

# Stables Area Sewer, Water & Street Reconstruction Project

Informational Meeting

July 30, 2018

6:30 PM

# Introductions

- Albert Lea Township Board of Supervisors
- Bancroft Township Board of Supervisors
- City of Albert Lea
- Brian Johnson, JHS

# Purpose of Meeting

- History
- St. Johns Campus
- Discuss Annexation
- Update residents and other stake holders of recent work and developments
- Assessments
- Next steps

# History

- Trying to solve small lots and failing septics since 1990's
- City had planned a project in early 2000's but residents voted against
- Continued to work on solutions
- The majority of homeowners petitioned for annexation in 2007 but the City had not accepted this because it had not been feasible to provide sewer and water to the area
- City Worked with Public Facilities Authority to try to get funding

# History (cont.)

- A Facilities Plan was prepared to submit to the MPCA in 2013
  - Summarizes the problems & potential solutions for the Stables area
  - Source of funding
  - Applied for funding every year since 2013
- The MPCA has recently approved the application for providing sewer and water to the Stables area. The project is now eligible for low interest loans and grants
  - The Minnesota Public Facilities Authority (PFA) is a multi-agency authority that provides municipal financing expertise and infrastructure financing programs to enhance the environmental and economic vitality of the State

# Options Evaluated in 2013

## Option 1

- Combined Soil Base Treatment

## Option 2

- Municipal Gravity Collection System

## Option 3

- Municipal Low Pressure System

# Option 2: Municipal Gravity Collection System

## Advantages

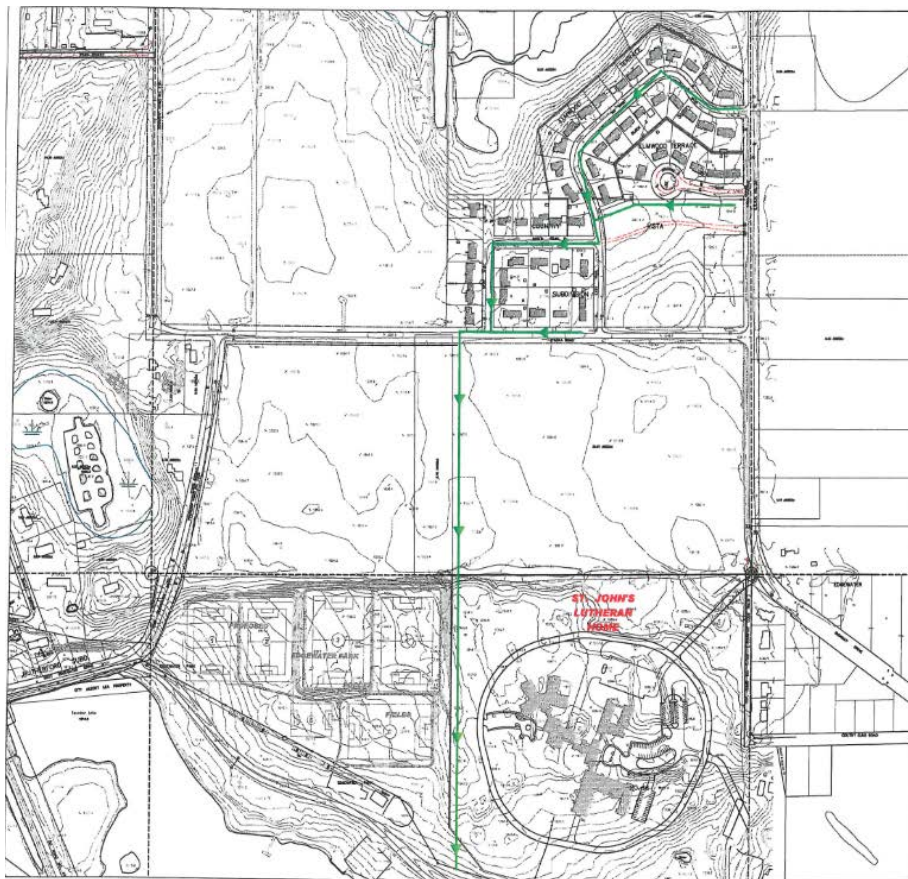
- Prevents pollution to public waters when properly maintained
- Meets MPCA requirements for wastewater treatment
- No additional personnel or contracted services
- Takes advantage of established plant with reserve capacity

## Disadvantages

- Requires a regional lift station & trunk sewer assessment from the City
- Construction requires open excavation to install infrastructure and restorative work to replace roads, drives, and lawns

# History

- St. Johns Campus was built in 2016. This project built a lift station along TH-13 and extended the trunk watermain & sewer closer to the properties.



**LEGEND**  
 → = LOW PRESSURE SEWER

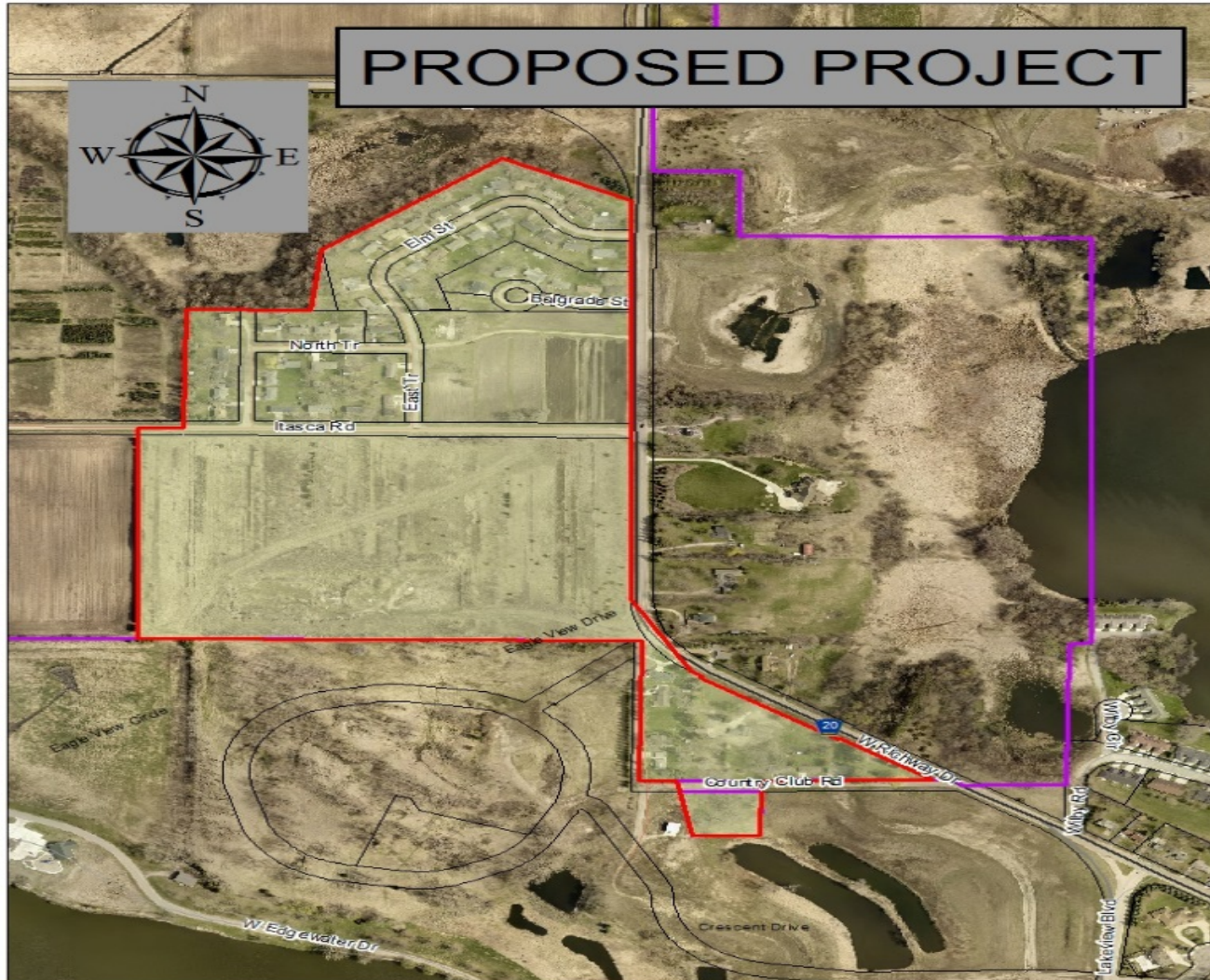
<p>DESIGNED BY: JHS          DRAWN BY: JHS          CHECKED BY: JHS          DATE: 10/1/2016          FILE NO: 16016</p>	<p>NO RESPONSIBILITY IS ACCEPTED FOR THE SELECTION OF          LOCAL AGENCIES OR VENDORS. VERIFICATION OF ALL CONDITIONS          SHOULD BE OBTAINED PRIOR TO THE COMMENCEMENT OF          CONSTRUCTION. THE ISSUING OF ANY OTHER ACTION RELYING          ON THE DESIGN IS SOLELY THE RESPONSIBILITY OF THE USER.</p>	<p>REV BY DATE</p>	<p><b>JONES, HAUGH &amp; SMITH INC</b>          CONSULTING ENGINEERS &amp; LAND SURVEYORS          PH. 507-372-4876          515 SOUTH WASHINGTON AVENUE          ALBERT LEA, MINNESOTA 56007</p>	<p>I hereby certify that this plan, specification, or report was          prepared by me or under my direct supervision and that          I am a duly Licensed Professional Engineer under the laws          of the State of Minnesota.</p>	<p>CITY OF ALBERT LEA, MN          STABLES AREA SEWER FEASIBILITY          LOW PRESSURE SEWER LAYOUT          FIGURE 7</p>
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# What is being proposed?

- Annex Stables Area & Country Club Road Area
- Installation of sewer and water
- Reconstruction of all roadways in the Stables
- Possible curb, gutter, and storm
- Reconstruction of Country Club Road (N/S)
- Possibly reconstruct Country Club Road(E/W)

# Proposed Area



# Annexation

- Stables Area is Bancroft Township
- Country Club Road Area is Albert Lea Township
  - Meeting Tonight
  - Public Meeting August 9<sup>th</sup> at 5:30pm at City Garage, 414 Commercial Street
  - August 13<sup>th</sup> all boards discuss and can approve Joint Annexation Agreements
  - Once board approvals are complete it takes approximately 60 days to finalize annexation

# Estimated Costs

Country Club Road	\$241,895.40
Stables Area	\$2,722,323.17
Curb gutter, storm, no ditches	\$343,548.00
<b>Total Cost Without Curb and Storm</b>	<b>\$2,964,218.57</b>
<b>Total Cost With Stables Curb and Storm</b>	<b>\$3,307,766.57</b>

# Estimated Assessments (no assistance)

## Stables Area

Stables Area Assessment Per Lot	\$54,152/Lot
Additional Cost for Curb/Gutter/Storm	\$6,600/Lot
Does Not Include Cost to Crush Septic & Install Sewer and Water Services	\$4,500/Lot
<b>Total</b>	<b><u>\$58,652 or \$65,252/Lot</u></b>

## Country Club Area

Assessment Per Lot	\$25,990/Lot
Does Not Include Cost to Crush Septic & Install Sewer and Water Services	\$4,500/Lot
<b>Total</b>	<b><u>\$30,490/Lot</u></b>

**\*Project will not proceed if costs are at these levels**

# Funding Assistance

- County Possible Contribution up to \$300,000
- City Possible Contribution up to \$300,000
- State Funding - up to 50% cost participation

The funding will not be finalized until properties are annexed and project is bid

# Estimated Assessments (With Assistance)

## Stables Area

Stables Area Assessment Per Lot (Best Case)	\$16,918/Lot
Additional Cost for Curb/Gutter/Storm	\$6,600/Lot
Does Not Include Cost to Crush Septic & Install Sewer and Water Services	\$4,500/Lot
<b>Total</b>	<b><u>\$21,418 or \$28,018/Lot</u></b>

## Country Club Area

Assessment Per Lot	\$16,900/Lot
Does Not Include Cost to Crush Septic & Install Sewer and Water Services	\$4,500/Lot
<b>Total</b>	<b><u>\$21,400/Lot</u></b>

**\*Actual numbers will not be determined until early winter**

# Best Estimate Currently

## Stables Area

Stables Area Assessment Per Lot (Best Case)	\$15,000-\$20,000/Lot
Additional Cost for Curb/Gutter/Storm	\$6,600/Lot
Does Not Include Cost to Crush Septic & Install Sewer and Water Services	\$4,500/Lot
<b>Total</b>	<b><u>\$19,500 to \$25,000/Lot</u></b>

## Country Club Area

Assessment Per Lot	\$15,000-\$20,000/Lot
Does Not Include Cost to Crush Septic & Install Sewer and Water Services	\$4,500/Lot
<b>Total</b>	<b><u>\$19,500/Lot to \$25,000/Lot</u></b>

**\*Similar to 2007 numbers**

**\*Actual numbers will not be determined until winter**



# Curb, Gutter, Storm – Stables Area

- **Option #1**

- Putting the street and ditches back in the way they are currently built. This is what the estimates were based on.

- **Option #2**

- Filling ditches, installing storm sewer and installing curb and gutter. This is currently not included in estimates.
- \$6,600 per lot if residents chose this option

# How can we pay our assessment?

- Can pay all or any portion upon completion of the project
- Can have it go onto your property taxes
  - Most likely over 15 years but could be 20 or 30 years
  - Interest rate based on Public Facilities Authority Bond (1% above the rate they receive)
  - Assessments would start spring of 2020

# Timeline

- Neighborhood Meeting: Tonight, July 30th
- Public Hearing Annexation  
(Albert Lea Public Works Garage) August 9, 5:30pm
- Annexation Joint Resolutions August 13, 2018
- Feasibility Report August, 13, 2018
- Feasibility Report Public Hearing September 10, 2018
- Open Bids: November 2018
- Finalize PFA loans and Grants November –January
- Earliest Start Date: April 2019
- Substantial Completion: November 2019

# Questions?

