



THE CITY OF  
**EXCELSIOR**  
MINNESOTA

# FEASIBILITY REPORT

## 2022-2023 STREET & UTILITY IMPROVEMENTS PROJECT (MCES L20)

CITY OF EXCELSIOR | HENNEPIN COUNTY, MINNESOTA

NOVEMBER 15, 2021

Prepared for:  
City of Excelsior  
339 Third Street  
Excelsior, MN 55331

WSB PROJECT NO. 015678-000



# FEASIBILITY REPORT

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## 2022-2023 STREET & UTILITY IMPROVEMENTS PROJECT (MCES L20)

FOR THE  
CITY OF EXCELSIOR, MINNESOTA

November 15, 2021

Prepared By:





November 15, 2021

Honorable Mayor and City Council  
City of Excelsior  
339 Third Street  
Excelsior, MN 55331

Re: Feasibility Report  
2022-2023 Street & Utility Improvements Project (MCES L20)  
City of Excelsior, MN  
WSB Project No. 015678-000

Dear Honorable Mayor and City Council Members:

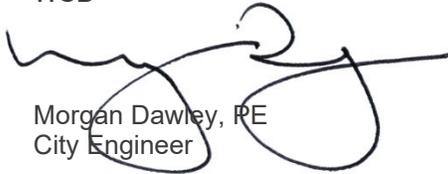
Transmitted herewith for your review is a feasibility report which addresses improvements associated with the 2022-2023 Street & Utility Improvements Project (MCES L20). Roadways investigated in this report include Water Street, College Avenue, William Street, and Grathwol Lane.

This feasibility report describes the necessary improvements, project costs, and anticipated funding for the associated street and utilities improvements project.

I am available at your convenience to discuss this report. Please do not hesitate to contact me at 763.287.7173 if you have any questions regarding this report.

Sincerely,

WSB



Morgan Dawley, PE  
City Engineer

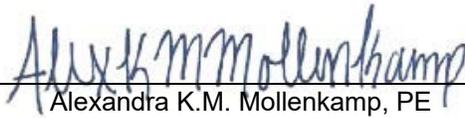
Attachment

srb

# CERTIFICATION

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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.

  
Alexandra K.M. Mollenkamp, PE

Date: November 15, 2021

Lic. No. 57240

Quality Control Review Completed By:

  
Gage C. Thompson, PE

Date: November 15, 2021

Lic. No. 59349

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## 1. EXECUTIVE SUMMARY

The 2022-2023 Street & Utility Improvements Project (MCES L20) was first initiated by the Metropolitan Council Environmental Services (MCES) division and then further considered by the City of Excelsior City Council. MCES identified a need to reconstruct portions of the sanitary sewer force main system through the City; the proposed route of which coincides with a series of streets which require construction improvements. For this reason, the City anticipated reconstruction of the identified streets along the proposed sanitary sewer main consistent with the current Pavement Management Plan and Assessment Policy adopted by the City Council. Roadways considered in this report include Water Street from State Highway 7 to Oak Street, College Avenue from Water Street to William Street, William Street from College Avenue to George Street, and Grathwol Lane from Water Street to its western terminus.

Additional work recommended in this feasibility report includes street reconstruction and utility relocation/reconstruction. These improvements include the removal of existing pavement to facilitate utility reconstruction and the construction of new barrier or surmountable concrete curb and gutter or ribbon curb as appropriate and new pavement at the approximate width of the existing streets. Watermain is proposed to be replaced and sanitary sewer replaced or rehabilitated. Storm sewer is expected to be added to the streets to facilitate necessary drainage.

The total estimated project cost for the 2022-2023 Street & Utility Improvements Project (MCES L20) is **\$4,563,000**, which includes a 10% contingency and 24% indirect costs for legal, engineering, administrative, and financing costs. The project is proposed to be funded through MCES funds, City street and utility funds, and special assessments to benefiting property owners.

The project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.

## **2. INTRODUCTION**

### **2.1 Scope**

The 2022-2023 Street & Utility Improvements Project (MCES L20) includes roadway reconstruction and utility replacements and/or relocations necessary to install the new MCES sanitary sewer main system. In addition, the City plans to reconstruct watermain, reconstruct/rehabilitate sanitary sewer, and install new storm sewer to facilitate drainage. Grathwol Lane improvements include the replacement of existing pavement and aggregate base and installing ribbon curb and gutter. A new bituminous trail will be installed on the west side of Water Street between College Avenue and Academy Avenue, and along College Avenue adjacent to the pond. A new concrete sidewalk will be installed along Water Street north of College Avenue to tie-in to the existing sidewalk. Existing trails and sidewalks will be replaced as needed to allow for utility work.

### **2.2 Project Location**

The project area map is shown in **Appendix A**. Streets included with this project are listed below:

- Water Street – from State Highway 7 to Oak Street
- College Avenue – from Water Street to William Street
- William Street – from College Avenue to George Street
- Grathwol Lane – from Water Street to its western terminus

### **3. EXISTING CONDITIONS**

#### **3.1 Surface and Utilities**

Streets included with this project are showing signs of aging and experiencing various severities of distress.

Water Street from College Avenue to Academy Avenue has concrete curb and gutter on the east side of the roadway. Water Street from College Avenue to Oak Street has concrete curb and gutter on both sides of the roadway. There is a newer existing sidewalk on the eastern edge of Water Street which runs from Oak Street to The Waters of Excelsior retirement community and along the west side of Water Street from Oak Street to Grathwol Lane.

Along Water Street, loading and unloading of delivery trucks takes place for The Waters of Excelsior retirement community. These deliveries take place sometimes on a daily basis and block the roadway creating an unsafe condition for public vehicular traffic using Water Street.

College Avenue does not currently have any concrete curb and gutter or existing sidewalks or trails.

William Street has concrete gutter along the eastern side of the roadway between Oak Street and George Street and along the western side of the roadway between College Avenue and Oak Street. A bituminous curb exists along both these stretches of roadway along the side that does not have concrete curb and gutter. William Street has an aging concrete sidewalk along the western side of the roadway between College Avenue and George Street and along the eastern side of the roadway between Oak Street and George Street. The sidewalk along the western side of William Street is in poor condition and showing signs of isolated drainage issues.

Grathwol Lane does not currently have concrete curb. The roadway exists at varying widths and is undergoing pavement failure.

Existing utilities in the project area include aging 4-inch and 6-inch watermain along William Street between College Avenue and George Street and 8-inch watermain along Water Street which was installed in 1969. Existing 8-inch watermain was installed along Grathwol Lane in 2005.

Existing 8-inch sanitary sewer exists along all roadways within the project area except Grathwol Lane. Storm sewer exists within the project area in spot locations. William Street contains existing storm sewer that is routed to Oak Street and ultimately outlets at Mud Pond. College Avenue and Water Street contain storm sewer which outlets at College Lake. Grathwol Lane contains one storm sewer catch basin near the intersection with Water Street which routes to College Lake.

## 4. PROPOSED IMPROVEMENTS

### 4.1 Surface and Utilities

Roadway reconstruction with new concrete curb and gutter is proposed along all roadways within the project area. Concrete curb type varies for each roadway. Barrier curb is proposed along William Street and most of Water Street. Surmountable curb is proposed along College Avenue and along Water Street adjacent to the pond. Ribbon curb is proposed along Grathwol Lane. Roadway reconstruction consists of a full depth removal and replacement of new pavement, aggregate base, and sand section.

A loading bay is proposed along Water Street adjacent to The Waters of Excelsior retirement community. This loading bay is approximately 10 feet wide by 70 feet long and is paved with concrete curb surrounding it.

Existing sidewalk will be replaced along William Street, and a new bituminous trail is proposed along College Avenue from Water Street adjacent to College Lake. Existing sidewalks along Water Street will be replaced, and a new sidewalk will be installed on the west side of Water Street north of College Avenue to tie in to the existing sidewalk. New concrete driveway aprons will be installed at each existing driveway and any impacted driveways are proposed to be replaced in-kind.

In addition to the proposed work by MCES needed to facilitate the installation of MCES sanitary sewer, the City has proposed several improvements to existing City-owned utilities in the project area. Watermain is to be replaced along all project streets except Grathwol Lane. Sanitary sewer is proposed to be replaced or lined along William Street and College Avenue from William Street to Pleasant Street. Storm sewer will be reconstructed at the intersection of William Street and Oak Street; storm sewer along College Avenue and Water Street will be reconstructed and supplemented with new installation as necessary.

### 4.2 Public Involvement

A neighborhood open house for the proposed improvements was held on November 10, 2021, for property owners. Preliminary information was available to property owners regarding the proposed improvements, schedule, and impacts associated with the project. The participants on the virtual meeting call were offered the option to provide feedback and questions in the chat function and anonymously in the Q&A function as well as emailing or calling project representatives. Questions and comments are summarized in **Appendix C**.

## 5. FINANCING

### 5.1 Opinion of Probable Cost

Opinions of cost for the project area are shown in the tables below. The opinions of cost incorporate estimated construction costs, a 24% indirect cost factor, and a 10% contingency factor. Indirect costs include engineering, legal, financing, and administrative costs.

**Table 1** below provides a summary of the opinions of probable cost for the City-owned surface and utility improvements associated with the 2022-2023 Street & Utility Improvements Project (MCES L20).

<b>Table 1 – Summary of Opinions of Probable Cost</b>	
	<b>Total</b>
A. Surface Improvements	\$3,283,000
B. Sanitary Sewer Improvements	\$374,000
C. Watermain Improvements	\$547,000
D. Storm Sewer Improvements	\$359,000
<b>PROJECT TOTAL</b>	<b>\$4,563,000</b>

### 5.2 Funding and Assessments

Financing for the 2022-2023 Street & Utility Improvements Project (MCES L20) will come from MCES funds, City street and utility funds, and special assessments to benefiting property owners.

A special assessment is included for The Waters of Excelsior retirement community for the loading bay improvements adjacent to their property which is being installed to benefit that property and to create a safer condition for the traveling public.

Proposed special assessments were based off of the City assessment policy which was amended in October 2015. **Table 2** below provides a summary of the estimated assessments proposed for the City's surface and utility improvements associated with the aforementioned project.

<b>Table 2 – Proposed Special Assessments to Benefiting Properties</b>			
	<b>Calculated Assessment</b>	<b>Units/FF/Acre</b>	<b>Total Assessment</b>
<b>Street Reconstruction Area</b>			
Residential Assessment	\$2,830/Unit	14	\$39,620.00
Commercial/Multi-Family Apartment Assessment	\$89/FF	1,047.11	\$93,192.79
Water Street Loading Bay	\$18,000/Each	1	\$18,000.00
Institutional Assessment	\$12,640/Acre	4.25	\$53,720.00
<b>Water Street Overlay Area</b>			
Commercial/Multi-Family Apartment Assessment	\$39/FF	74	\$2,886.00
<b>Grathwol Lane</b>			
Residential Assessment	\$1,500/Unit	10	\$15,000.00
Commercial/Multi-Family Apartment Assessment	\$31/FF	193	\$5,983.00
<b>PROJECT TOTAL</b>			<b>\$228,401.79</b>

**Table 3** below provides a summary of the anticipated funding split for the proposed project improvements. These costs exclude those of the proposed new sanitary sewer force main which is being funded completely by MCES.

<b>Table 3 – Proposed Project Funding Split</b>				
	<b>MCES Funds</b>	<b>City Street &amp; Utility Funds</b>	<b>Special Assessments</b>	<b>Total</b>
A. Surface Improvements	\$2,230,569	\$823,916	\$228,402	\$3,282,887
B. Sanitary Sewer Improvements	\$171,346	\$202,390	\$0.00	\$373,736
C. Watermain Improvements	\$165,133	\$382,356	\$0.00	\$547,489
D. Storm Sewer Improvements	\$166,101	\$192,938	\$0.00	\$359,039
<b>PROJECT TOTAL</b>	<b>\$2,733,149</b>	<b>\$1,601,600</b>	<b>\$228,402</b>	<b>\$4,563,151</b>

## 6. ANTICIPATED PROJECT SCHEDULE

The proposed schedule for the 2022-2023 Street & Utility Improvements Project (MCES L20) is as follows:

Order Feasibility Report.....	August 2, 2021
Neighborhood Open House – Virtual.....	November 10, 2021
Accept Feasibility Report/Set Public Hearing.....	November 15, 2021
Public Improvement Hearing .....	December 20, 2021
Receive Bids.....	January 2022
Construction – Water Street, Oak Street, College Avenue, William Street.....	Spring/Summer 2022
Construction – Water Street, Grathwol Lane.....	Spring/Summer 2023
Assessment Hearing .....	Summer 2024
Project Closeout .....	November 2024

## 7. FEASIBILITY AND RECOMMENDATION

The 2022-2023 Street & Utility Improvements Project (MCES L20) includes improvements to Water Street from State Highway 7 to Oak Street, College Avenue from Water Street to William Street, William Street from College Avenue to George Street, and Grathwol Lane from Water Street to its western terminus. The proposed improvements for the project consist of full roadway reconstruction including the replacement and addition of concrete curb and gutter, sidewalk replacement and installation, addition of a paved trail, watermain replacement, sanitary sewer lining or replacement, and storm sewer replacement and additions.

Project improvement costs are estimated at **\$4,563,000** with funding proposed to be through a combination of City funds, MCES funds, and special assessments to benefiting property owners.

This project is feasible, necessary, and cost-effective from an engineering standpoint. The project feasibility is subject to financial review by the City. Based on the information contained in this report, it is recommended to proceed with the improvements as outlined in this report.

**APPENDIX A**  
**Project Location Map**

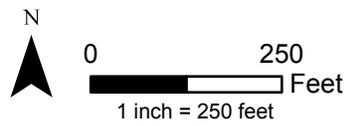


**Project Type**

- █ Road Reconstruction
- █ Road Overlay
- █ Grathwol Lane Improvements
- █ Hennepin County Road Improvements

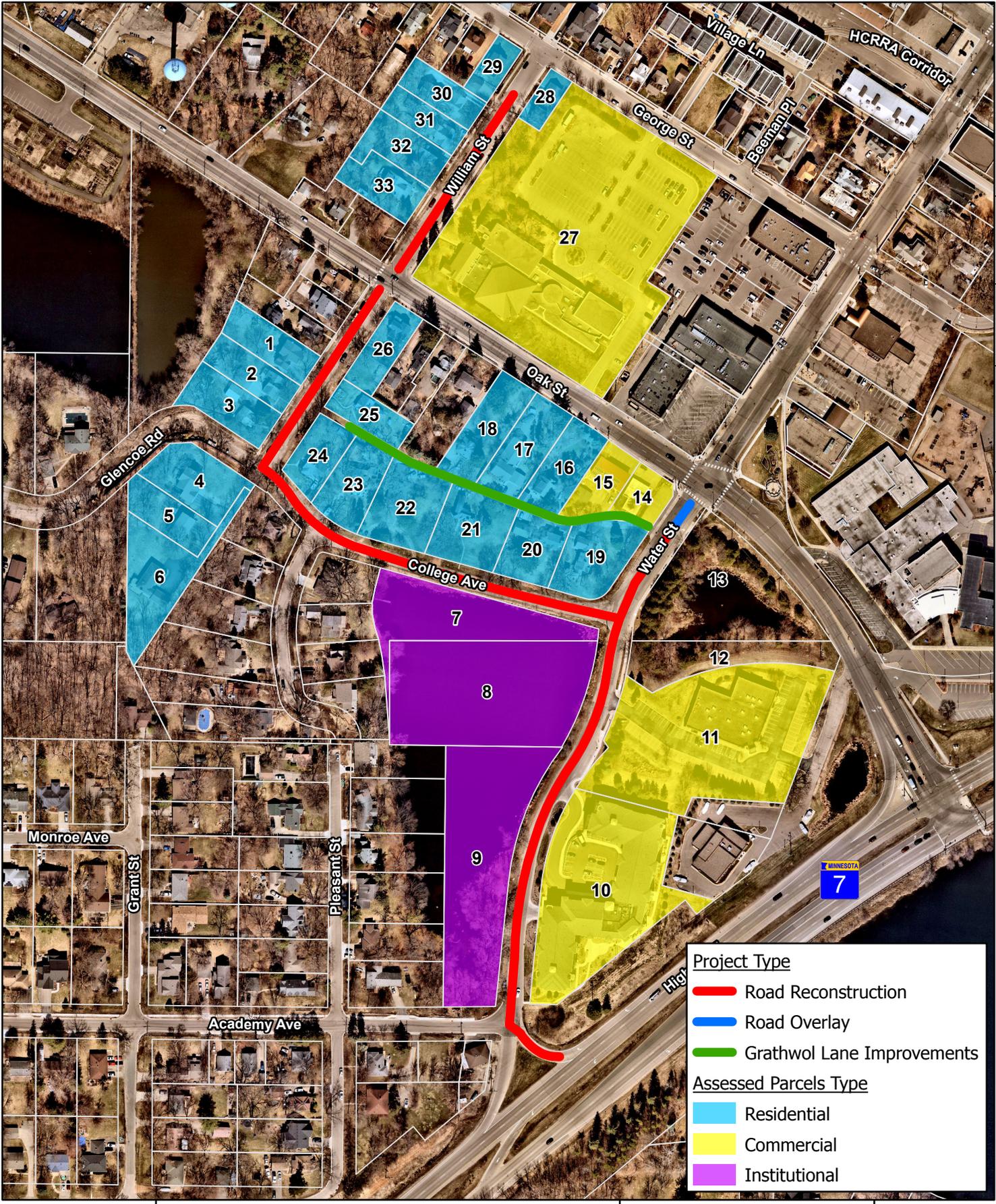
### Project Location Map

Excelsior Area Lift Station L20 Improvements  
Excelsior, MN



## **APPENDIX B**

**Preliminary Assessment Map**  
**Preliminary Assessment Roll**  
**Preliminary Assessment Calculations – Reconstruction Area**  
**Preliminary Assessment Calculations – Water Street Overlay**  
**Preliminary Assessment Calculations – Grathwol Lane**



**Project Type**

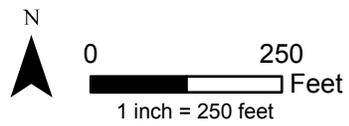
- Road Reconstruction
- Road Overlay
- Grathwol Lane Improvements

**Assessed Parcels Type**

- Residential
- Commercial
- Institutional



**Assessment Map**  
 Excelsior Area Lift Station L20 Improvements  
 Excelsior, MN



**Preliminary Assessment Roll**

**WSB Project: 2022 - 2023 Street & Utility Improvements Project (MCES L20)**  
**Project Location: Excelsior, Minnesota**  
**WSB Project No.: 015678-000**

**Reconstruction Area Proposed Residential Unit Assessment: \$2,830.00**  
**Reconstruction Area Proposed Commercial Assessment (per FF): \$89.00**  
**Reconstruction Area Proposed Institutional Assessment (per Ac): \$12,640.00**  
**Water Street Loading Bay Assessment: \$18,000.00**  
**Water Street Overlay Proposed Commercial Assessment (per FF): \$39.00**  
**Grathwol Lane Proposed Residential Unit Assessment: \$1,500.00**  
**Grathwol Lane Proposed Commercial Assessment (per FF): \$31.00**

Map ID	PID	FEE OWNER	FEE OWNER ADDRESS	FEE OWNER ADDRESS LINE 2	CITY STATE	ZIP CODE	PROPERTY ADDRESS	USE DESCRIPTION	ACRES	ASSESSABLE FRONTAGE	ASSESSABLE RATE	ASSESSMENT METHOD			WATER ST LOADING BAY ASSESSMENT	PROPOSED ASSESSMENT
												UNIT	ASSESSABLE ACRES	FF		
<b>Reconstruction Area</b>																
1	3411723130023	A J HONZL & C L HONZL	540 WILLIAM ST		EXCELSIOR MN	55331	540 WILLIAM ST	Residential	0.30	69	15%	1				\$2,830.00
2	3411723130022	E W ANDERSON/S I LOURIS TRS	556 WILLIAM ST		EXCELSIOR MN	55331	556 WILLIAM ST	Residential	0.28	71.5	15%	1				\$2,830.00
3	3411723130021	LINDA F STOECKICHT ET AL	570 WILLIAM ST		EXCELSIOR MN	55331	570 WILLIAM ST	Residential	0.36	85	15%	1				\$2,830.00
4	3411723130081	S A BREDAEL & S A BREDAEL	603 GLENCOE RD		EXCELSIOR MN	55331	603 GLENCOE RD	Residential	0.43	5	15%	1				\$2,830.00
5	3411723130082	ONESTEP OFFER LLC	12525 RIDGEMOUNT AVE W		MINNETONKA MN	55305	602 GLENCOE RD	Residential	0.29	5	15%	1				\$2,830.00
6	3411723130079	DALE ERDMAN ETAL	601 GLENCOE RD		EXCELSIOR MN	55331	601 GLENCOE RD	Residential	0.60	5	15%	1				\$2,830.00
7	3411723130058	VIL OF EXCELSIOR	339 3RD ST		EXCELSIOR MN	55331	63 ADDRESS UNASSIGNED	Institutional	0.87	465	20%		0.87			\$10,996.80
8	3411723130016	VIL OF EXCELSIOR	339 3RD ST		EXCELSIOR MN	55331	63 ADDRESS UNASSIGNED	Institutional	1.77	219	20%		1.77			\$22,372.80
9	3411723420001	VIL OF EXCELSIOR	339 3RD ST		EXCELSIOR MN	55331	63 ADDRESS UNASSIGNED	Institutional	1.61	528	20%		1.61			\$20,350.40
10	3411723420073	THE WATERS OF EXCELSIOR	C/O WATERS SENIOR LIVING	1600 HOPKINS CROSSROAD	MINNETONKA MN	55305	723 WATER ST	Commercial	1.85	433.40	30%			433.40	\$18,000.00	\$56,572.60
11	3411723420071	RIDGEVIEW MEDICAL CENTER	ATTN VICE PRESIDENT/FINANCE	500 SOUTH MAPLE ST	WACONIA MN	55387	675 WATER ST	Commercial	2.31	242.00	30%			242.00		\$21,538.00
12	3411723130014	SCH DIST 276	MINNETONKA SCH DIST 276	5621 CO RD 101	MINNETONKA MN	55345	63 ADDRESS UNASSIGNED	Institutional	0.55	67	0%					
13	3411723130013	SCH DIST 276	MINNETONKA SCH DIST 276	5621 CO RD 101	MINNETONKA MN	55345	63 ADDRESS UNASSIGNED	Institutional	1.31	189	0%					
24	3411723130042	T J GEPHART & M M GEPHART	575 WILLIAM ST		EXCELSIOR MN	55331	575 WILLIAM ST	Residential	0.28	85.6	15%	1				\$2,830.00
26	3411723130018	ANDREW CHARLES ERICKSON	300 OAK ST		EXCELSIOR MN	55331	300 OAK ST	Residential	0.27	181	15%	1				\$2,830.00
27	3411723130087	MT CALVARY EVAN LUTH CH EXEL	301 CO RD NO 19		EXCELSIOR MN	55331	301 OAK ST	Commercial	4.47	371.71	30%			371.71		\$33,082.19
28	3411723130006	MOUNT CALVARY EVANGL LUTH CH	301 CO RD NO 19		EXCELSIOR MN	55331	401 WILLIAM ST	Residential	0.13	46.5	15%	1				\$2,830.00
29	3411723130059	JACQUELINE K VERETTE	224 GEORGE ST		EXCELSIOR MN	55331	224 GEORGE ST	Residential	0.16	55.25	15%	1				\$2,830.00
30	3411723130060	SUZANNE R STANGA	21105 MINNETONKA BLVD		SHOREWOOD MN	55331	428 WILLIAM ST	Residential	0.25	65	15%	1				\$2,830.00
31	3411723130061	CASEY E CULLINAN	438 WILLIAM ST		EXCELSIOR MN	55331	438 WILLIAM ST	Residential	0.22	58.75	15%	1				\$2,830.00
32	3411723130027	JOHN K RAYMOND	7620 JENNIFER LN E		PRIOR LAKE MN	55372	450 WILLIAM ST	Residential	0.31	75	15%	1				\$2,830.00
33	3411723130026	W S FINCH & S G FINCH	462 WILLIAM ST		EXCELSIOR MN	55331	462 WILLIAM ST	Residential	0.30	86	15%	1				\$2,830.00
<b>Water Street Overlay</b>																
13	3411723130013	SCH DIST 276	MINNETONKA SCH DIST 276	5621 CO RD 101	MINNETONKA MN	55345	63 ADDRESS UNASSIGNED	Institutional	1.31	99	0%					\$0.00
14	3411723130036	SOUTH LAKE HOLDINGS LLC	386 OAK ST		EXCELSIOR MN	55331	386 OAK ST	Commercial	0.22	37	30%			37.00		\$1,443.00
15	3411723130037	BABCOCK PROPERTIES LLC	378 OAK ST	SUITE 100	EXCELSIOR MN	55331	378 OAK ST	Commercial	0.26	37	30%			37.00		\$1,443.00
<b>Grathwol Lane</b>																
14	3411723130036	SOUTH LAKE HOLDINGS LLC	386 OAK ST		EXCELSIOR MN	55331	386 OAK ST	Commercial	0.22	95	30%			95.00		\$2,945.00
15	3411723130037	BABCOCK PROPERTIES LLC	378 OAK ST	SUITE 100	EXCELSIOR MN	55408	378 OAK ST	Commercial	0.26	98	30%			98.00		\$3,038.00
16	3411723130038	T L LARSON & C R LARSON	366 OAK ST		EXCELSIOR MN	55331	366 OAK ST	Residential	0.36	84.25	15%	1				\$1,500.00
17	3411723130039	MICHAEL RAU & LYNNE RAU	354 OAK ST		EXCELSIOR MN	55331	354 OAK ST	Residential	0.40	86.8	15%	1				\$1,500.00
18	3411723130040	J & M DOUGHERTY	340 OAK ST		EXCELSIOR MN	55331	340 OAK ST	Residential	0.41	81.7	15%	1				\$1,500.00
19	3411723130047	HEATHER PAIGE HARPER	530 WATER ST		EXCELSIOR MN	55331	530 WATER ST	Residential	0.44	158.65	15%	1				\$1,500.00
20	3411723130046	D & L FITTS	375 COLLEGE AVE		EXCELSIOR MN	55331	375 COLLEGE AVE	Residential	0.33	110.2	15%	1				\$1,500.00
21	3411723130045	BERNARD M HANSON ETAL	365 COLLEGE AVE		EXCELSIOR MN	55331	365 COLLEGE AVE	Residential	0.45	137.5	15%	1				\$1,500.00
22	3411723130044	T A JACKSON & R B JACKSON	349 COLLEGE AVE		EXCELSIOR MN	55331	349 COLLEGE AVE	Residential	0.47	125.5	15%	1				\$1,500.00
23	3411723130043	VERNON A TRICK/MARY K TRICK	335 COLLEGE AVE		EXCELSIOR MN	55331	335 COLLEGE AVE	Residential	0.37	82.5	15%	1				\$1,500.00
25	3411723130017	JOHN PAUL GORECKI	541 WILLIAM ST		EXCELSIOR MN	55331	541 WILLIAM ST	Residential - Two Unit	0.24	101	15%	2				\$3,000.00
<b>TOTAL ASSESSED AMOUNT</b>																<b>\$228,401.79</b>

# ASSESSMENT CALCULATIONS

## *Road Reconstruction*

### **RATES**

<b>Residential Rate (Per Unit)</b>	\$2,830.00
<b>Commercial/Multi-Family Apartment Rate (Per Foot)</b>	\$89.00
<b>Institutional Rate (Per Acre)</b>	\$12,640.00

### **RESIDENTIAL ASSESSMENT**

Surface Improvement Project Costs	\$1,579,193.00
Total Footage	5,342
Project Cost per Foot	\$295.62
Assessment Rate	15%
Assessment per Front Foot	\$44.34
Total Residential Assessable Front Footage	893.60
Assessment from Residential Front Footage	\$39,624.68
Assessable Units	14
Assessment per Unit	\$2,830.33
Assessment per Unit (ROUNDED)	<b>\$2,830.00</b>
Total Assessment (ROUNDED)	<b>\$39,620.00</b>

### **COMMERCIAL/MULTI-FAMILY APARTMENT ASSESSMENT**

Surface Improvement Project Costs	\$1,579,193.00
Total Footage	5,342
Project Cost per Front Foot	\$295.62
Assessment Rate	30%
Assessment per Front Foot	\$88.69
<b>Assessment per Front Foot (ROUNDED)</b>	<b>\$89.00</b>
Total Multi-Family Apartment Assessable Front Footage	0.00
Total Commercial Assessable Front Footage	1,047.11
Total Assessable Front Footage	1,047.11
<b>Total Commercial/Multi-Family Assessment (ROUNDED)</b>	<b>\$93,193.00</b>

### **INSTITUTIONAL ASSESSMENT**

Surface Improvement Project Costs	\$1,579,193.00
Total Footage	5,342
Project Cost per Front Foot	\$295.62
Assessment Rate	20%
Assessment per Front Foot	\$59.12
Total Residential Assessable Front Footage	893.60
Assessment from Residential Front Footage	\$52,832.90
Assessable Residential Units	14
Assessable Residential Acreage	4.18
Residential Units per Acre	3.35
Residential Assessment per Unit at Institutional Rate	\$3,773.78
Assessment per Acre	\$12,639.45
<b>Assessment per Acre (ROUNDED)</b>	<b>\$12,640.00</b>
Total Institutional Assessable Acreage	4.25
Assessment from Institutional Acres	<b>\$53,720.00</b>

# ASSESSMENT CALCULATIONS

## *Road Overlay - Water Street Mill & Overlay Area*

### **RATES**

Commercial/Multi-Family Apartment Rate (Per Foot)	\$39.00
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### **COMMERCIAL/MULTI-FAMILY APARTMENT ASSESSMENT**

Surface Improvement Project Costs	\$26,052.00
Total Footage	198
Project Cost per Front Foot	\$131.58
Assessment Rate	30%
Assessment per Front Foot	\$39.47
<b>Assessment per Front Foot (ROUNDED)</b>	<b>\$39.00</b>
Total Multi-Family Apartment Assessable Front Footage	0.00
Total Commercial Assessable Front Footage	74.00
Total Assessable Front Footage	74.00
<b>Total Commercial/Multi-Family Assessment (ROUNDED)</b>	<b>\$2,886.00</b>

# ASSESSMENT CALCULATIONS

## *Grathwol Lane Improvements*

### **RATES**

<b>Residential Rate (per Unit)</b>	\$1,500.00
<b>Commercial/Multi-Family Apartment Rate (Per Foot)</b>	\$31.00

### **RESIDENTIAL ASSESSMENT**

Surface Improvement Project Costs	\$130,343.84
Total Footage	1,260
Project Cost per Foot	\$103.45
Assessment Rate	15%
Assessment per Front Foot	\$15.52
Total Residential Assessable Front Footage	968.10
Assessment from Residential Front Footage	\$15,022.13
Assessable Units	10
Assessment per Unit	\$1,502.21
Assessment per Unit (ROUNDED)	<b>\$1,500.00</b>
Total Assessment (ROUNDED)	<b>\$15,000.00</b>

### **COMMERCIAL/MULTI-FAMILY APARTMENT ASSESSMENT**

Surface Improvement Project Costs	\$130,343.84
Total Footage	1,260
Project Cost per Front Foot	\$103.45
Assessment Rate	30%
Assessment per Front Foot	\$31.03
<b>Assessment per Front Foot (ROUNDED)</b>	<b>\$31.00</b>
Total Multi-Family Apartment Assessable Front Footage	0.00
Total Commercial Assessable Front Footage	193.00
Total Assessable Front Footage	193.00
<b>Total Commercial/Multi-Family Assessment (ROUNDED)</b>	<b>\$5,983.00</b>

## **APPENDIX C**

### **Public Comment Summary from Virtual Open House**

## Public Response for Project

### Virtual Open House Zoom Meeting - Questions & Comments (11/10/21)

Item #	Question	Response
1	Why is the Metropolitan Council leading this project as opposed to the City?	The Metropolitan Council owns and operates a sewer line that carries Excelsior's wastewater to the treatment plant. The Met Council has a Capital Improvement Program in which they identify and plan for upgrades to this system. This project is in that CIP and is being conducted in partnership with the City.
2	Construction on Water Street is split across the 2022 and 2023 construction seasons. Which parts are included in which year?	Construction phasing questions will be best answered by the Met Council. In reviewing current information from the Met Council, it wasn't immediately apparent which portions of Water Street will be reconstructed in each year however, it is likely something they will address at their Spring 2022 open house.
3	What are the proposed improvements for William Street along the west side of the road in terms of curb and sidewalk?	Improvements along this and other roadways were reviewed with attendees in detail as requested.
4	Why aren't all houses on William Street being assessed?	Per the city's assessment policy, residential lots are assessed based on where their driveway accesses a roadway. Since some properties adjacent to project roadways do not have driveways that connect to project roadways, they are not proposed to be assessed.
5	Is a duplex assessed as a single unit or two units?	Per the city's assessment policy, a duplex is assessed as two units.
6	How are commercial properties assessed?	The assessment methodology for the commercial properties was reviewed with attendees.