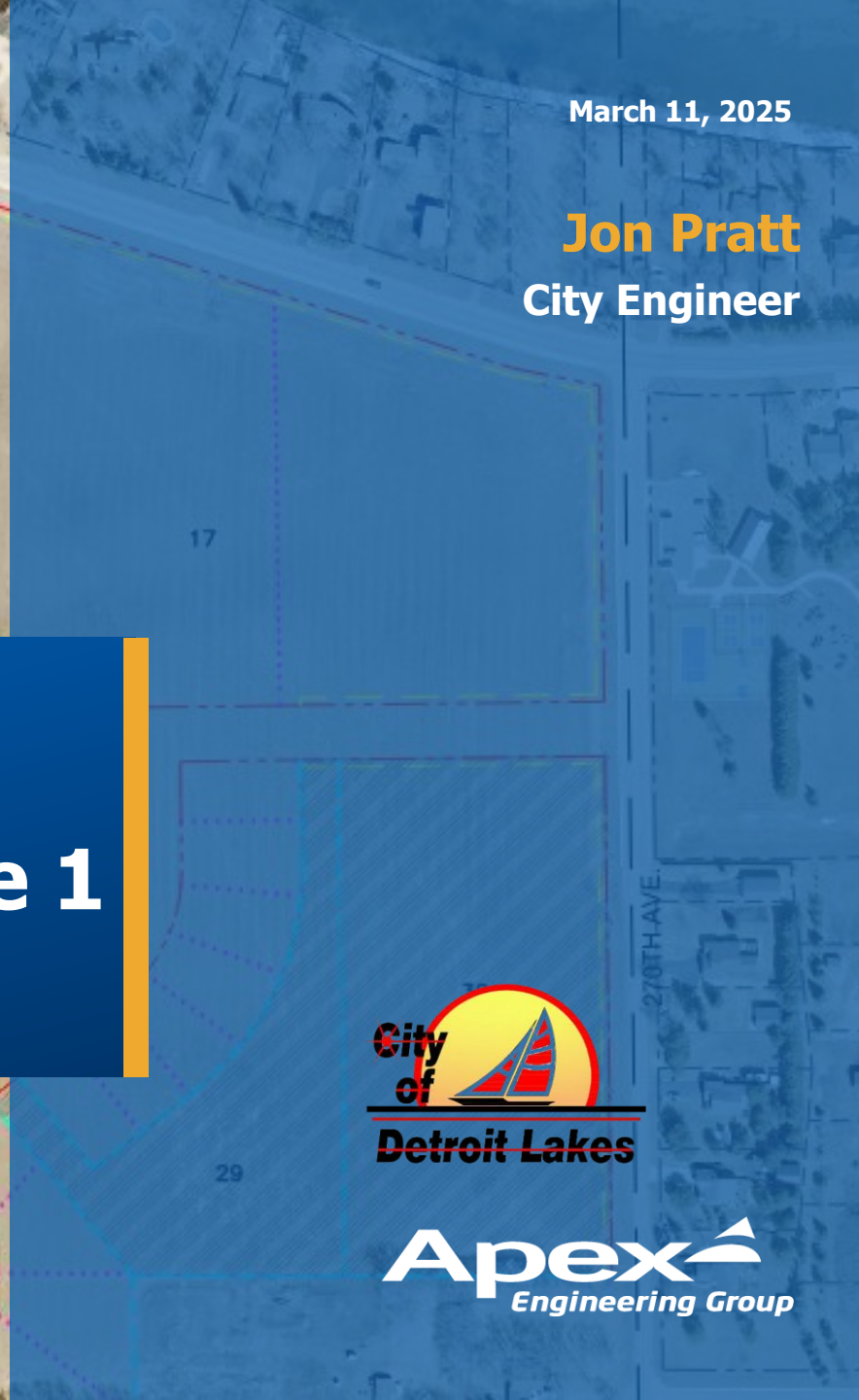


March 11, 2025

Jon Pratt
City Engineer



Public Hearing
Southwood Shores Estates – Phase 1



Purpose & Presentation Overview

- **What**

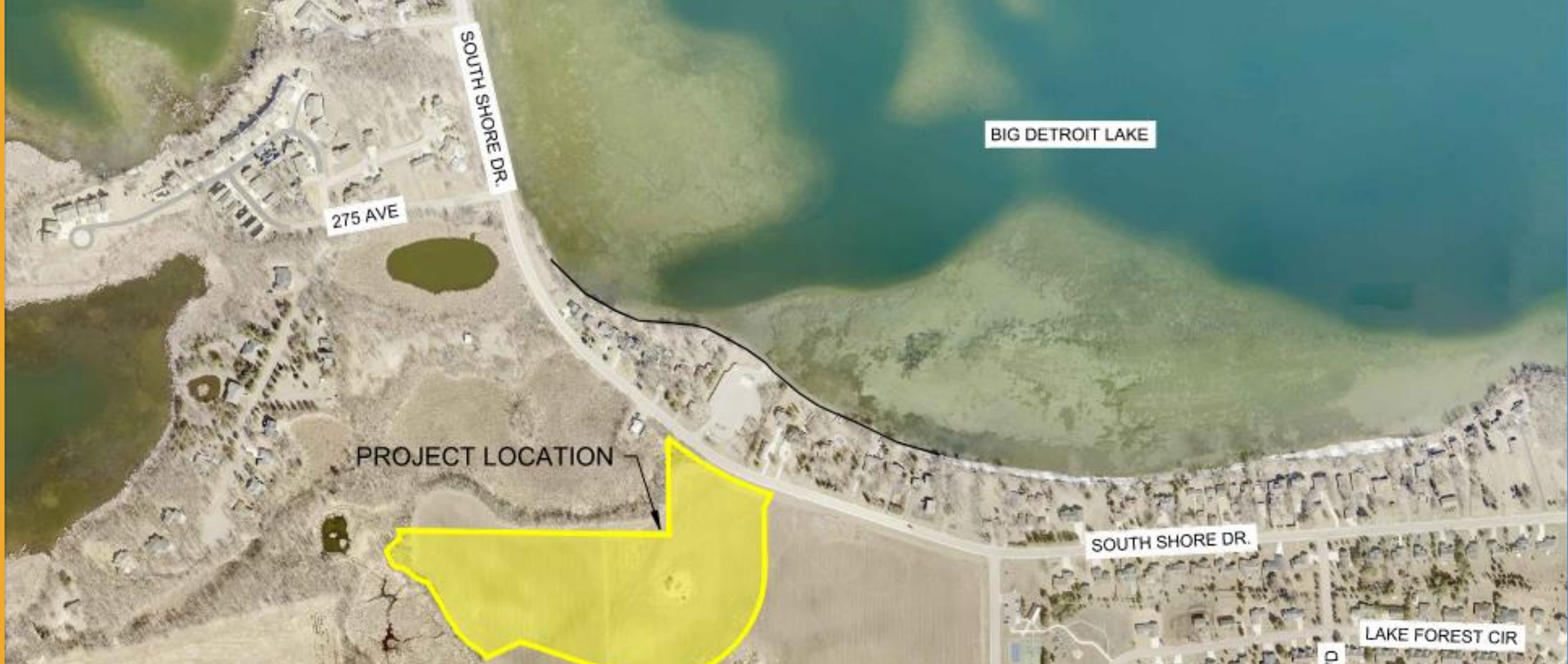
- **Proposed Subdivision**

- **Why**

- **Provide information, gain early input, answer questions**
- **Requirement of state statute 429**

- **Presentation Overview**

- **Existing Conditions & Project Need**
- **Overview of Proposed Improvements**
- **Estimated Costs, Funding, & Special Assessments**
- **Schedule/Next Steps**
- **Question/Comments/Input**



BIG DETROIT LAKE

275 AVE

SOUTH SHORE DR.

PROJECT LOCATION

SOUTH SHORE DR.

LAKE FOREST CIR

BALSAM BLVD

Project Location



City of Detroit Lakes



Project Development & Schedule

Pre - 2025

- Parcels Annexed
- Preliminary Plan Developed

Spring 2025

- Final Design
- Permitting
- Bidding

Winter 2025

- Preliminary Design
- PER Adopted February 2025

Activity	Date(s)
Complete/Adopt Preliminary Engineering Report	February 2025
Public Hearing/Authorize Design	March 2025
Design	March - April 2025
Approve Plans and Specifications/Authorize Bidding	May 2025
Open Bids and Award Construction Contract	June 2025
Construction	Summer 2025
Assessment Hearing	Fall 2025
Final Construction	Early Summer 2026

Existing Conditions



270TH AVE.

Existing Conditions

- Agricultural Field (alfalfa)
 - Property abuts South Shore Drive
- No existing underground utilities
 - Existing utilities in South Shore Dr and 270th Ave.



Proposed Improvements



270TH AVE.

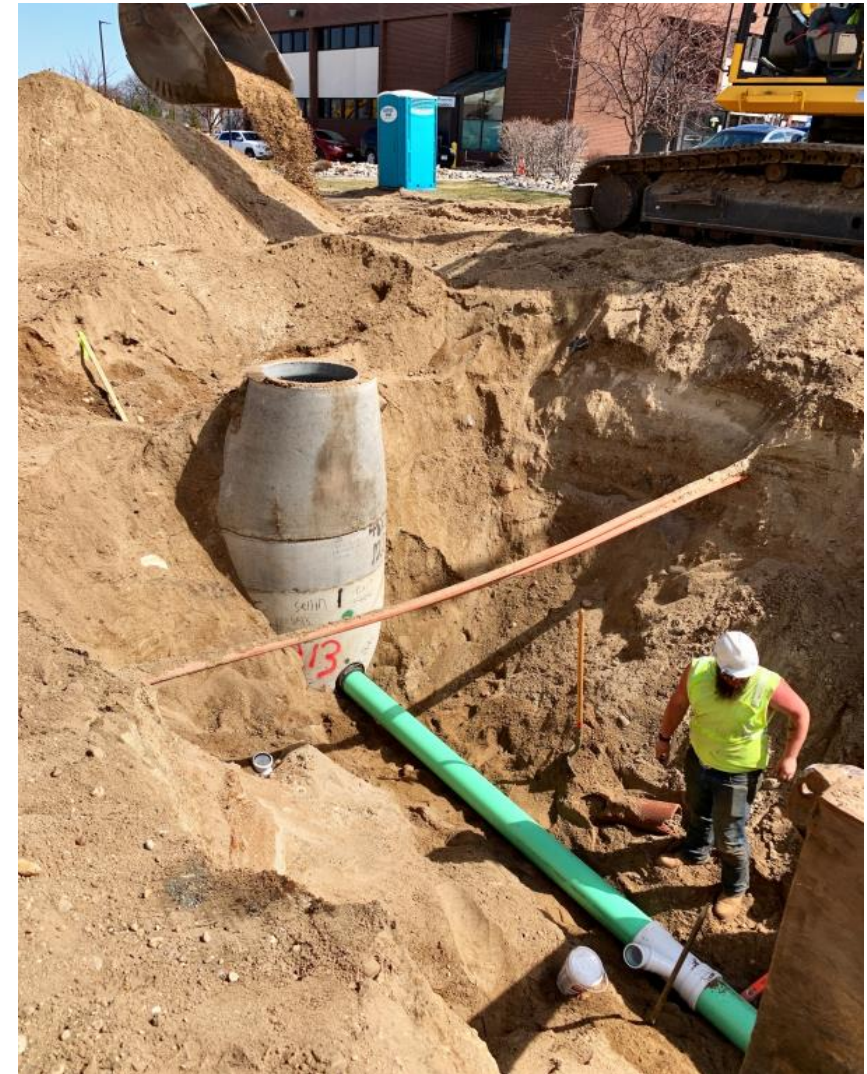
Proposed Utility Improvements

■ Sanitary Sewer

- Extend sanitary sewer from South Shore Drive into future street
- 8" gravity sewer main
- 4" sewer service laterals

■ Watermain

- Extend watermain from South Shore Drive into future street
- 6" - 8" watermain
- 1" water service laterals



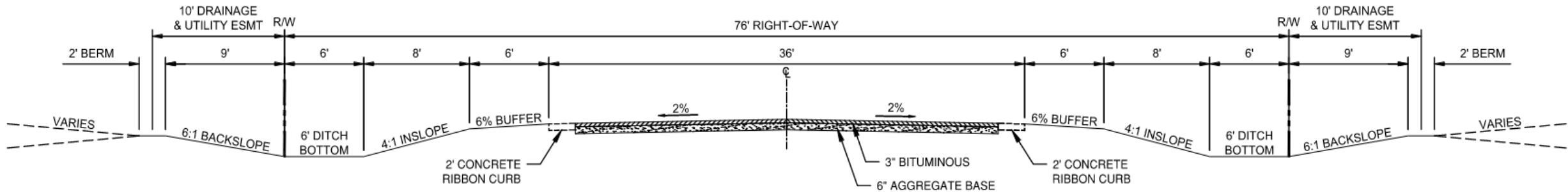
Proposed Utility Improvements

- **Storm Sewer & Drainage**
 - No underground storm sewer piping or inlets
 - Surface drainage to linear infiltration swales (ditches)
 - ▶ Provides stormwater treatment
 - Swales will overflow to adjacent wetland areas
- **Site Grading**
 - Substantial mass grading expected
 - ▶ facilitate drainage and stormwater treatment requirements
 - ▶ additional cost will be offset by the savings from no storm sewer infrastructure or regional stormwater
 - Excess fill material may be needed in future phases of the subdivision to provide for gravity sewer



Proposed Street

- Rural Section - 32' Wide Bituminous
 - 2' Ribbon (flat) Curb
 - 6' wide, 2' deep swales (ditches)



PROPOSED TYPICAL SECTION
RURAL SECTION



Project Costs, Financing, & Assessments



Estimated Project Costs

Item	Estimated Cost
Street	\$385,000
Sanitary Sewer Main	\$285,000
Sanitary Services	\$120,000
Watermain	\$275,000
Water Services	\$130,000
Storm Sewer	\$7,000
Site Grading	\$210,000
Total Project Cost:	\$1,412,000

Funding Sources

- **Funded primarily by Special Assessments**
 - Costs will be allocated in accordance with the City Special Assessment Policy & Development Agreement
- **Stormwater Utility Fund**

Cost Distribution

- **Sewer and Water**
 - Assess 100% of sanitary sewer main, watermain, and water/sewer service laterals costs
- **Street**
 - Assess 100% of standard (38' wide, 5-ton) street costs
- **Stormwater**
 - Assess 50% of stormwater costs
 - Very minimal with rural street section
- **Site Grading**
 - Not addressed in assessment policy
 - ▶ Typically 100% assessable
 - Could consider assessing 50% of site grading costs associated with stormwater

Estimated Cost Distribution

Item	City Share	Assessable Share	Total Project
Street	\$0	\$385,000	\$385,000
Sanitary Sewer Main	\$0	\$285,000	\$285,000
Sanitary Services	\$0	\$120,000	\$120,000
Watermain	\$0	\$275,000	\$275,000
Water Services	\$0	\$130,000	\$130,000
Storm Sewer	\$3,500	\$3,500	\$7,000
Site Grading	\$0	\$210,000	\$210,000
Total Project Cost:	\$3,500	\$1,408,500	\$1,412,000

Allocation of Assessable Costs

- Distributed to benefiting properties in accordance with Special Assessment Policy and past practices.
- Costs are divided by assessable units (frontage or each) to determine a rate
 - Per lot (each) allocation of costs is recommended in this situation.

Estimated Assessment Rates

Item	Assessable Amount	Units	No. of Units	Assessment Rate Per Unit
Street	\$385,000	Lot	24	\$16,042
Sanitary Sewer Main	\$285,000	Lot	24	\$11,875
Sanitary Services	\$120,000	Lot	24	\$5,000
Watermain	\$275,000	Lot	24	\$11,458
Water Services	\$130,000	Lot	24	\$5,417
Storm Sewer	\$3,500	Lot	24	\$146
Site Grading	\$210,000	Lot	24	\$8,750
Total Assessment Per Lot:				\$58,688

Assessment Terms & Conditions

- **Developer prepayment policy:**
 - Projects with > 20 lots - 50% prepayment
 - Projects with < 20 lots – 25% prepayment
- **Consider variance for 25% prepayment**
 - Project is phased
 - Proposed phase 1 scope is logical
- **Balance is assessed for a maximum of 20 years following substantial completion**
 - Developer can request a 5-year deferral followed by a 15-year term.

Questions & Contact Info

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