



ENGINEERING, REIMAGINED

# CAPITAL IMPROVEMENT PLAN

Vergas, Minnesota

August 2019

## CERTIFICATION

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.

Printed Name: Scott Kolbinger

Signature: 

Date: 8/29/19 License Number: 54153

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## INTRODUCTION

### Summary

The city of Vergas would like to update their 2014 Capital Improvement Plan (CIP) as many of the projects listed in that plan have been completed and the document forecasted out for a period of 5 years.

This CIP identifies infrastructure projects that the City is hoping to complete within the next 5 years along with some potential improvements that are anticipated within the next 5-10 year period. The improvements are focused on street and utility construction, transportation and multiuse path construction, water, wastewater and storm sewer infrastructure related implements.

The CIP, if used properly, can be a useful tool for the scheduling and planning of infrastructure projects in the City. It is a written document that can be referenced when applying for grants and other types of funding to show the City's readiness to move forward on a project.

The CIP, while being a useful planning tool, it is not a "cast in stone" document that obligates the City to complete any of the improvements listed within any specified period of time. It merely provides the current and future Councils with projects that were chosen by community leaders. The CIP provides the Council the current estimated project costs along with the City share and assessable share according to the City's assessment policy at the time the CIP was written.

The CIP does not replace the requirements of having a Preliminary Engineering Report written when individual projects are initiated. Preliminary Engineering Reports provide much more detailed information and the estimated costs are more accurate once more analysis is performed.

### Previous CIP & Related Plans

The previous CIP was completed in May 2014 by KLJ. The bulk of the improvements listed within the document have been completed.

### Preparation of the CIP

The following process was used to develop the CIP:

- » Identification of potential improvement projects
- » Preparation of a draft CIP describing the project, needs, and costs
- » City Planning Commission review of the draft CIP
- » Incorporate changes based on feedback from the City Planning Commission
- » Present City Council the CIP as recommended by the Planning Commission for approval of the final CIP

By utilizing the process above in the preparation of the CIP it assures that the document is one that the City can take ownership in. The improvements identified were brought forth by City staff.

## SUMMARY OF PROJECTS (0-5 YEAR PERIOD)

### Water Infrastructure Improvements

The current water system including the treatment plant, water tower, and distribution system was installed in the 1990's. Based on the age of the system and lack of problems associated with the performance of the system no major replacements are forecasted in the 5 year plan. The City as expressed an interest in expanding the water system to areas within the City limits that currently are not served by the water system. The following table

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represents a summary of the water improvement projects along with associated costs. Each individual project is explained in further detail in Appendix B of this report with individual Project Detail sheets.

*Table 1 – Water Improvements*

Project	Estimated Project Costs	Estimated City Share
Bennett Road	\$355,000	\$0

## Wastewater Infrastructure Improvements

The current wastewater collection system was originally installed in the late 1960's with newer development areas around town being stalled at the time of development. The current wastewater treatment facility was installed in the early 2000's. Based on the age of the system and lack of problems associated with the performance of the system no major replacements are forecasted in the 5 year plan. The City as expressed an interest in expanding the wastewater system to areas within the City limits that currently are not served by the wastewater system. The following table represents a summary of the wastewater improvement projects along with associated costs. Each individual project is explained in further detail in Appendix B of this report with individual Project Detail sheets.

*Table 2 – Wastewater Improvements*

Project	Estimated Project Costs	Estimated City Share
Bennett Road	\$405,000	\$0

## Storm Sewer Infrastructure Improvements

Currently, the City of Vergas does not have a lot of underground storm sewer infrastructure. Because of the topography and sandy soils located in the Vergas area overland drainage has been quite effective. Based upon the previously mentioned items and lack of problems associated with the performance of the system no major replacements are forecasted in the 5 year plan.

## Street Improvements

The City of Vergas has identified several projects throughout the community that they would like to complete in the next 5 years. The projects vary from simply improving the driving surface of a gravel road to total reconstruction of the street. The following table represents a summary of the street improvement projects along with associated costs. Each individual project is explained in further detail in Appendix B of this report with individual Project Detail sheets.

*Table 3 – Street Improvements*

Project	Estimated Project Costs	Estimated City Share
West Lake Street	\$80,000	\$80,000
East Scharf Avenue	\$450,000	\$225,000
Bennett Road	\$210,000	\$0

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## Trails, Sidewalks and Park Improvements

The City has identified the importance of providing a safe place for pedestrians to walk and bike around the community. Currently the City is working to construct the next phase of the trail around the north side of Long Lake. Therefore, at this time the City has not identified any other trail projects within the next 5 years to continue the growth of the trail system.

Park space is something that every community wants to enhance for their residence. The City beach park is located on the north edge of Long Lake and provides many attractions to the area. The following table represents a summary of the park improvement projects along with the associated costs. The project is explained in further detail in Appendix B of this report with individual project Detail sheets.

*Table 4 – Park Improvements*

Project	Estimated Project Costs	Estimated City Share
Long lake City Beach & Wayside Rest		
Parking & ADA Improvements	\$160,000	\$160,000
Toilet Facility Improvements	\$140,000 – \$170,000	\$140,000 – \$170,000

## SUMMARY OF PROJECTS (5–10 YEAR PERIOD)

As part of the overall capital improvement planning for the City of Vergas some potential improvements were identified for future consideration in the 5 year plus outlook. Projects under this category are briefly described as follows however detail sheets and potential costs have not been developed. Projects currently viewed as future improvements could however be reviewed sooner if the City of Vergas chooses so, or the need comes sooner than projected.

## Water Infrastructure Improvements

Since the water system is relatively new and lack of problems that have arose with the system no improvements are forecasted in the coming 5-10 years.

Shortly beyond the 10 year plan, roughly 15 years, the water tower will need to be assessed and likely repainted as it will be nearing the end of the coatings life cycle.

## Wastewater Infrastructure Improvements

Based on the age of the system and lack of problems associated with the performance of the wastewater systems no major replacements are forecasted in the coming 5-10 year plan.

## Street Improvements

The Planning Commission has identified the following street improvements that they would like to see take place and investigated further in the future.

- » Townline Road – Potential improvements to the existing gravel road include, paving, potential railroad crossing improvements and incorporating trail access through the project area.

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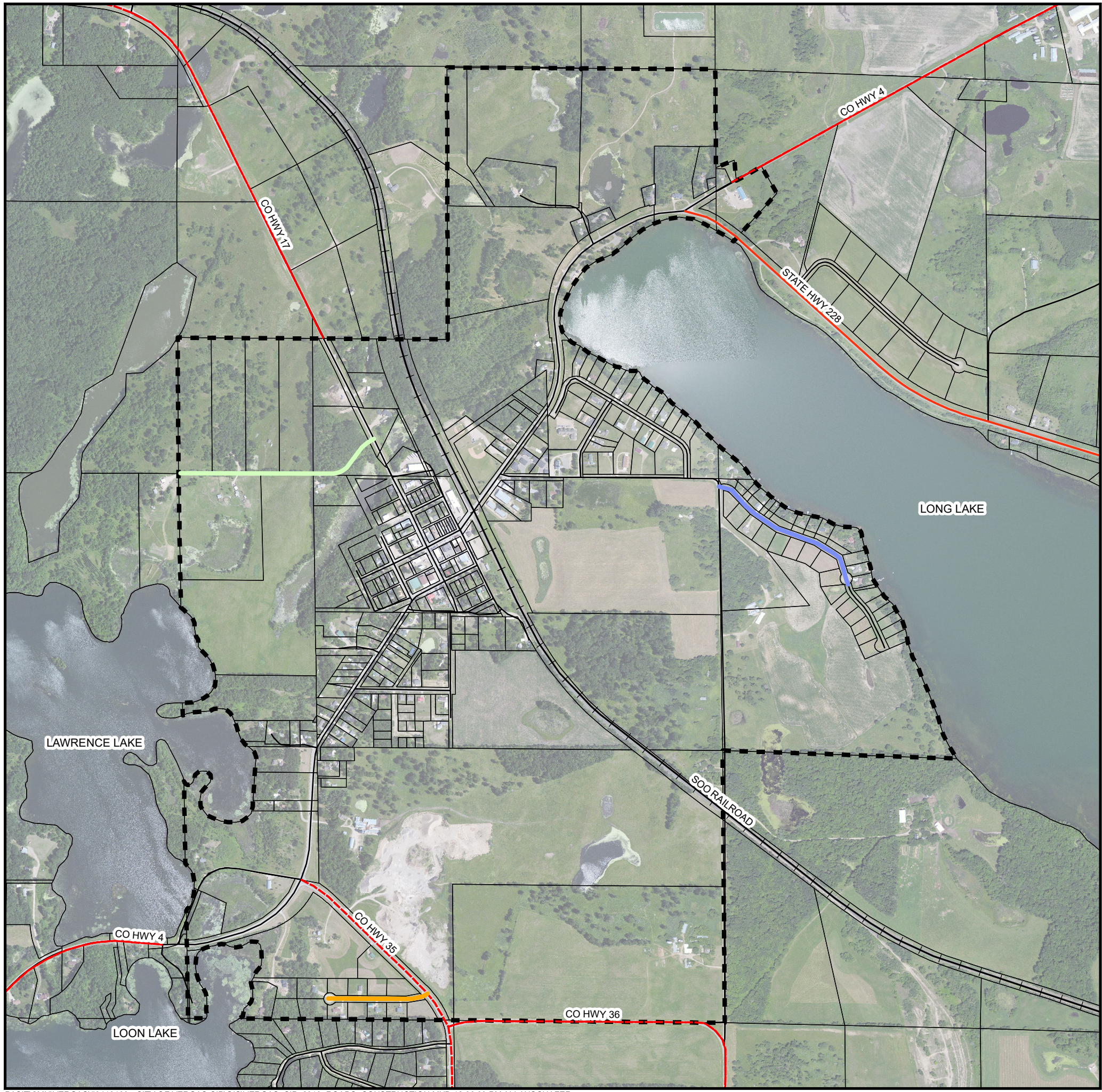
## Trails, Sidewalks and Park Improvements

With the continued development of the Heartland Trail system it is important for the City of Vergas to be prepared to make a case for funding to connect to these future trails. The City of Vergas should continue prepare for how these trails could travel through the community and also express interest to the County, MnDOT and local representatives to make sure that the City of Vergas's desires to connect to these trails is included in any regional or County plans.

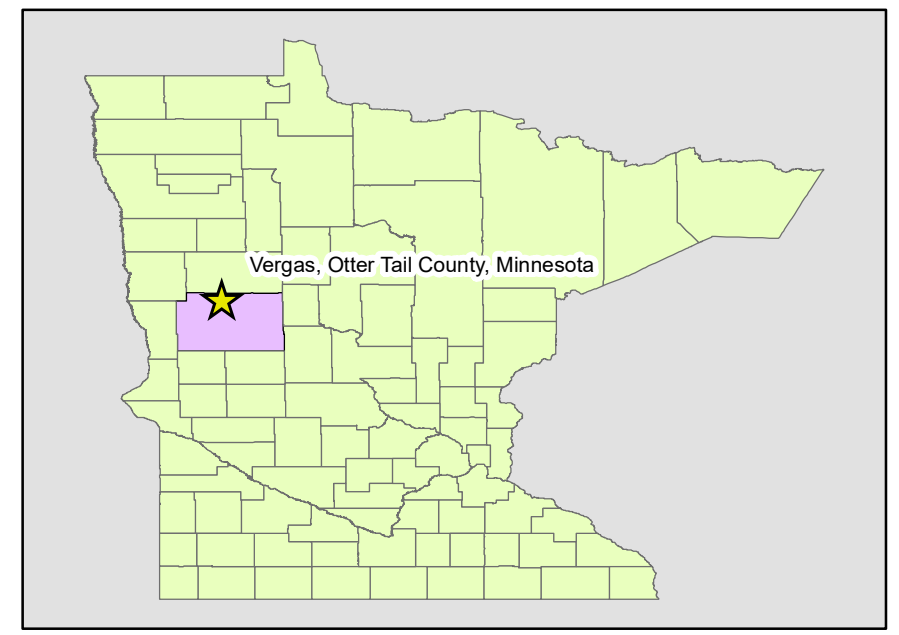
Additionally, the City Planning Commission would like to make park improvements to the Event Center Park in the next 5-10 years. While the extent of the improvements are not known at this time so of the items that maybe considered are the parking lot and basketball court paving, and ADA access to the shelter.



# Vergas, MN CIP Options: 0-5 Years

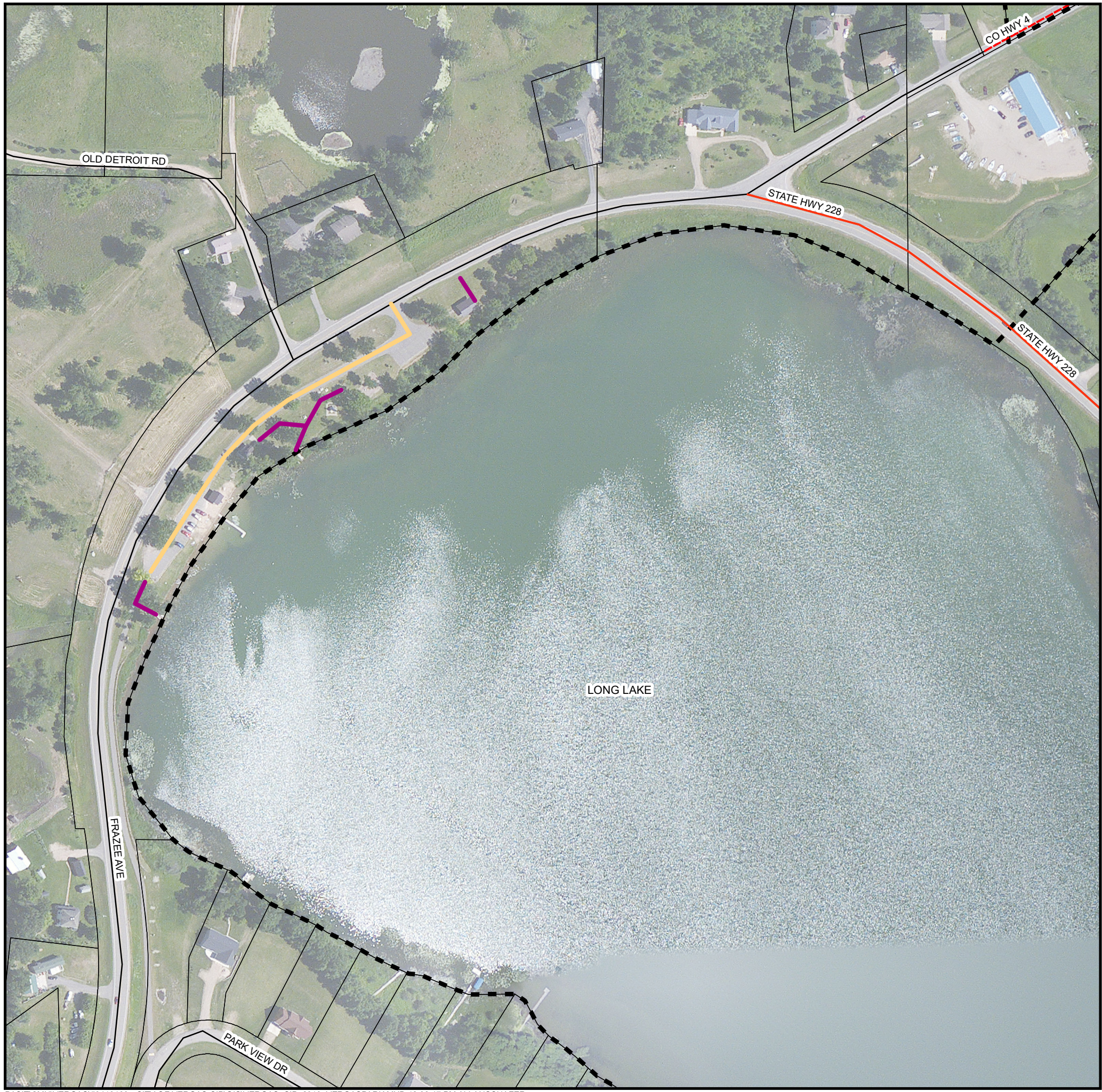


- Bennett Road Improvements
- East Scharf Avenue Improvements
- West Lake Street Improvements
- State Highway
- County Highway
- Railroad
- Vergas, MN
- Parcels

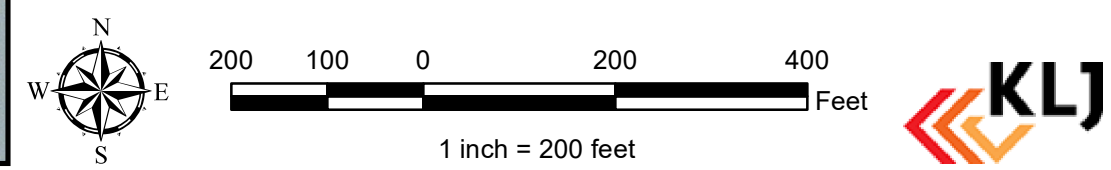
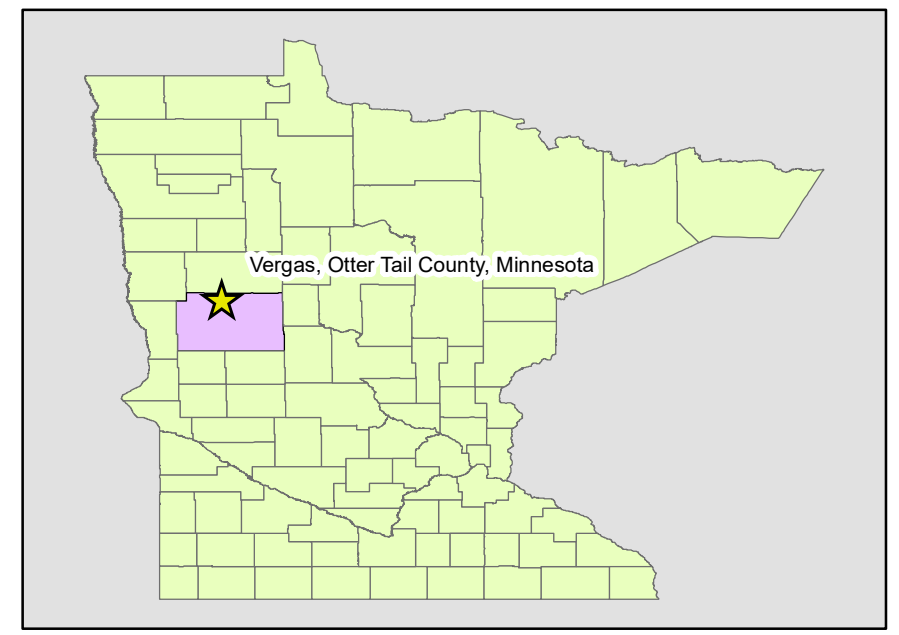




# Vergas, MN CIP Options: 0-5 Years



- Vergas Park Road Improvements
- Proposed Sidewalks
- State Highway
- County Highway
- Railroad
- Vergas, MN
- Parcels





**2019 CAPITAL IMPROVEMENT PLAN**  
**PROJECT DETAIL SHEET**

**PROJECT:** West Lake Street

**1. PROJECT DESCRIPTION**

Proposed improvements include graveling the existing street.

**2. EXISTING CONDITIONS/JUSTIFICATION**

Currently, West Lake Street has limited gravel surfacing causing the roadway to become soft and rutted during wet periods. Additionally, but beyond the scope of what we have been asked to investigate would be to widen the roadway for two way traffic if the City compost site is relocated in this area.

**3. ESTIMATED PROJECT COSTS**

ITEM	COST
Graveling	\$80,000
<b>TOTAL</b>	<b>\$80,000</b>

**4. FINANCING AND FUNDING**

ITEM	ASSESSABLE	CITY FUNDS	TOTAL
Graveling	\$80,000	\$0	\$80,000
<b>TOTAL</b>	<b>\$80,000</b>	<b>\$0</b>	<b>\$80,000</b>

Upgrades to gravel roadways are 100% assessable.



**2019 CAPITAL IMPROVEMENT PLAN**  
**PROJECT DETAIL SHEET**

**PROJECT:** East Scharf Avenue

**1. PROJECT DESCRIPTION**

Proposed improvements include reconstruction of the roadway section from Townline Road to end of Keilley Shores Addition.

**2. EXISTING CONDITIONS/JUSTIFICATION**

Currently, East Scharf Avenue has seen a considerable amount of construction traffic due to the construction of new homes. Adjacent segments of the road have just been overlaid and paved leaving this section as the only piece that hasn't been improved. We are recommending a reconstruction of the roadway to correct subgrade concerns and damaged pavement from construction traffic.

**3. ESTIMATED PROJECT COSTS**

ITEM	COST
Reconstruct Roadway	\$450,000
<b>TOTAL</b>	<b>\$450,000</b>

**4. FINANCING AND FUNDING**

ITEM	ASSESSABLE	CITY FUNDS	TOTAL
Reconstruct Roadway	\$225,000	\$225,000	\$450,000
<b>TOTAL</b>	<b>\$225,000</b>	<b>\$225,000</b>	<b>\$450,000</b>

Reconstruction and Overlays are 50% assessable for the street and 100% assessable for curb.



**2019 CAPITAL IMPROVEMENT PLAN**  
**PROJECT DETAIL SHEET**

**PROJECT:** Long Lake City Beach & Wayside Rest

**1. PROJECT DESCRIPTION**

Proposed improvements include milling/overlay of parking area, sidewalk improvements for ADA access and replacement of vault toilet building.

**2. EXISTING CONDITIONS/JUSTIFICATION**

Currently, the parking lot area pavement is showing signs of aging along with limited ADA access to the park amenities. The existing sidewalk slopes to the fishing pier are steeper than ADA guidelines allow and there is no sidewalk access to the beach.

The existing vault toilets have limited space and don't have adequate access for someone with disabilities. Additionally, there is a desire to enhance the facilities with flushing toilets.

**3. ESTIMATED PROJECT COSTS**

ITEM	COST
Parking & ADA sidewalks	\$160,000
Remove & Replace existing vault toilet and building	\$140,000
Remove vault, add sanitary sewer service and standard fixtures (In addition to replacement)	\$30,000
<b>TOTAL</b>	<b>\$330,000</b>

**4. FINANCING AND FUNDING**

ITEM	ASSESSABLE	CITY FUNDS	TOTAL
Parking & ADA sidewalks	\$0	\$160,000	\$160,000
Remove & Replace existing vault toilet and building	\$0	\$140,000	\$140,000
Remove vault, add sanitary sewer service and standard fixtures In addition to replacement)	\$0	\$30,000	\$30,000
<b>TOTAL</b>	<b>\$0</b>	<b>\$330,000</b>	<b>\$330,000</b>

Improvements are not assessable.



**2019 CAPITAL IMPROVEMENT PLAN**  
**PROJECT DETAIL SHEET**

**PROJECT:** Bennett Road

**1. PROJECT DESCRIPTION**

Proposed improvements include raising the roadway near County Hwy 35 to provide a deeper ditch for snow storage, paving the roadway and installing City water and sewer services from approximately 551 Pelican Avenue to the development.

**EXISTING CONDITIONS/JUSTIFICATION**

Currently, the ditches near County Hwy 35 are shallow and during the winter it is common for snow to drift across the roadway making travel difficult. By elevating the road snow will have a higher probability to blow across instead of drifting onto the road. Paving the roadway would allow for easier snow removal of the roadway and a more desirable travel surface. Water and sanitary sewer services would provide residents with a more reliable system that is maintained by the City instead of each individual homeowner. However, a new lift station near the intersection of Pelican Avenue/County Hwy 4 and County Hwy 35 would be necessary.

**2. ESTIMATED PROJECT COSTS**

ITEM	COST
Graveling	\$140,000
Paving (In addition to Graveling)	\$70,000
Install Water & Sewer	\$735,000
<b>TOTAL</b>	<b>\$945,000</b>

**3. FINANCING AND FUNDING**

ITEM	ASSESSABLE	CITY FUNDS	TOTAL
Graveling	\$140,000	\$0	\$140,000
Paving	\$70,000	\$0	\$70,000
Water & Sewer	\$735,000	\$0	\$735,000
<b>TOTAL</b>	<b>\$945,000</b>	<b>\$0</b>	<b>\$945,000</b>

Upgrades to gravel roadways and new water/sanitary sewer are 100% assessable.

2019 CAPITAL IMPROVEMENT PLAN  
PROJECT DETAIL SHEET

<b>Special Assessment Policy</b>	
<b>Streets And Curb &amp; Gutter</b>	
<b>Assessment Type:</b>	<b>Assessment Rate</b>
New Construction	80%
Reconstruction and Overlays	50% Street, 100% Curb
Upgrading Gravel Streets	100%
Bituminuous Walkways, Shared Use Paths (SUP)	0%
<b>Utilities</b>	
<b>Assessment Type:</b>	<b>Assessment Rate</b>
Sanitary: New Construction (8" Main)	100%
Watermain: New Construction (8" Mains)	100%
Sanitary: Replacement Mains	30%
Sanitary: Replacement Service	100%
Watermains: Replacement Mains	30%
Watermains: Replacement Service	100%