

Mayor George Deiss
Council Member Mark Lunde
Council Member Wade Miller
Council Member Mac Nelson
Council Member Dan Sartell



Special City Council Meeting Agenda
July 29, 2024
6:00 pm

1. New Business

- A. Highway 10 Special Assessment Informational Meeting



Hwy 10 Phase 2 Utility Improvements City of Wadena

Update Meeting
July 29, 2024

Presentation

- ☐ Background
- ☐ Utility Information – Existing, Proposed
- ☐ Financing/Funding
- ☐ Hwy 10 Utility Project Cost Information
- ☐ Potential Assessment
- ☐ Public Input



Background

- ❑ Hwy 10 Phased Reconstruction – MnDOT
 - ❑ Phase 1 mostly completed 2019
 - ❑ City replaced existing aged utilities
 - ❑ Partially funded (\$5M earmark)
 - ❑ Phase 2 – Scheduled for 2025/2026
 - ❑ City to replace existing aged utilities
 - ❑ Improvement Hearing – January 9, 2024
 - ❑ City pursuing funding – LRIP & PFA



Hwy 10 Utilities



Utility Issues

☐ General

- ☐ Utility location in new highway problematic
- ☐ High probability of contamination

☐ Sanitary Sewer

- ☐ Aged, shallow, inefficient collection, does not meet current MPCA standards

☐ Watermain

- ☐ Aged, pipe system may contain lead, inefficient distribution layout, location



Utility Improvements

- ☐ Planned Improvements
 - ☐ Partner with MnDOT led project
 - ☐ Remove existing utilities
 - ☐ Install crossing utilities in Hwy 10
 - ☐ City led project
 - ☐ Install utilities in utility easement & 9th St
 - ☐ Reduced utility scope on 9th St
- ☐ Estimated Total Cost = \$3,201,800 (with easement acquisition)



Proposed Utility Project Scope



Financing/Funding

- ❑ Procedure: Mn Statute 429
- ❑ Past City Policy: New construction and service pipes assessed at 100% to benefitting property.
Reconstruction (street and main pipes) assessed at slightly more than minimum 20% required by statute.
- ❑ LRIP Funding – Est \$2,100,00 remain
 - ❑ Bill language changed as requested – good news
 - ❑ City will try to optimize fund use – contamination
- ❑ PFA Funding – In progress. Late fall 2024



Hwy 10 Utility Project Cost Information

(from January 9, 2024 meeting)

❑ Total Project Cost \$3,264,000

- City Portion \$2,499,950*
- Assessed Portion \$764,050*

** Does not include any potential funding. If made available, costs portions would be updated.*

		Hwy 10 Utility Improvements			Cost/Foot
		Total	City	Assessed	
	Sanitary Sewer (15% Property)	\$ 349,300.00	\$ 296,905.00	\$ 52,395.00	\$ 5.20
	Sanitary Sewer (15% Property)	\$ 518,100.00	\$ 440,385.00	\$ 77,715.00	\$ 7.71
	Sanitary Sewer Service (100% Property)	\$ 145,300.00	\$ -	\$ 145,300.00	
	Watermain (15% Property)	\$ 396,200.00	\$ 316,960.00	\$ 79,240.00	\$ 7.86
	Watermain (15% Property)	\$ 1,235,500.00	\$ 988,400.00	\$ 247,100.00	\$ 24.51
	Water Service (100% Property)	\$ 162,300.00	\$ -	\$ 162,300.00	
	Street Restoration	\$ 90,600.00	\$ 90,600.00	\$ -	
	Easement Restoration	\$ 346,700.00	\$ 346,700.00	\$ -	
	Easement Acquisition	\$ 20,000.00	\$ 20,000.00	\$ -	
	Total	\$ 3,264,000.00	\$ 2,499,950.00	\$ 764,050.00	



Hwy 10 Utility Project Cost Information

(current July 2024)

❑ Total Project Cost \$3,201,800

- City Portion \$2,534,040*
- Assessed Portion \$667,760*

* Does not include any potential funding.

LRIP PONTENTIAL	\$	Hwy 10 Utility Improvements			City	Assessed		Cost/Foot
		Total	LRIP OFFSET	BALANCE				
	-							
Sanitary Sewer (17% Property)	\$	749,500.00	\$ -	\$ 749,500.00	\$ 622,085.00	\$ 127,415.00	Total	\$ 21.23
Sanitary Sewer (17% Property)	\$	142,000.00	\$ -	\$ 142,000.00	\$ 117,860.00	\$ 24,140.00		
Sanitary Sewer Service (100% Property)	\$	123,435.03	\$ -	\$ 123,435.03	\$ -	\$ 123,435.03		
Sanitary Sewer Wyes (100%)	\$	29,364.98	\$ -	\$ 29,364.98	\$ -	\$ 29,364.98		
Watermain (17% Property)	\$	923,000.00	\$ -	\$ 923,000.00	\$ 766,090.00	\$ 156,910.00	Total	\$ 51.89
Watermain (17% Property)	\$	703,500.00	\$ -	\$ 703,500.00	\$ 583,905.00	\$ 119,595.00		
Water Service (100% Property)	\$	86,000.00	\$ -	\$ 86,000.00	\$ -	\$ 86,000.00		
Water Service Corp (100%)	\$	900.00	\$ -	\$ 900.00	\$ -	\$ 900.00		
Street/Easement Restoration	\$	394,100.00	\$ -	\$ 394,100.00	\$ 394,100.00	\$ -		
Easement Acquisition	\$	50,000.00	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -		
Total	\$	3,201,800.00	\$ -	\$ 3,201,800.00	\$ 2,534,040.00	\$ 667,760.00		



Hwy 10 Utility Project Cost Information

(with potential LRIP funds max - July 2024)

❑ Total Project Cost \$3,201,800*

- Potential LRIP Funds \$2,100,000*
- City Portion \$872,011*
- Assessed Portion \$229,789*

* Assumes potential LRIP funding spread evenly by portion. No guarantee is made that funds can be used completely. State agencies decide.

LRIP PONTENTIAL	\$ 2,100,000.00	Hwy 10 Utility Improvements						
		Total	LRIP OFFSET	BALANCE	City	Assessed		Cost/Foot
Sanitary Sewer (17% Property)	\$	749,500.00	\$ 491,582.86	\$ 257,917.14	\$ 214,071.23	\$ 43,845.91	Total	\$ 7.30
Sanitary Sewer (17% Property)	\$	142,000.00	\$ 93,135.11	\$ 48,864.89	\$ 40,557.86	\$ 8,307.03		
Sanitary Sewer Service (100% Property)	\$	123,435.03	\$ 80,958.70	\$ 42,476.33	\$ -	\$ 42,476.33		
Sanitary Sewer Wyes (100%)	\$	29,364.98	\$ 19,259.93	\$ 10,105.04	\$ -	\$ 10,105.04		
Watermain (17% Property)	\$	923,000.00	\$ 605,378.22	\$ 317,621.78	\$ 263,626.07	\$ 53,995.70	Total	\$ 17.86
Watermain (17% Property)	\$	703,500.00	\$ 461,412.33	\$ 242,087.67	\$ 200,932.77	\$ 41,154.90		
Water Service (100% Property)	\$	86,000.00	\$ 56,405.77	\$ 29,594.23	\$ -	\$ 29,594.23		
Water Service Corp (100%)	\$	900.00	\$ 590.29	\$ 309.71	\$ -	\$ 309.71		
Street/Easement Restoration	\$	394,100.00	\$ 258,482.73	\$ 135,617.27	\$ 135,617.27	\$ -		
Easement Acquisition	\$	50,000.00	\$ 32,794.05	\$ 17,205.95	\$ 17,205.95	\$ -		
		Total	\$ 3,201,800.00	\$ 2,100,000.00	\$ 1,101,800.00	\$ 872,011.14	\$ 229,788.86	



Potential Assessment

☐ City Assessed Item (1/2024, **7/2024**, LRIP)

- ☐ San Sewer Main Replacement (per ft) - \$12.91, **\$21.23**, \$7.30
- ☐ Water Main Replacement (per ft) – \$32.37, **\$51.89**, \$17.86
- ☐ 1" Water Service (each) – \$6,492, **\$4,777.78**, \$1,644.12
- ☐ 1" Water Corp only (each) – NA, **\$900**, \$309.71
- ☐ 6" San Sewer Service (each) - \$5,381.48, **\$6,496.58**, \$2,235.60
- ☐ 6" San Sewer Wye only (each) – NA, **\$2,447.08**, \$842.09



Public Input

