

Public Hearing

West Downtown Street & Utility Reconstruction



December 12th, 2023



Purpose & Presentation Overview

What

- Proposed street and utility reconstruction

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

Project Location



- **Fraze Street**
 - Oak Grove Ave to Washington Ave
- **Holmes Street**
 - Lake Ave to Washington Ave
- **Front Street**
 - Summit Ave to Washington Ave
- **Lake Avenue**
 - Front St to State St
 - Alley

Project Development and Schedule

Pre - 2023

- Projects on CIP for several years
- Deteriorating streets and utilities

Summer 2023

- Preliminary Design
- Complete field survey and preliminary project layout drawings

Winter 2024

- Final Design, Permitting, & Bidding

Summer 2024

- Construction

Existing Conditions & Project Need

Existing Conditions – Sewer

- **Conditions vary from location to location**
 - Frazee Street, Front Street & Lake Avenue
 - 8” VCP Pipe
 - Age unknown but believed to be 70+ years old
 - Holmes Street
 - 10” PVC Pipe – Good condition
 - Replaced in the 80’s

Existing Conditions – Water

- **Conditions vary from location to location**
- **Frazer Street**
 - Oak Grove to Summit & Lake to Washington
 - 6” to 8” CIP pipe
 - Past reliable service life (+/- 70 years)
 - Undersized (transmission from tower)
 - Summit to Lake
 - 12” PVC pipe - Good condition
 - Replaced in the late 80’s

Existing Conditions – Water

- **Holmes Street**

- Lake to Washington
 - 12” PVC pipe – Good condition
 - Replaced in the mid 80’s

- **Front Street**

- Summit to Lake
 - 6” CIP pipe
 - Past reliable service life (+/- 70 years)

Existing Conditions – Water

- **Front Street**

- Lake to Washington
 - 12” PVC pipe – Good condition
 - Replaced in the mid 80’s

- **Lake Avenue**

- Front to State
 - 6” CIP pipe
 - Past reliable service life (+/- 70 years)

Existing Conditions - Stormwater

- **Lake Ave/Front (eastern block) – VCP**
 - +/-70 years old
 - Past reliable service life
- **Remaining Areas - 12” to 36” Reinforced Concrete (RC) pipe**
 - Good condition
- **No significant hydraulic/capacity issues**
 - Limited number of inlets

Existing Conditions – Street

- **Poor surface condition and significant deficiencies**
 - Excessive cracking, potholes, etc.
 - Age varies and is unknown in some locations
- **Sidewalks – Both sides**
 - Significant pedestrian traffic during events/activities
 - Does not meet current ADA standards

Existing Conditions – Street

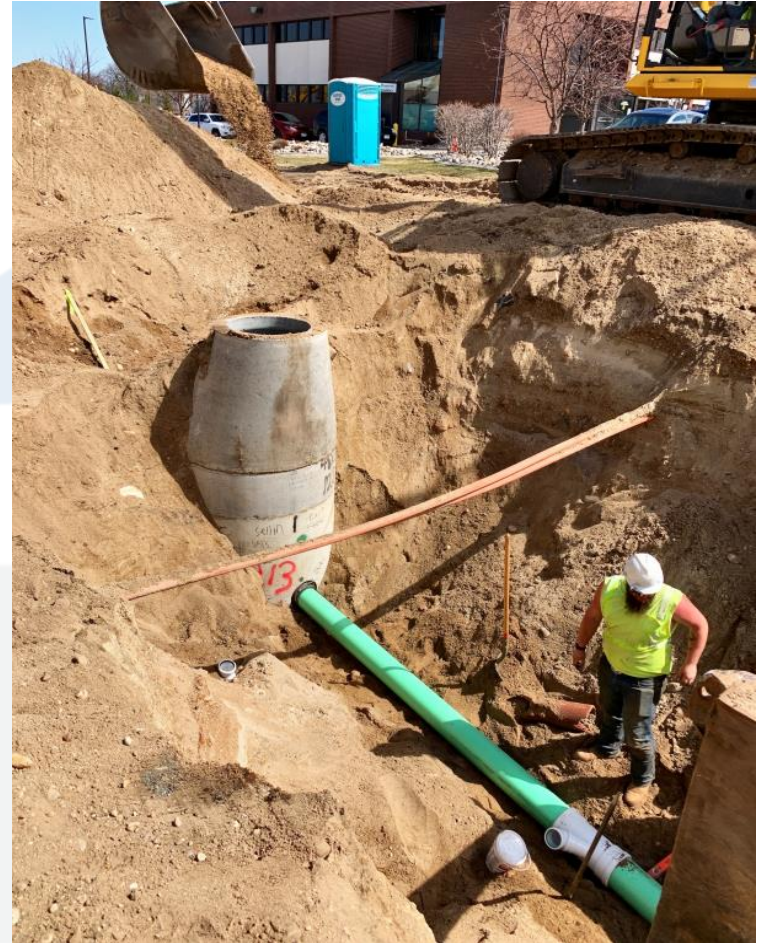
Street/Segment	Street Width	Driving Lane Width	Parking Lane Width
Fraze Street:			
Oak Grove Ave to Lake Ave	36'	10'	8'
Lake Ave to Washington Ave	48'	12'	12'
Holmes Street:			
Lake Ave to Washington Ave	48'	12'	12'
Front Street			
Summit Ave to Washington Ave	46'	12'	11'
Lake Ave:			
Front St to State St	46'	12'	11'

Proposed Improvements



Proposed Utility Improvements

- **Sanitary Sewer Replacement**
 - Replace existing VCP mains with 8" PVC mains and precast concrete manholes
 - Existing PVC mains in good condition to stay in place



Proposed Utility Improvements

- **Watermain Replacement**
 - Replace existing CIP mains with 6" to 12" PVC mains
 - Existing PVC mains to stay in place
 - New hydrants
 - New isolation valves



Proposed Utility Improvements



- **Service Lateral Replacement**
 - Generally, 1" water and 4" sewer with new curb stop and cleanout
 - Will not be replaced in all locations
 - Some have been replaced in previous projects
 - Replaced to the edge of the R/W (property line)
 - Property owner responsibility to replace from property line to house/building (not required)

Proposed Utility Improvements

- **Storm Sewer and Drainage**

- Replace VCP pipe on Lake Ave./Front St.
- Replace as needed in other areas to facilitate other utility improvements
- Expand collection and inlet capacity to meet current requirements
- Install storm sewer within alley to facilitate drainage

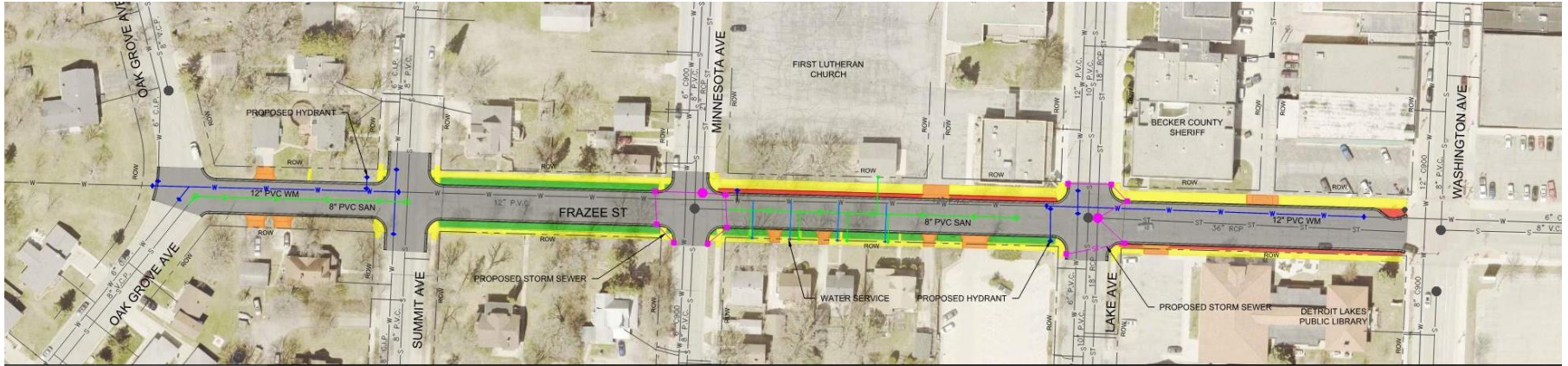
Proposed Street & Sidewalk

- **Replace with similar width bituminous surfaced streets**
- **Replace sidewalk with 6' wide sidewalk on both sides**
 - 4" colored, textured boulevard in commercial areas
 - 10' sidewalk/trail on one side of Frazee Street from Minnesota Street to Washington Avenue
 - No sidewalk on Frazee Street from Oak Grove to Summit

Proposed 'Streetscapes'

- **Boulevard Trees**
 - May include grates/guards or mulch beds
 - Irrigation
- **Colored/textured concrete boulevard**
- **Power provisions on Holmes for events**

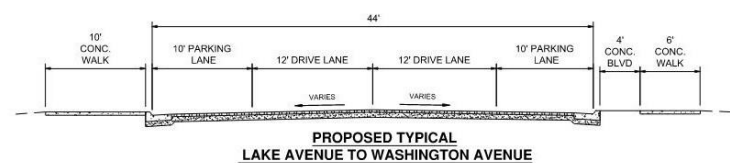
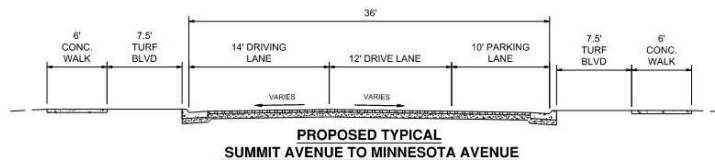
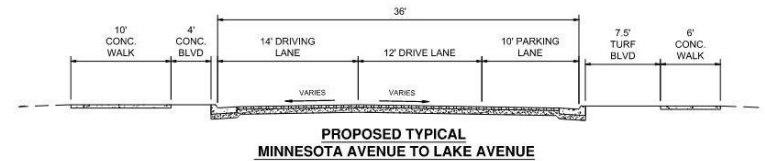
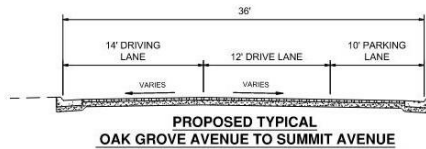
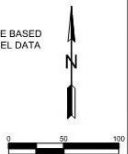
Proposed Improvements – Frazee



LEGEND

- ROADWAY / BITUMINOUS
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY / APRON
- COLORED TEXTURED CONCRETE
- TURF
- CURB & GUTTER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER

NOTE:
1. EXISTING ROW IS APPROXIMATE BASED ON BECKER COUNTY GIS PARCEL DATA



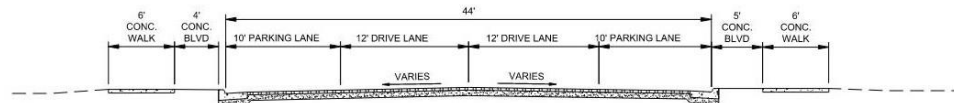
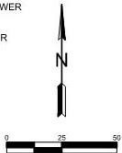
Proposed Improvements – Holmes



LEGEND

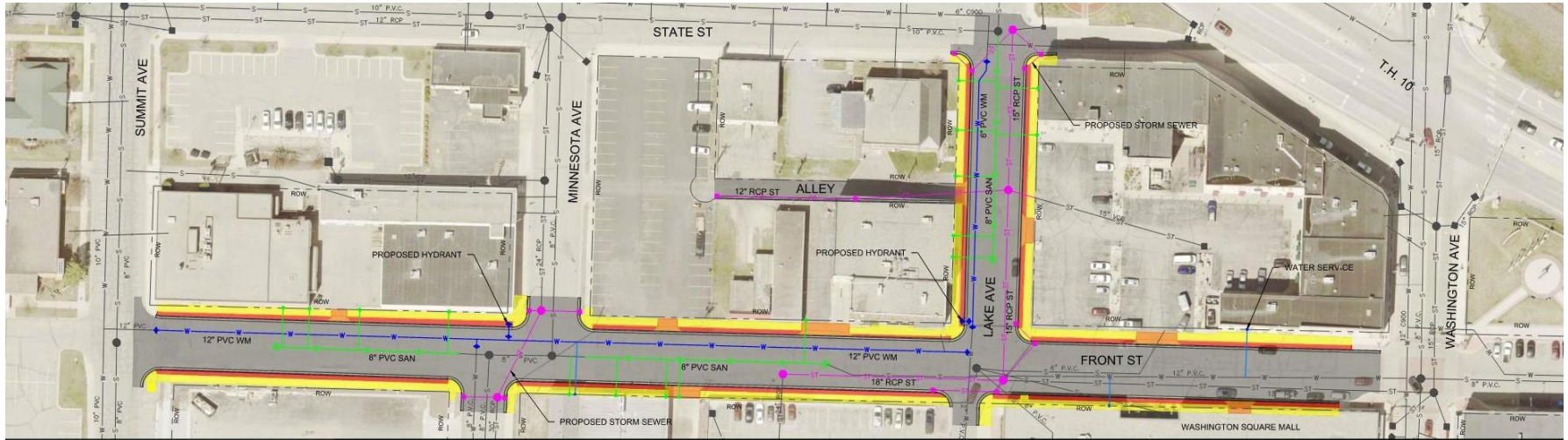
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**PROPOSED TYPICAL
LAKE AVENUE TO WASHINGTON AVENUE**

Proposed Improvements – Front & Lake

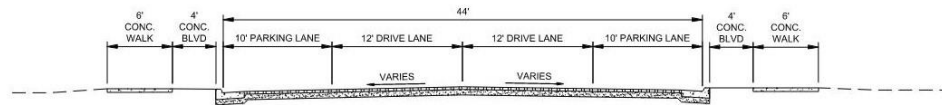
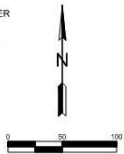


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- ROADWAY / BITUMINOUS
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- PROPOSED STORM SEWER

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**PROPOSED TYPICAL
FRONT STREET - SUMMIT AVENUE TO WASHINGTON AVENUE
LAKE AVENUE - FRONT STREET TO STATE STREET**

Project Costs and Financing



Estimated Project Costs

Item	Total
Street	\$1,491,000
Streetscapes	\$466,000
Sidewalk	\$494,000
Lake Ave Alley	\$14,000
Stormwater	\$648,000
Sanitary Sewer	\$226,000
Sewer Services	\$98,000
Watermain	\$571,000
Water Services	\$133,000
Total:	\$4,141,000

Project Financing & Assessments



Funding Sources

- **Funded/Financed by:**
 - City Utility Funds & General Tax Levy
 - Municipal State Aid Funds
 - Special assessments to adjacent property owners
- **Assessable costs are determined in accordance with special assessment policy**

Cost Distribution

- **Sewer and Water**
 - City assumes 100% of sanitary sewer main and watermain replacement costs
 - This is a recent change to the assessment policy
- **Service Laterals – 100% assessable**

Cost Distribution

- **Street Reconstruction – Assess 50% of standard street costs (including alleys)**
 - Standard Residential Street; 36-foot, 5-ton design, bituminous surface
 - City assumes remaining percentage, and oversizing,
 - Standard Commercial Street; full width, 10-ton design, bituminous surface
- **Sidewalk – Assess 25% to residential properties and 50% to commercial properties**
- **City Pays 100% of costs related to:**
 - Storm Sewer
 - Streetscapes

Estimated Cost Distribution

Item	City Share	Assessable	Total
Street	\$761,000	\$730,000	\$1,491,000
Streetscapes	\$466,000	\$0	\$466,000
Sidewalk	\$247,000	\$247,000	\$494,000
Lake Ave Alley	\$7,000	\$7,000	\$14,000
Stormwater	\$648,000	\$0	\$648,000
Sanitary Sewer	\$226,000	\$0	\$226,000
Sewer Services	\$0	\$98,000	\$98,000
Watermain	\$571,000	\$0	\$571,000
Water Services	\$0	\$133,000	\$133,000
Total:	\$2,926,000	\$1,215,000	\$4,141,000
	70.7%	29.3%	

Assessments



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**

Assessable Units – Street/Alley

- **Rectangular Interior Lots**
 - Dimension of the side abutting the improvement
 - Includes street and/or alleys
- **Rectangular Corners Lots**
 - Dimension of the smaller side, plus;
 - $\frac{1}{2}$ the dimension of the longer side, up to 150', plus any distance beyond 150', plus;
 - Dimension of side abutting alley (if applicable)
 - Assessed only for side(s) abutting improvement
- **Irregular Shaped Lots**
 - Average dimension is assigned

Assessable Units – Service Laterals

- **Service Laterals are assessed on a ‘each’ basis**

Estimated Assessment Rates

Item	Assessment Rate/Unit	Assessment Unit
Street - Residential	\$110.00	Front Footage
Street - Commercial	\$150.00	Front Footage
Sidewalk - Residential	\$25.00	Front Footage
Sidewalk - Commercial	\$50.00	Front Footage
Sewer Service	\$4,700.00	Each
Water Service	\$5,100.00	Each
Alley	\$18.00	Front Footage
Estimated Typical Assessments		
	50-Foot Residential Lot:	\$16,550
	75-Foot Residential Lot:	\$19,925
	50-Foot Commercial Lot:	\$19,800

Policy Comparison

Estimated Typical Assessments	Current Policy	Previous Policy
50-Foot Residential Lot:	\$16,550	\$22,500
75-Foot Residential Lot:	\$19,925	\$28,900
50-Foot Commercial Lot:	\$19,800	\$25,700
100-Foot Commercial Lot:	\$29,800	\$41,600

Assessment Terms & Conditions

- **Assessment hearing held in Spring (+/- April) 2024, after bids are received**
- **Assessments will be levied against developed and benefitting properties (starting in 2025)**
 - Assessments are typically applied to property taxes for a 20-year term
 - Prepayment of all/portion of assessment eliminates/reduces interest charges

Project Schedule/Development



Tentative Project Schedule

Activity	Date(s)
Public Hearing	December 2023
Design	Winter 2024
Bidding	February 2024
Assessment Hearing/Award Contract	March/April 2024
Construction	Summer 2024
Final Construction	Spring 2025

Moving Ahead

- **Additional meetings**
 - Individual property owner meetings as needed
- **Please submit/return property owner questionnaire!**
 - Copies on back table
- **Call if you have questions or specific needs or concerns**

Questions & Contact Info

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