This is the presentation given at the Informational Meeting on May 4, 2021.

# 2021-2022 Street Improvements
Informational Meeting
May 4, 2021

## Introductions

<table>
<thead>
<tr>
<th>Lake County</th>
<th>City of Two Harbors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason DiPiazza</td>
<td>Dan Walker – Administrator</td>
</tr>
<tr>
<td>Highway Engineer</td>
<td>Engineers (Bolton &amp; Menk)</td>
</tr>
<tr>
<td>John Schlangen</td>
<td>Joe Rhein - City Engineer</td>
</tr>
<tr>
<td>Engineering Supervisor</td>
<td>Adam Nix - Project Engineer</td>
</tr>
</tbody>
</table>

**Contractor**

- Ulland Brothers, Inc. (Cloquet, MN)
  - Robby Meseroll - Project Manager
Meeting Information

• Mailer was sent
  • Cover letter
  • FAQs
  • Map

• Copy of mailer is on City website

Agenda

• Project Overview
  • Proposed Improvements
  • Property Impacts

• Schedule

• Construction Details

• Communication

• Project Cost

• Questions & Discussion
Goals

• Prepare for Project construction
• Be informed on the schedule
• Learn about activities you can expect to see
• Understand the communication process
  • Ways to get information
  • Whom to contact
  • Notices you’ll receive
• Receive information on project costs

Project Segments

Legend
- Proposed City Project Reconstruction
- Proposed County Project Reconstruction
Proposed Improvements

• What is under a typical street or avenue?

Project Improvements

• All project blocks:
  • New structural pavement section
    • Fabric, sand, gravel, bituminous pavement
  • New concrete curb and gutter
    • Most blocks 28-feet wide from curb to curb
    • Wider by Minnehaha School:
      • 4<sup>th</sup> Ave. = 41’ 8<sup>th</sup> St. = 36’ 5<sup>th</sup> Ave. = 32’
  • New concrete aprons at the ends of Alleys
**Project Improvements**

- Driveways
  - Driveways impacted by work will be repaired
  - Material of repair will match existing:
    - Concrete, bituminous, or gravel
  - Width of repair will match existing width
  - Length of repair as needed to achieve an acceptable slope

**Project Improvements**

- Concrete Sidewalks
  - Replacing on both sides of all blocks, except
    - 8th Street: 5th Ave. to 7th Avenue – west side only.
    - 6th Avenue: west of 8th Street – north side only.
  - Replacement of existing private walks as needed to match new sidewalks
Project Improvements

• Sanitary Sewer
  • Replacement along entire length of 4th, 5th, & 6th Aves.
    • Located in center of street
    • New PVC pipes with concrete manholes
    • Water tight system
  • Individual service lines
    • Will be replaced from main to property line
    • Written notice if service will be interrupted

Project Improvements

• Water System
  • Replacement along entire length of 4th, 5th, & 6th Aves.
    • New ductile iron pipe (DIP) with valves and hydrants
  • Individual service lines (copper pipe)
    • Replaced from main to shut off valve (curb stop)
    • Written notice when service will be interrupted
  • Temporary water system will be set up to maintain service until new water main is ready
Project Improvements

- Sewer and Water service interruptions
  - Will be scheduled
  - All affected properties will receive hand-delivered written notice at least 48-hours in advance
  - Interruptions won’t happen before 9:00 am
  - Should not exceed 4-hour duration

Project Improvements

- Storm Sewer
  - 8th Street from 5th Avenue to 7th Avenue

- Drain Tile
  - Where physically possible.
    - 8th Street
    - 5th Avenue
    - 6th Avenue
Project Improvements

- Natural Gas
  - Replacing along north side of 4th Avenue by School
  - Lowering at locations as necessary for cover

- Electric
  - Replacing all street lights and bases
  - New cable on 8th Street from 1st Avenue to 7th Avenue
  - Remove overhead crossing of 8th Street by School

- No service interruptions are planned
  - If interruption of a service becomes necessary, it will be coordinated with the affected property

Property Impacts

- City and County owns right-of-way along each block
  - 70-feet wide on all project blocks

- Work will be confined to existing right-of-way

- No easements needed

- May need access onto property for water or sewer service connection, or for driveway or sidewalk repair
Property Impacts

- Garages - no impacts anticipated

- Existing fences
  - Portion along School will be replaced
  - One residential property will have fence relocated
  - No other impacts

- Existing private sidewalks
  - Replace as necessary to connect to new sidewalks along streets and avenues

Property Impacts

- Existing landscaping
  - If close to curb, pavement, sidewalk, or water shut off:
    - Remove in advance if you want to keep
    - Left in place, contractor will remove and dispose

- Turf restoration on boulevard areas:
  - Sod along School property
  - Seed and mulch along rest of project

- Contact us if you have specific questions
Trees and Bushes

- A number of trees and bushes will need to be removed
  - Reviewed in advance with Forester and Trees Committee
  - All within City or County right-of-way

- Considerations for removal:
  - Long-term health and viability of tree
  - Public safety
  - Location of improvements – especially utility services
  - Impacts on the public investment being made

- Approach will be to preserve where practical
  - City tree replacement policy – contact City Hall

Project Schedule

- Bids were opened April 6th.
  - Low bidder was Ulland Brothers, Inc. (Cloquet, MN)

- City Council recommended contract award April 26th

- County Board awarded contract April 27th
  - County is official owner of the contract

- Contracts should be signed in early May
Project Schedule

• Tree removal will be first activity
  • Hope to start week of May 10th
  • Trees in entire project area will be removed May 2021

• Excavation planned to start on 6th Avenue at 7th Street
  • Target is week of May 24th

• Blocks adjacent to School can’t start until summer recess
  • Last day of school = June 10th

Project Schedule

• Contract allows work to extend into 2022 if necessary

• Specified completion dates in contract:
  • Blocks adjacent to School paved August 20, 2021
  • 8th Street (County) October 15, 2021
  • All project work August 1, 2022
  • Blocks west of 8th Street are the most likely for 2022
Project Schedule

- Contract has time limits once work starts on a block

- Start of work until the new gravel in place
  - Generally about 4 weeks for each block

- Time from gravel until pavement is placed
  - Generally about 4 weeks
  - Contractor allowed to group blocks for concrete and paving work for efficiency

Working Hours

- 7:00 am to 7:00 pm Monday - Friday

- Saturdays may be worked occasionally

- No work on Sundays or Holidays unless emergency

- Weather may require adjustments in schedule
Access

• Each block of Avenue will be closed for about 1 month during installation of sewer and water

• All areas should usually be accessible at end of each day
  • Driveways should be accessible 7:00 pm to 7:00 am
  • Businesses should always be accessible

• If there are areas with specific access concerns please contact the City or County to review

Access

• Activities with most impact on accessibility
  • Underground utility work
  • Paving
  • Concrete curbs and alley aprons
  • Will try to coordinate with affected properties to get vehicles out before work starts

• For concrete at driveways, will be a curing period
  • Anticipate 5 to 7 days before can be driven upon
  • Notices will be provided in advance
  • Parking along the street will be allowed
Construction - Preparation

Construction - Removals
Construction – Trees & Bushes

Utilities & Excavation
Curbs & Driveways

Grading & Paving
Boulevards

Access & Services
Communication

• Project Representatives
  • For City (Bolton & Menk) and County
  • Will be on site daily

• City: Adam Nix Cell: 218-830-0512
• County: John Schlangen Cell: 218-343-3875

• These will be primary contact for residents
  • Construction questions and concerns should go to them

Communication

• Written notices will be provided for key activities
  • Water or sewer service interruptions
  • Concrete work (curbing, driveways), blacktop paving
  • Other critical items

• General Questions:
  • Two Harbors City Hall 218-834-5631
  • Lake County Highway Department 218-834-8380

• Refrain from contacting the Contractor directly
Communication - Links

  - Project Page
  - Documents
  - Weekly updates

- Lake County: [https://www.co.lake.mn.us/highway/construction-projects/](https://www.co.lake.mn.us/highway/construction-projects/)

- Bolton & Menk: [https://clients.bolton-menk.com/lakecountycsa30/](https://clients.bolton-menk.com/lakecountycsa30/)

Project Costs

- Construction contract as awarded: ~$3,250,000
  - City portion: ~$2,200,000
  - County portion: ~$1,050,000

- County funding its portion with State-Aid funds from Minnesota Department of Transportation

- City funding all cost of underground utility mains
  - Portion of remaining costs will be assessed against properties
  - Updated assessment policy adopted November 9, 2020
Assessments

• Estimated based on feasibility report
  • Actual assessment amounts will be calculated after final construction costs are known (Fall 2022)

• Separate meeting on assessments – Fall 2022
  • All property owners will receive written notice
    • Time and date of meeting
    • Exact proposed assessment

• Properties owners will have method to formally object to assessments at that time

Assessments

• Project costs to be assessed

  • Street costs (structural section, curb & gutter)
    • County segments: 0% Assessed
    • City Avenues: 50% Assessed

  • Sidewalks
    • County segments: 0% Assessed
    • City Avenues: Cost per square
      • Credit if sidewalks had been done within 5 years
Assessments

- Utility Service Costs (individual lines to properties)
  - Water: 0% from main through the curb stop
    100% on house side of curb stop
  - Sanitary: 100% from sewer main to project limit

- Assessment deferrals
  - Must apply for & meet specific requirements
  - Deferral, NOT forgiveness
  - Interest accumulates during deferral

<table>
<thead>
<tr>
<th>Parcel Designation</th>
<th>Estimated Amount</th>
<th>% of Total Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small (0 to 5,250 sf)</td>
<td>$12,980</td>
<td>28%</td>
</tr>
<tr>
<td>Average (5,251 to 8,749 sf)</td>
<td>$15,830</td>
<td>43%</td>
</tr>
<tr>
<td>Large (8,750 to 10,500 sf)</td>
<td>$18,680</td>
<td>8%</td>
</tr>
<tr>
<td>Other (City, School, Business, etc.)</td>
<td>Varies</td>
<td>21%</td>
</tr>
</tbody>
</table>

1 – Amounts rounded to nearest ten dollars 2 – Based on Feasibility Report, August 2020

- Assessments may vary due to actual construction cost
  - Low bid was 20% to 35% below estimates (by type of work)
  - Reasonable to anticipate final assessment will be lower
Conclusion

• Did this meeting meet its goals?
  • Prepare for construction
  • Be informed on the schedule
  • Learn about what you can expect to see
  • Understand the communication process
  • Receive information on updated project costs

• We appreciate your patience and cooperation, and look forward to a successful project!

Questions / Discussion

Legend
- Proposed City Project Reconstruction
- Proposed County Project Reconstruction

[Map of streets and locations]