PUBLIC IMPROVEMENT HEARING - CONTINUED

2016 Street, Utility and Retaining Wall Improvements
Tuxedo Boulevard

January 26, 2016
CITY OF MOUND
STREET RECONSTRUCTION
PROJECT AREAS

COMPLETED PROJECTS:
2003
2004
2005
2006
2007
2008
2009
2010 NO PROJECT
2011
2012
2013
2014

PROPOSED PROJECTS:
2015
2015 MSA
2016
2016 MSA
2017
2018
2019
Feasibility Report - Revised for 2016 Street, Utility and Retaining Wall Improvements Tuxedo Boulevard
Tuxedo Boulevard Phase II Continued Hearing

- Last meeting - November 24, 2015
  - Approved Project - design process started to meet schedule
  - Continued the hearing and Council directed preparation of options for handling Lakeview Condominiums Assessment Calculation

- Today - January 26th, 2016
  - Seeking Council direction on material revisions to feasibility study
    - Staff recommends we construct these improvements
    - Costs presented INCLUDE the added cost of safety improvements for clarity
  - Presenting Lakeview Options
  - Seeking Council direction for Lakeview Condominiums ERUs to move forward, and establish “final” proposed assessments
Tuxedo Boulevard Phase II Continued Hearing

Additional Watermain Loop
Tuxedo Boulevard Phase II Continued Hearing

Tuxedo Retaining Wall & Sidewalk Addition

**LEGEND**

- **PROPOSED STREET RECONSTRUCTION**
- **RECONSTRUCT EXISTING RETAINING WALL**
- **EXISTING SIDEWALK (SPOT REPAIRS AS REQUIRED)**
- **SIDEWALK IMPROVEMENTS**
- **PEDESTRIAN RAMP LOCATION**
Tuxedo Boulevard Phase II Continued Hearing

Tuxedo Retaining Wall & Sidewalk Addition
Tuxedo Boulevard Phase II Continued Hearing

Feasibility Study Revisions

- **Safety Improvements – Tuxedo at/south of Manchester**
  - There is an existing retaining wall in the area that the sidewalk narrows, that has approx. 15 years of remaining life, but will need to be replaced by the city eventually
  - Sidewalk was originally proposed to be replaced in kind, and maintain curb alignment in that area
  - Resident Comments and Survey revealed a sidewalk narrowing in this area that is unadvisable and creates a hazard
  - Poor sight distance due to the curve

- **Options:**
  - Realign the roadway (explored multiple options, most economical is $10k more than the recommended solution)
  - Replace the retaining wall ($60k) and provide a consistent sidewalk width (10k)
  - *Staff recommends the Retaining wall & Sidewalk be replaced at an added cost of $70,000 as the most economically feasible solution*

- **Watermain**
  - Feasibility study originally recommended a loop between Lamberton and Radnor
  - *Staff recommends to add a 2nd Watermain Loop for water quality/redundancy between Lamberton (cul-de-sac) and Inverness/Stirling at an added cost of $15,000*
Proposed Assessments

- MN Statute 429 gives us the vehicle to perform assessments
- The City of Mound assesses residential property for improvement projects on an ERU Basis: Equivalent Residential Unit (Assessment Policy “Per Unit” terminology)
- Commercial Property is assessed on a Combination Method: 30% of front footage + 30% of assessable area + 40% total units
- The city’s Assessment Policy for multiple family residential property is an assessment of 0.75 ERU per unit
- The alternative ERU methodology in use for higher density residential properties was established for Indian Knoll Manor and was most recently applied to Seahorse Condominiums on Three Points Boulevard (2014/2015 Project)
- This method uses lot area divided into 10,000 ft² (a typical buildable Mound lot) increments to establish ERUs
Proposed Assessments

Lakewinds Condominiums - 7.1 Acres = 309,125 ft²

- Direct Application of City’s Assessment Policy:
  - 189 * 0.75 = 141.75 Equivalent Residential Units

- Previous Feasibility study method:
  - 169.70 ft front footage / 60 linear feet = 3.0 Equivalent Residential Units

- Precedented “Seahorse” Method as 3 sided corner lot:
  - 309,125 ft² / 10,000 ft² = 30 ERU
  - 30.0 / 3 frontages (Tuxedo, Wilshire, Pelican Point) = 10.0 Equivalent Residential Units

- Precedented “Seahorse” Method as 2 sided corner lot:
  - 309,125 ft² / 10,000 ft² = 30 ERU
  - 30.0 / 2 frontages (Tuxedo, Wilshire) = 15.0 Equivalent Residential Units
Tuxedo Boulevard Phase II Recommendations

- Improve Tuxedo Boulevard Phase II at an Estimated Total Street Cost of $821,000
- Improve Tuxedo Boulevard Phase II at an Estimated Total Assessable Street Cost of $414,000
- Reconstruct Deficient Sections of Watermain, Sanitary Sewer and Storm Sewer at an Estimated Total Cost of $320,000
- Repair Deficient Sections of Retaining Wall at an Estimated Total Cost of $81,900
- Assess a Portion of the Street Improvement Costs in Accordance with the City’s Street Construction and Reconstruction Policy
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Total Street Cost*</td>
<td>$821,000</td>
</tr>
<tr>
<td>Extra Section/Width Cost (Paid by City)</td>
<td>-$227,000</td>
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<tr>
<td>Deduct Utility Street Cost (Paid by City)</td>
<td>-$180,000</td>
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<tr>
<td>Assessable Street Cost</td>
<td>$414,000</td>
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<td>Amount Paid by the City (1/3)</td>
<td>-$138,000</td>
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<tr>
<td>Amount Assessed to Benefitting Properties (2/3)</td>
<td>$276,000</td>
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<tr>
<td>Amount Assessed to Commercial Properties</td>
<td>$22,700</td>
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<tr>
<td>Amount Assessed to Residential</td>
<td>$253,300</td>
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*(Revised to Include Safety Improvements & WM Loop)*
## Tuxedo Boulevard Phase II Estimated Assessment

<table>
<thead>
<tr>
<th>Lakewinds ERU Methods Compared</th>
<th>Lakewinds @ 3 ERU</th>
<th>Lakewinds @ 10 ERU</th>
<th>Lakewinds @15 ERU</th>
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</thead>
<tbody>
<tr>
<td>Assessable Amount (residential)</td>
<td>$253,300</td>
<td>$253,300</td>
<td>$253,300</td>
</tr>
<tr>
<td>Tuxedo ERUs</td>
<td>33</td>
<td>40</td>
<td>45</td>
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<tr>
<td>Assessment / ERU</td>
<td>$6,600</td>
<td>$6,331</td>
<td>$5,627</td>
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<tr>
<td>$6,600 Cap</td>
<td>with cap</td>
<td>w/o cap</td>
<td>w/o cap</td>
</tr>
<tr>
<td>ERU / Lakewinds Unit</td>
<td>0.0159</td>
<td>0.0529</td>
<td>0.0794</td>
</tr>
<tr>
<td>% of ERUs / Unit</td>
<td>0.05%</td>
<td>0.13%</td>
<td>0.18%</td>
</tr>
<tr>
<td>Assessment / Lakewinds Unit</td>
<td>$121.81</td>
<td>$334.98</td>
<td>$446.64</td>
</tr>
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</table>
## Comparative Assessment Analysis

<table>
<thead>
<tr>
<th>Lakewinds &amp; Seahorse Assessments Side by Side</th>
<th>Lakewinds @ 3 ERU</th>
<th>Lakewinds @ 10 ERU</th>
<th>Lakewinds @ 15 ERU</th>
<th>Seahorse @ 35.6 ERU</th>
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</thead>
<tbody>
<tr>
<td>Assessable Amount (residential)</td>
<td>$253,300</td>
<td>$253,300</td>
<td>$253,300</td>
<td>$434,315</td>
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<tr>
<td>Project ERUs</td>
<td>33</td>
<td>40</td>
<td>45</td>
<td>103.18</td>
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<tr>
<td>Assessment / ERU</td>
<td>$6,600</td>
<td>$6,331</td>
<td>$5,627</td>
<td>$4,209</td>
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<tr>
<td>$6,600 Cap</td>
<td>with cap</td>
<td>w/o cap</td>
<td>w/o cap</td>
<td>N/A</td>
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<tr>
<td>Residential Units</td>
<td>189</td>
<td>189</td>
<td>189</td>
<td>108</td>
</tr>
<tr>
<td>ERU / Unit</td>
<td>0.0159</td>
<td>0.0529</td>
<td>0.0794</td>
<td>0.3300</td>
</tr>
<tr>
<td>ERU / Unit as % of total Project</td>
<td>0.05%</td>
<td>0.13%</td>
<td>0.18%</td>
<td>0.32%</td>
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<tr>
<td>Assessment / Unit</td>
<td>$121.81</td>
<td>$334.98</td>
<td>$446.64</td>
<td>$1,387</td>
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<tr>
<td>Total Project Length</td>
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<td>2810</td>
<td>2810</td>
<td>5850</td>
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<tr>
<td>Community Frontage</td>
<td>170</td>
<td>170</td>
<td>170</td>
<td>800</td>
</tr>
<tr>
<td>Percentage of Project Length</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>13.7%</td>
</tr>
</tbody>
</table>
October 27, 2015  Council Receives Report and Calls for Public Improvement Hearing
November 24, 2015  Council Holds Public Improvement Hearing and Orders Project
January 26, 2016  Council Closes Public Hearing and Finalizes Feasibility Study (establishing Proposed Assessments)
February, 2016  Council Approves Final Plans and Sets Bid Date
March, 2016  Bids are Opened
April, 2016  Council Awards Contract
June, 2016  Construction Begins
October, 2016  Substantial Completion of Project
June, 2017  Final Completion of Project
Summer/Fall 2017  Council Holds Assessment Hearing
Existing Street Conditions
Watermain Improvements
Sanitary Sewer Improvements
Retaining Wall Improvements
Assessment Area
PUBLIC IMPROVEMENT HEARING

2016 Street, Utility and Retaining Wall Improvements
Tuxedo Boulevard

January 26, 2016