

FEASIBILITY REPORT

2023 STREET & DRAINAGE IMPROVEMENTS



OCTOBER, 2022

CITY OF VICTORIA, MN
Project No. 2022.224

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CERTIFICATION

FEASIBILITY REPORT 2023 STREET & DRAINAGE IMPROVEMENTS

CITY OF VICTORIA, MINNESOTA

OCTOBER 24, 2022
Project No: 2022.224

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.

Cara L. Geheren | License No. **41616** | October 24, 2022
651.300.4261

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**CITY OF VICTORIA
PROJECT NO. 2022.224**

SUMMARY

Project No.:	2022.224 – 2023 Street & Drainage Improvements
Locations:	The streets to be improved include following: <ul style="list-style-type: none">• Rose Street from 81st Street to the north end• Sunflower from 81st Street to the north end• 80th Street from Hwy 5 to the west end• Trillium trail between 81st Street and 80th Street
Improvements:	The proposed improvements consist of reconstructing the street and storm sewer system, including the replacement and addition of concrete curb and gutter, installation of draintile including draintile service stubs.
Initiation:	This is a City Council initiated this project, and affects approximately 1,500 feet of roadway.
Parcels Abutting:	26 potentially assessable
Right of Way:	The project will be constructed within the existing rights of way.
Feasibility:	This project is feasible, necessary, and cost effective, and will result in benefits to the properties served.
Completion:	Fall of 2023

FUNDING SUMMARY:

1.) ESTIMATED TOTAL PROJECT COSTS:	\$808,100
(Includes Contingencies, Engineering & Project Management, Legal, Project Administration)	
Sanitary Sewer + Water Improvement Costs	TBD
 2.) FUNDING SOURCES:	
Special Assessments	\$261,300
Chapter 429 bonds + general taxes	\$546,800
Sanitary Sewer + Water Enterprise (if applicable)	TBD

I. SPECIAL ASSESSMENTS

This project is to be financed with general City funds and by imposing special assessments against the properties benefiting from the improvements. Special assessments are levied in accordance with Minnesota Statutes Chapter 429 and the City of Victoria Special Assessment for Public Improvements (Policy No. 2.2.10) dated February 24, 2020. The policy states that for residential streets, 50% of the street and storm sewer costs be assessed to adjacent property owners. The policy states that for commercial properties that up to 100% of the street and storm sewer costs be assessed to adjacent property owners; though the assessment rate for historical downtown projects has been 75%. The policy, in accordance with state statute, also states that the amount of the assessments must not exceed the special benefit resulting from the improvement and also provides flexibility to modify the approach for computing the assessments for any particular project. Assessment calculations generated based on the policy results in assessments ranging from \$10,000 to \$65,000. Based on input received by the City Council, the assessment calculation methodology has been modified to assess 30% of the project costs for each project area (commercial and residential). The remaining portion of the project will be paid through the City General Fund. Any recommended improvements to the sanitary sewer and water system determined during the design process would be paid using sanitary sewer and water enterprise funds.

Based on this methodology a preliminary assessment roll was prepared and can be found in the appendix.

It is recommended that the street improvements be levied over a 15-year period. The City may use fund reserves or bonds for the improvements to pay the up-front project costs and to cover City cost participation. Special assessments would be levied against the benefiting properties with payment terms structured so that the City receives funds to meet debt obligations. If bonds are sold to finance the improvements, the interest rate on the assessment would be charged at the coupon rate plus 2%. If no bonds are sold the interest rate would be set at the rate allowed by state law.

PROJECT SCHEDULE

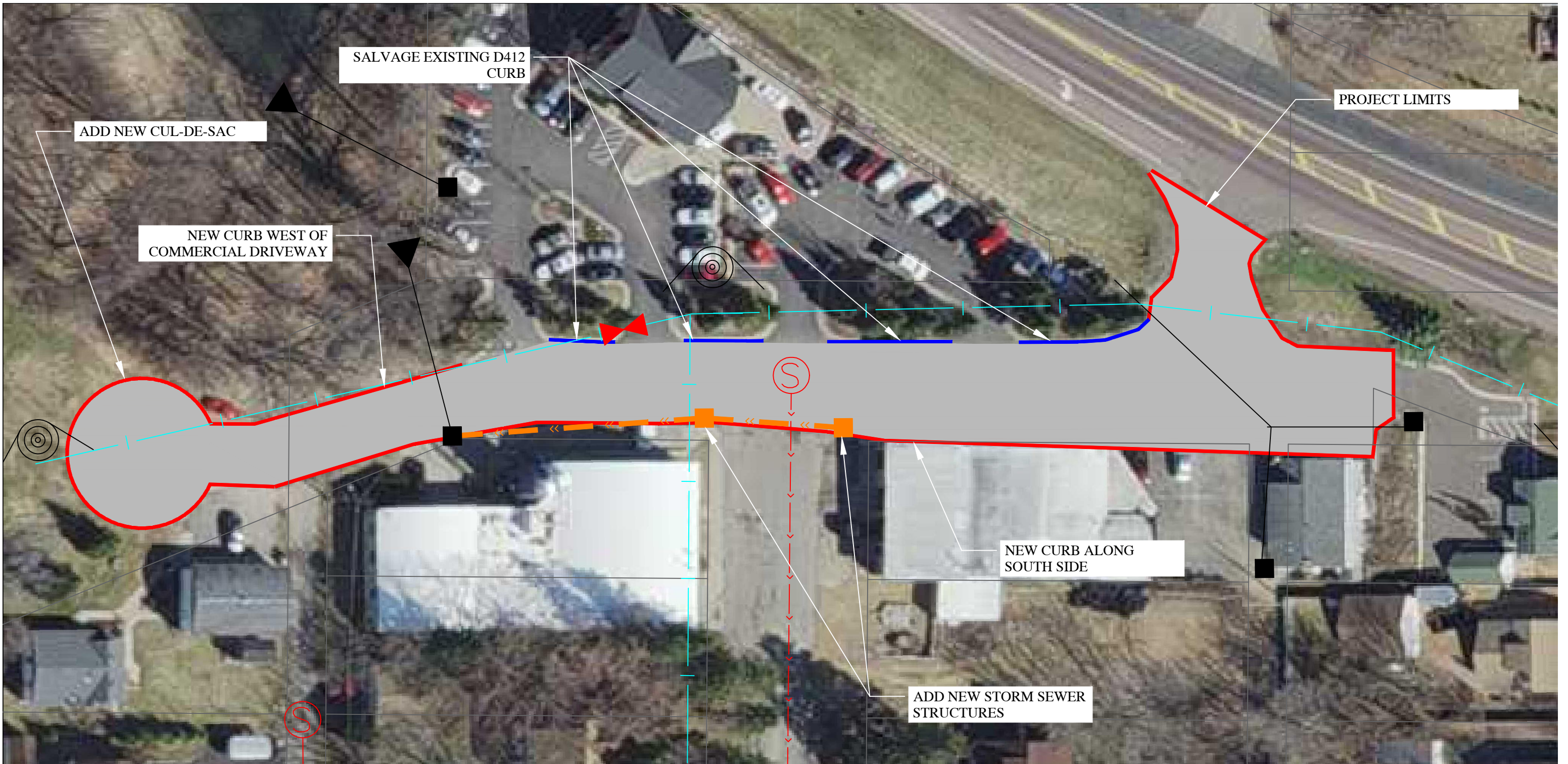
The following schedule is proposed to accommodate construction of the improvements in 2023.

AUGUST 22, 2022	Council orders preparation of Feasibility Report.
OCTOBER 24 2022	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.

DECEMBER, 2022	Property Owner Meeting
DECEMBER 12, 2022	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote) and preparation of Plans and Specifications.
FEBRUARY 27, 2023	Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 10, 2023	Council Accepts Bids and awards Contract.
MAY 4, 2023	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none"> • August 15, 2023 Substantial Completion • September 15, 2023 Final Completion

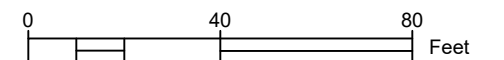
**Final Assessment Hearing Schedule TBD*

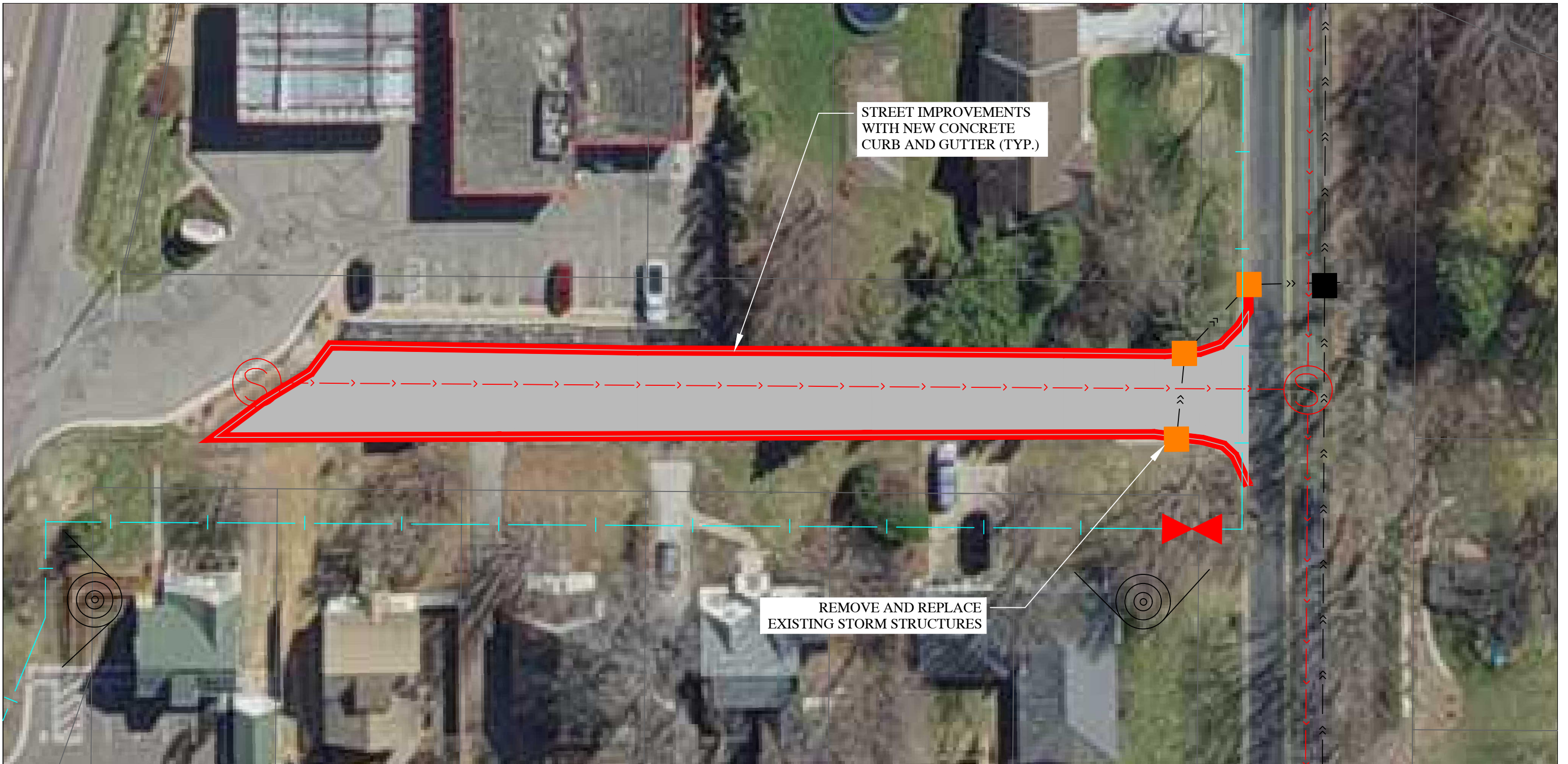
APPENDIX



LEGEND

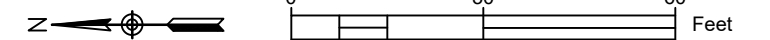
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| — | EXISTING STORM SEWER | —>— | EXISTING SANITARY SEWER |
| | EXISTING WATER MAIN
EX. HYDRANT | Ⓢ | EX. SANITARY STRUCTURE |

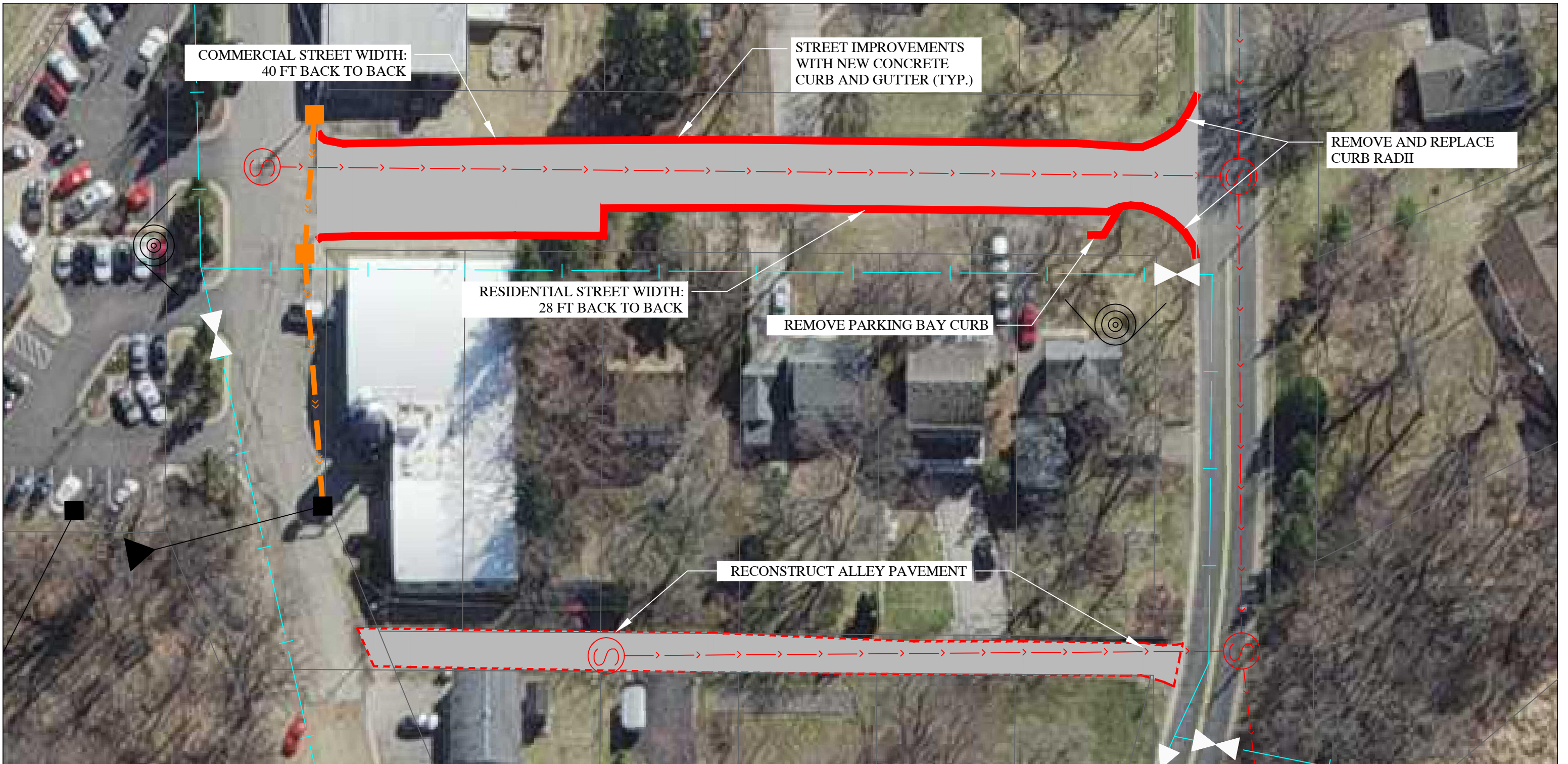




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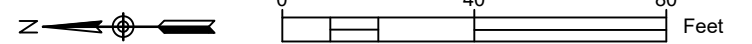
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| | EXISTING WATER MAIN
EX. HYDRANT | Ⓢ | EX. SANITARY STRUCTURE |





LEGEND

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| ▲ ● ■ | EXISTING STORM STRUCTURE | | RECONSTRUCT STREET PAVEMENT SECTION |
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| | EXISTING WATER MAIN EX. HYDRANT | | |

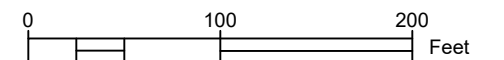




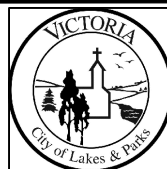
LEGEND



ASSESSABLE PROPERTY - STREET AND DRAINAGE IMPROVEMENTS



FOCUS ENGINEERING, inc.



2023 STREET IMPROVEMENTS

PROJECT NO. 2022.224
SEPTEMBER, 2022

FIGURE NO. 1
ASSESSABLE PROPERTIES
2023 STREET IMPROVEMENTS
ROSE STREET, SUNFLOWER STREET, 80TH ST
AND TRILLIUM TRAIL

CITY OF VICTORIA
2023 STREET IMPROVEMENTS
Preliminary Assessment Roll

FEASIBILITY REPORT

NAME	ADDRESS	PID	# of Commercial Units	# of Residential Units	Commercial Assessment By Unit (30%)	Residential Assessment By Unit (30%)
City of Victoria	8000 81st Street	654290010	2		\$23,100.00	
4RK LLC	1900 80th Street	650140200	1		\$11,550.00	
4RK LLC	1885 80th Street	650140300	1		\$11,550.00	
4RK LLC	1900 80th Street	650140400	0			
Robert M & Victoria Leuthner	1985 80th Street	653450140		1		\$9,110.00
Bruce S Dusterhoft	8024 Trillium Trail	653450130		1		\$9,110.00
David Lura	8090 Trillium Trail	653450120		1		\$9,110.00
Roland & Donna Mae A Olson Trust	8000 Sunflower	653450070	1		\$11,550.00	
Roland & Donna Mae A Olson Trust	8000 Sunflower	653450060	1		\$11,550.00	
Hilda Caspers	8042 Sunflower	653450080		1		\$9,110.00
Daniel Mendoza	8056 Sunflower	653450090		1		\$9,110.00
Michael George	8072 Sunflower	653450100		1		\$9,110.00
Jennifer Ann Neubarth	8098 Sunflower	653450110		1		\$9,110.00
Matthew Walter Hoffman	8095 Sunflower	653450050		1		\$9,110.00
Jay Tanel	8057 Sunflower	653450040		1		\$9,110.00
Charles Roeglin	8043 Sunflower	653450030		1		\$9,110.00
Victoria Automotive LLC	1885 80th Street	653450020	1		\$11,550.00	
Victoria Automotive LLC	1885 80th Street	653450010	1		\$11,550.00	
Swig & Hunt Properties LLC	1855 80th Street	655100110	1		\$11,550.00	
Robert & Deanna Investments LLC	8000 Rose Street	655100130	1		\$11,550.00	
Richard O Ness	8026 Rose Street	655100140		1		\$9,110.00
Charles Mitchell Karjala	8042 Rose Street	655100150		1		\$9,110.00
Nicholas S Ellenbuam	8056 Rose Street	655100160		1		\$9,110.00
Ronald & Kimberly R Larson	1800 Rose Street	655100170		1		\$9,110.00
Jeffrey J & Krista Chapman	8099 Rose Street	655100100		1		\$9,110.00
Holiday Station Stores	8057 Rose Street	655100090		1		\$9,110.00