

IMPROVEMENT DISTRICT 3006 WESTWOOD ADDITION RECONSTRUCT

Neighborhood Information Meeting

December 17, 2024

Introduction

- City of West Fargo
 - Dan Hanson - City Engineer
 - Jerry Wallace - Assistant City Engineer
- Moore Engineering
 - Matt Prochniak - Project Manager
 - Brandon Smith - Project Engineer
 - Levi Hanson - Project Coordinator

Presentation Overview

- 2022 Neighborhood Survey
- Westwood Existing Facilities
- Core Area Capital Improvement Plan (CIP)
- Recommendations
- Proposed Improvements
- Construction Discussion Topics
- Funding
- City Process for Contracts and Improvements
- Conclusion
- Questions

2022 Neighborhood Survey

- Conducted in November of 2022
- Intent:
 - Establish residents' opinions of the existing conditions
 - Project costs not discussed in the survey, only issues and needs
- 21 resident responses (out of 73 properties)
 - 70% felt that infrastructure improvements are necessary
 - 43% said that drainage or standing water has directly impacted them
 - 71% stated the street condition and street drainage are in bad to fair condition

Westwood Existing Facilities

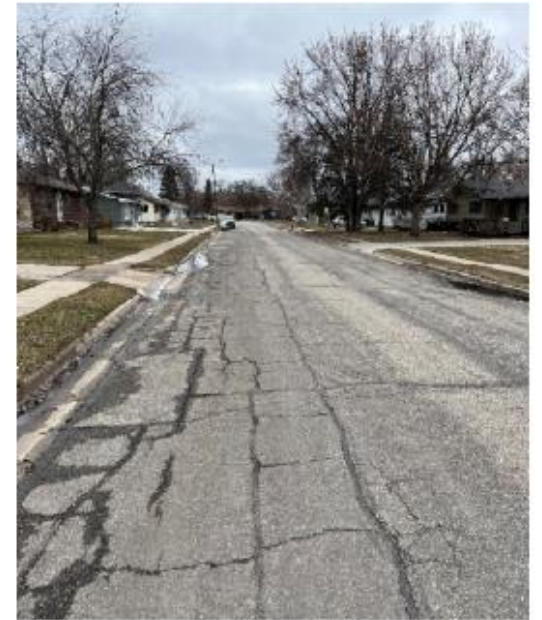
Background

- Original infrastructure installed in 1959 (65 years old)
 - No record of any rehabilitation since the original installation
 - Utilities are beyond their design life and in need of replacement
 - Lighting is on existing wooden poles and only at intersections. Light spacing is below current standards and a potential safety concern
 - Roadways are deteriorated and failing in areas
 - Included as a top priority project in Core Area Plan

Westwood Existing Facilities (continued)

Roadway

- Asphalt and curb and gutter deteriorating and failing due to age and drainage issues
 - “Alligator/block cracking” is present
 - Settlement is occurring



Westwood Existing Facilities (continued)

Sanitary Sewer

- Vitrified Clay Pipe (VCP)
 - Pipe is beyond its useful life of 50-60 years with areas of significant structural concerns and flow issues
 - A collapsed pipe can result in sewer backup into residences.



Westwood Existing Facilities (continued)

Water Distribution

- Asbestos Cement Pipe (ACP)
 - Typical life cycle of ACP is 50-60 years
 - Water Main breaks cause disruptions in water service and can impact the structural integrity of the roadway
- Fire hydrants, curb stops, and gate valves in need of replacement
- Fire hydrant coverage needs improvement

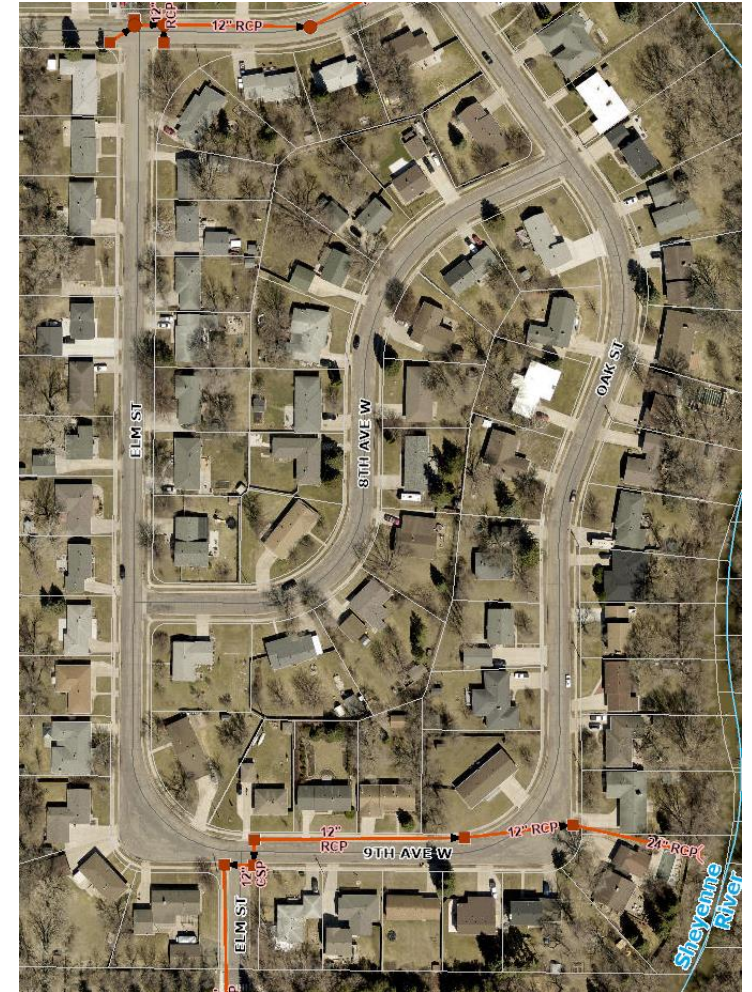


Example Asbestos Cement Pipe

Westwood Existing Facilities (continued)

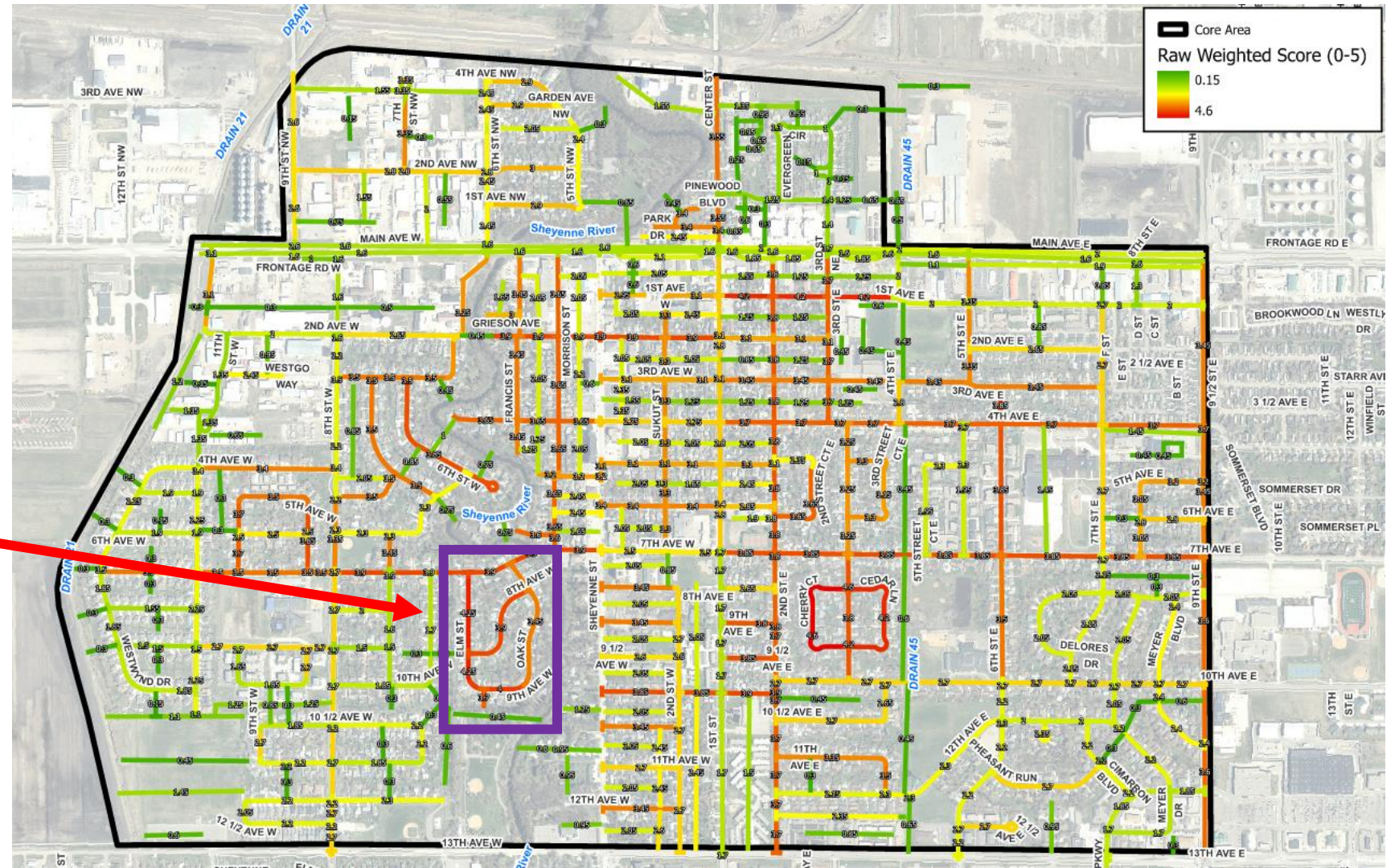
Storm Sewer

- Stormwater drains from the entire neighborhood to the south end where there is only 5 inlets collecting water.
- Lack of drainage contributes to the deterioration of the roadways and flooding in heavy rain events.



Core Area CIP

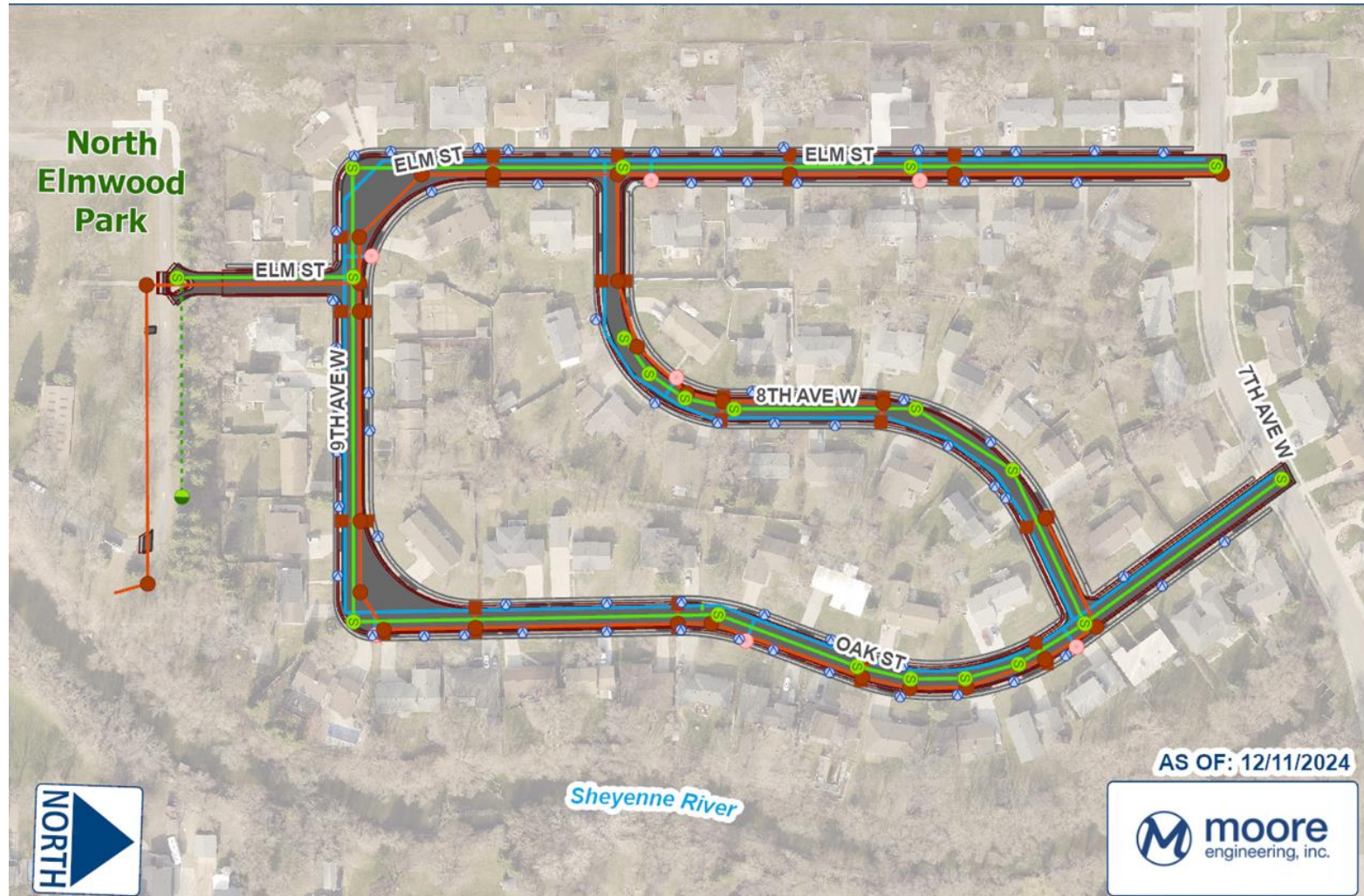
- Core Area Score Map
 - Red = Poor
 - Yellow = Fair
 - Green = Good
- Westwood



Recommendations

- Replace sanitary sewer and water distribution systems within right-of-way
- Install new storm sewer system throughout the neighborhood to provide proper drainage
- With poor existing street conditions and need for utility replacements, reconstruct entire street
- Reconstruct all existing sidewalk for ADA compliance and new street grading
- Install street lighting that meets current city standards

Proposed Improvements



Construction

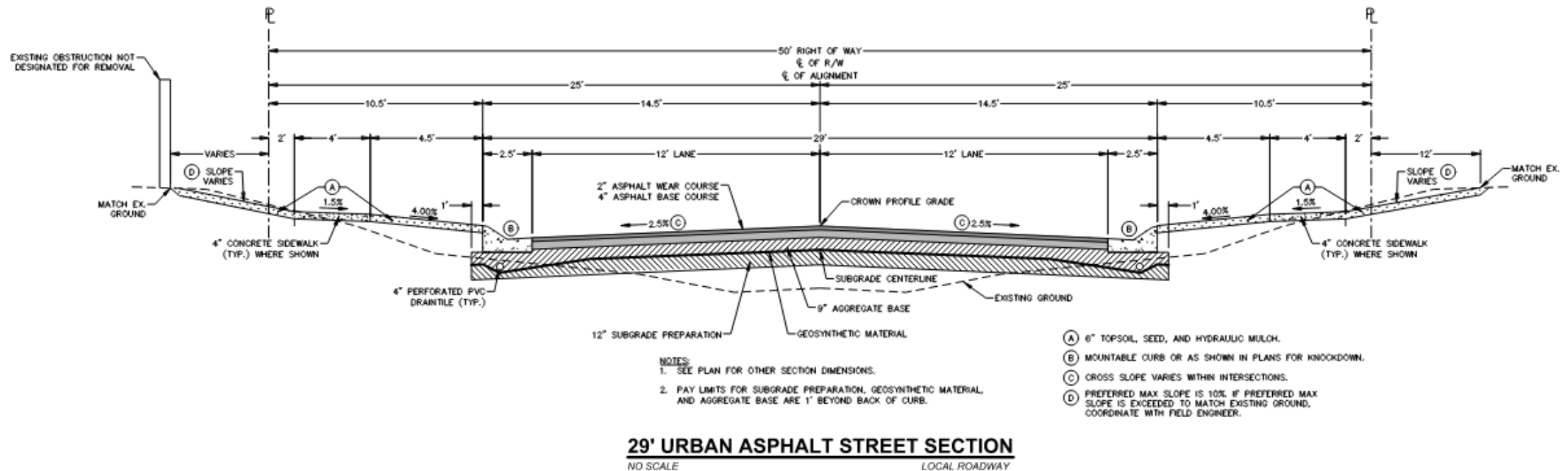
- Narrow Right of Way (50' vs. 62' standard)
- Project phasing example 
 - Temporary water service
 - Garbage, mail, emergency service
 - Inconvenient access restrictions
 - Resident access questions
- Temporary construction easements
 - Roadway grading and impacts (continued next slides)
 - Sewer and water service replacements
 - Private service replacement incorporation



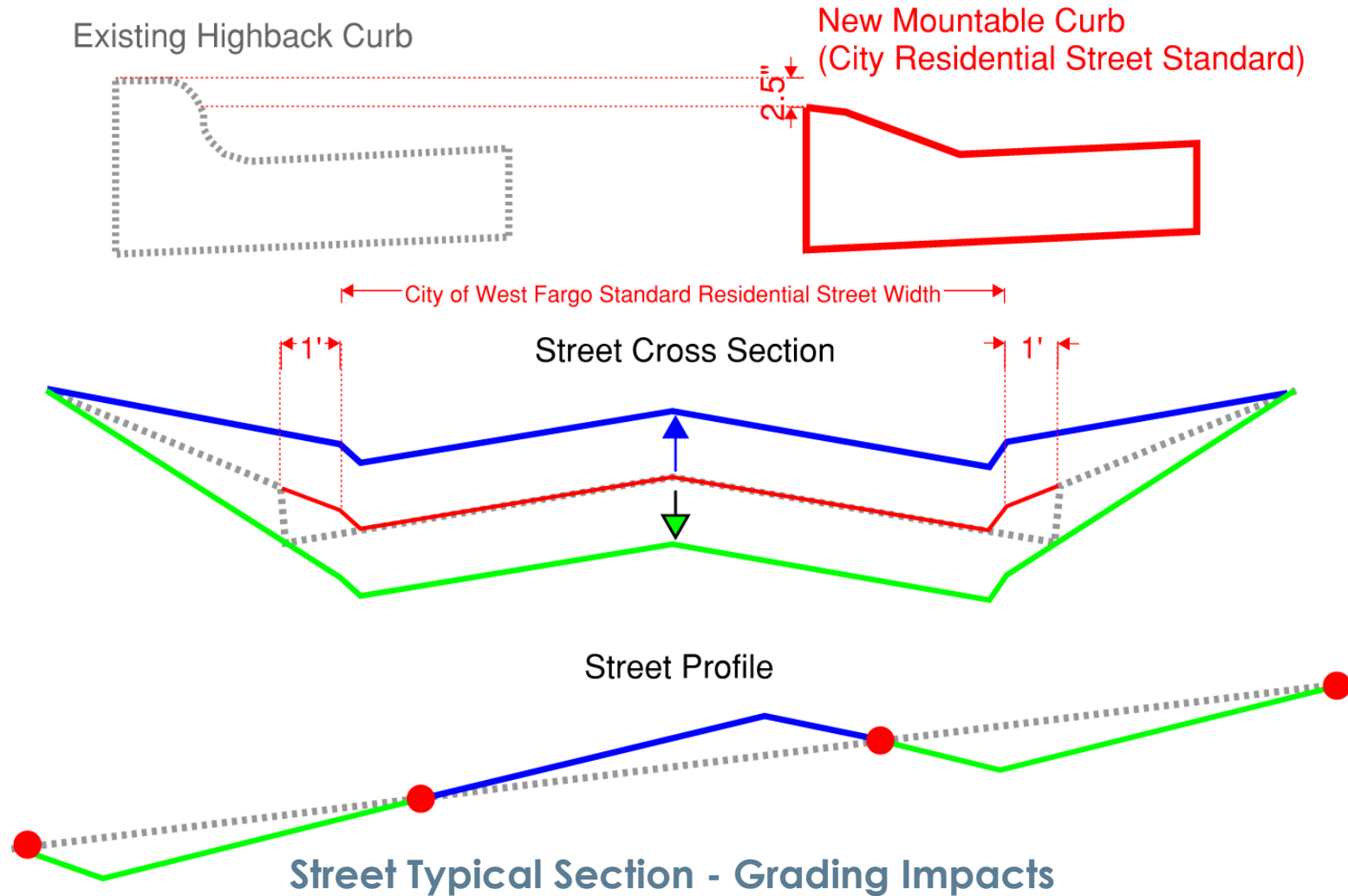
Construction (continued)

Street Typical Section

- Change in street width and curb type
- Proposed typical section per City standard



Construction (continued)



Funding

Current CIP Funding Policy

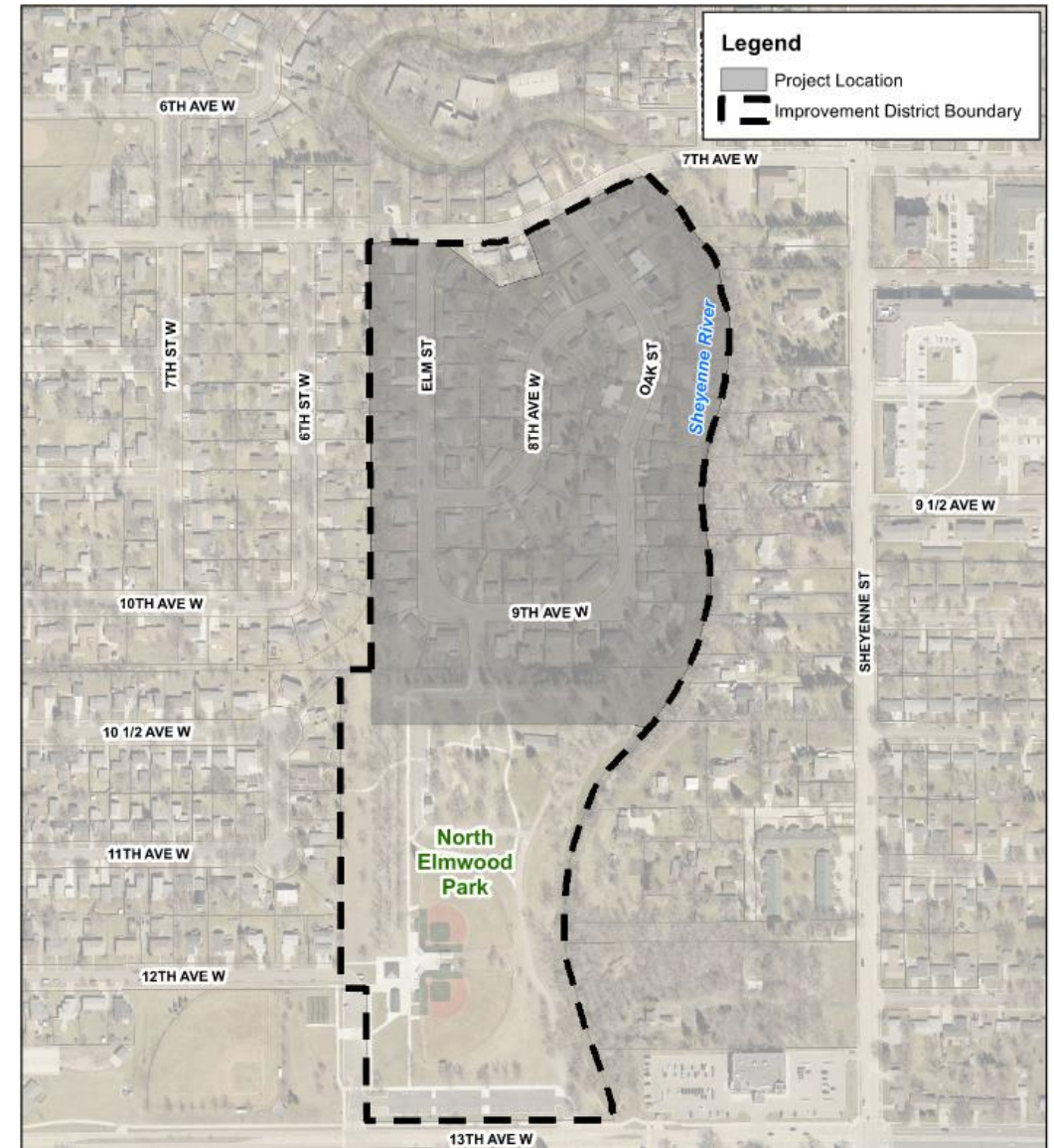
- The 2024 CIP was approved August 5, 2024
 - Project Funding Guidelines approved the following City cost shares:

PROJECT TYPE	% OF CITY FUNDS - 2024	% OF CITY FUNDS - 2022	CHANGE
Neighborhood Overlay	50%	0%	+50%
Local Reconstruction	70%	40%	+30%
Regional Reconstruction	30%	20%	+10%
Sidewalk Gap Projects	0%	0%	-
Green Field Development	0%	0%	-
Rehabilitation	100%	100%	-
Buildings/Facilities	100%	100%	-

Funding (continued)

Improvement District Map

created on 9/16/24



Funding (continued)

Project Costs

- Feasibility Study Total Project Estimated Cost: \$8,050,000
 - Construction Costs
 - City Administrative Costs
 - Engineering Costs
 - 20% Contingency

Funding (continued)

Special Assessments

- Current policy is the City pays 70% and assesses 30% of project costs
- Total Estimated Cost: \$8,050,000
 - City Total: \$5,635,000
 - Assessed total: \$2,415,000
- Assessments range from \$26,760 to \$44,455
- Average assessment: \$32,780
 - Average estimated yearly payment @ 5.00% interest over 25 years = \$2,325/year

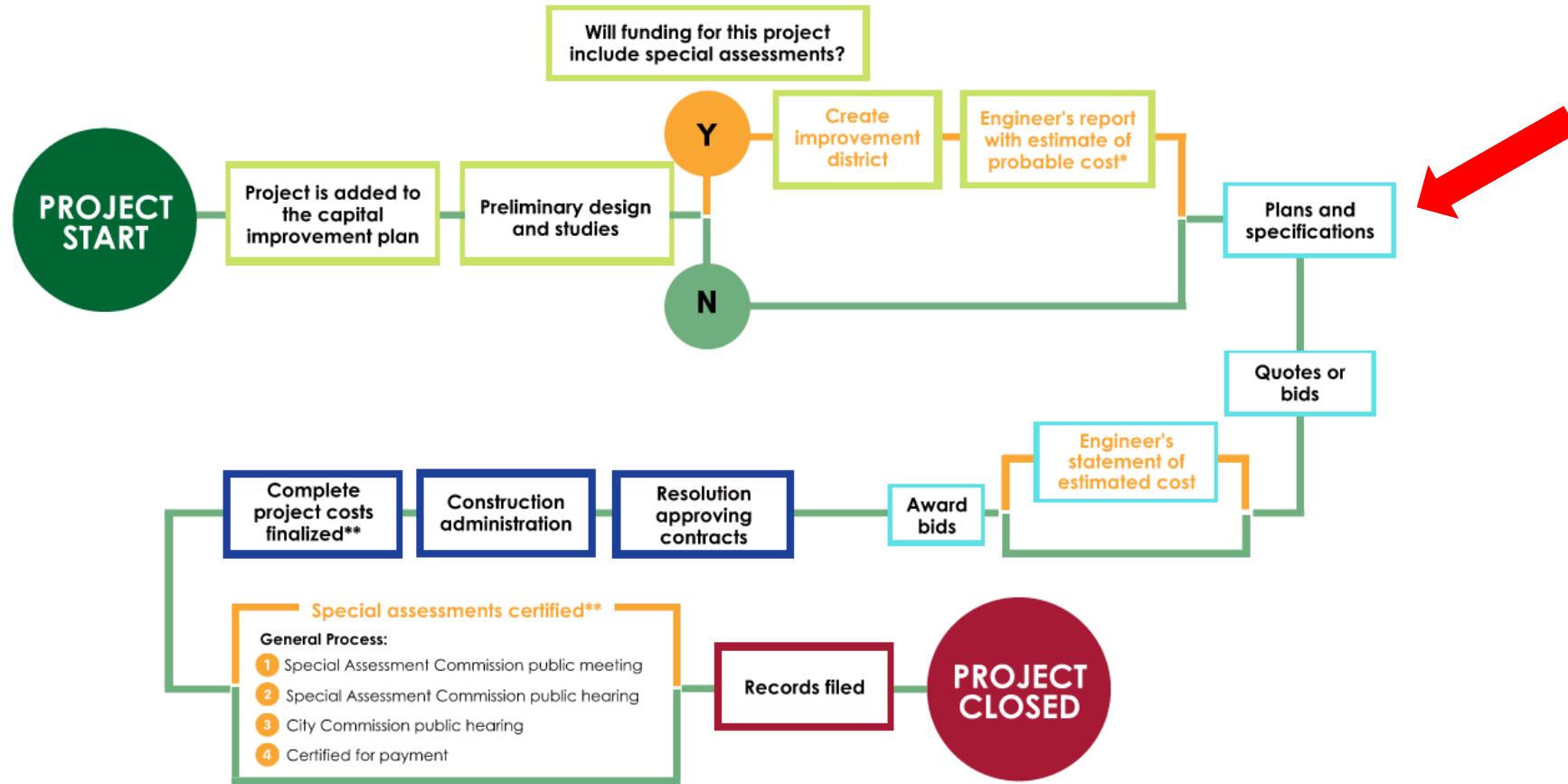
Funding (continued)

Grant Funding

- Application for grant funding for the watermain reconstruction portion of the project. This could bring the cost of the project down as much as \$1,200,000.
- Special Assessments
 - Current policy is the City pays 70% and assess 30% of project costs
 - Total Estimated Cost: \$6,850,000
 - City Total: \$4,795,000
 - Assessed total: \$2,055,000
 - Assessments range from \$22,770 to \$37,830
 - Average assessment: \$27,890
 - Average estimated yearly payment @ 5.00% interest over 25 years = \$1,980/year

Process for Contracts and Improvements

Improvement Process Overview



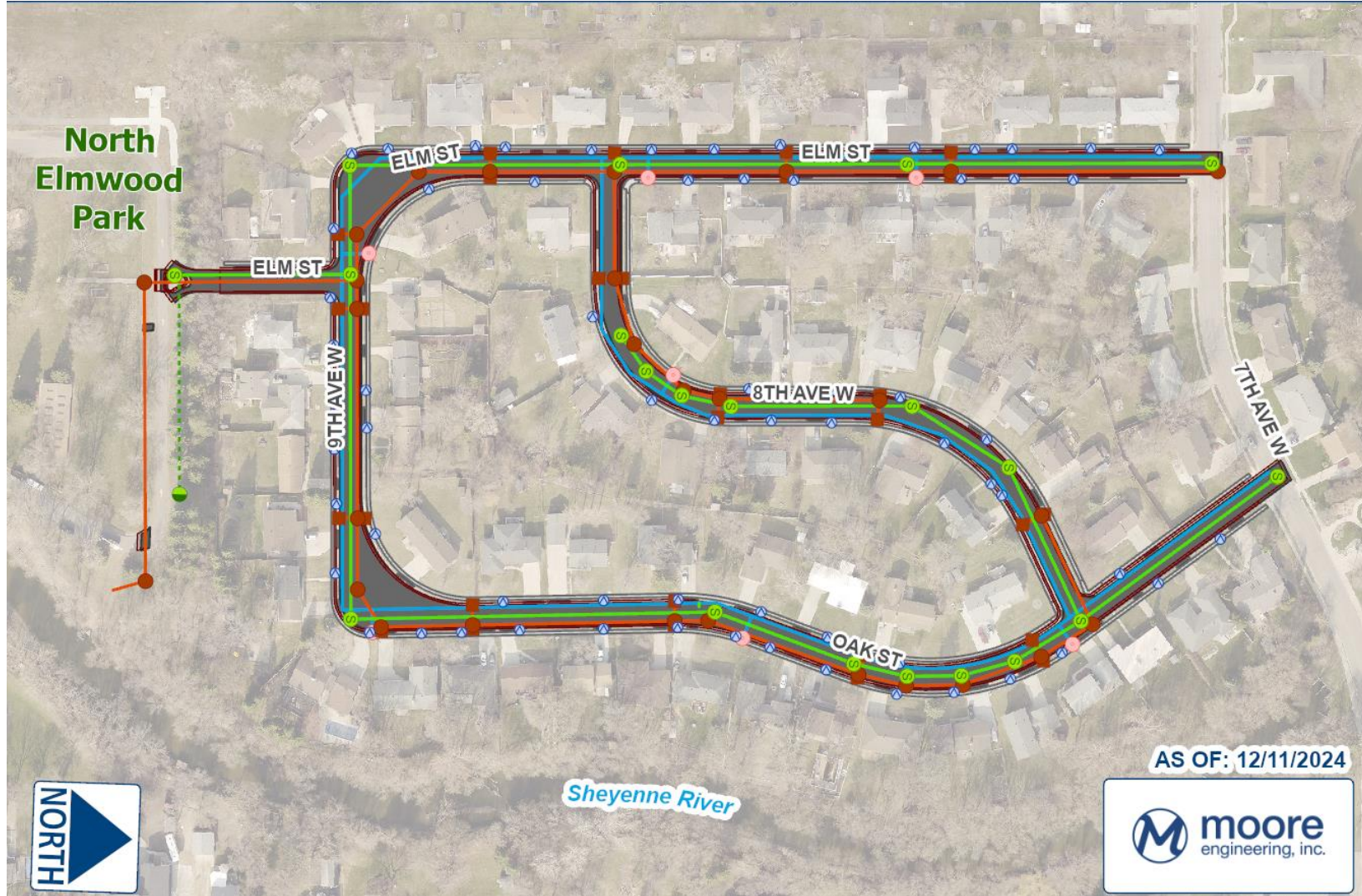
*The City of West Fargo creates an engineer's report and estimate of probable cost for most projects, but is legally required to do so for projects using special assessment funding.

**The special assessment certification process allocates the cost of the project after the complete cost of the project is final. The Special Assessment Commission does not discuss project costs.

Conclusion

- Westwood Existing Facilities
- Core Area Capital Improvement Plan (CIP)
- Recommendations
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- City Process for Contracts and Improvements
- Funding
- Construction impacts
- Temporary construction easements

Questions



Contacts

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