

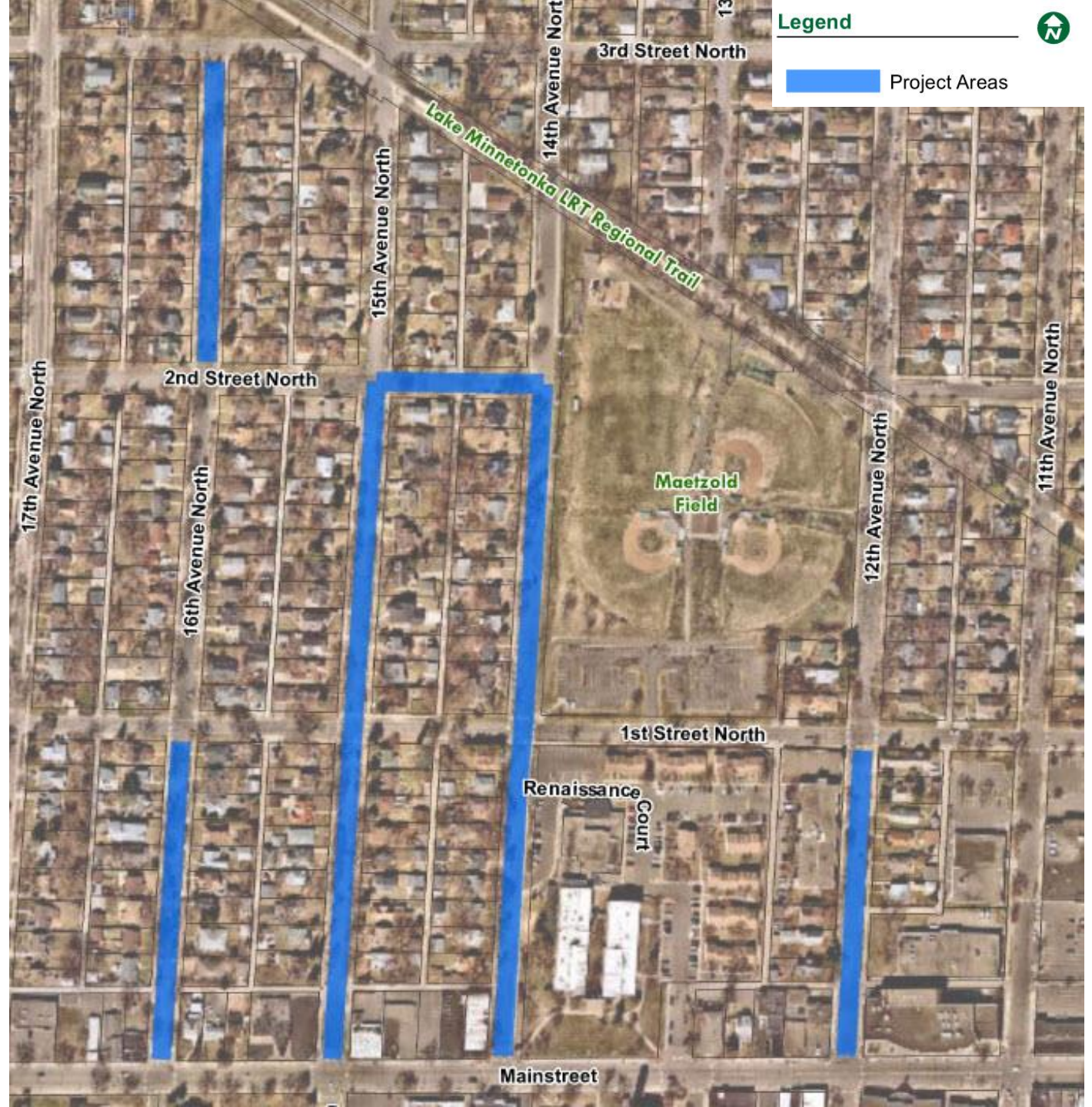
Public Improvement Hearing 2023 Street & Utility Improvements

City of Hopkins
November 1, 2022



Reconstruction Project Area

- Water main replacement
- Sanitary sewer main replacement
- Sewer & water service replacements
- Drainage improvements
- Street reconstruction
- Sidewalk connections
- **Streets & utilities are old and in poor condition – project area has been in and out of the CIP for 10+ years**



Utility Improvements – Sanitary Sewer

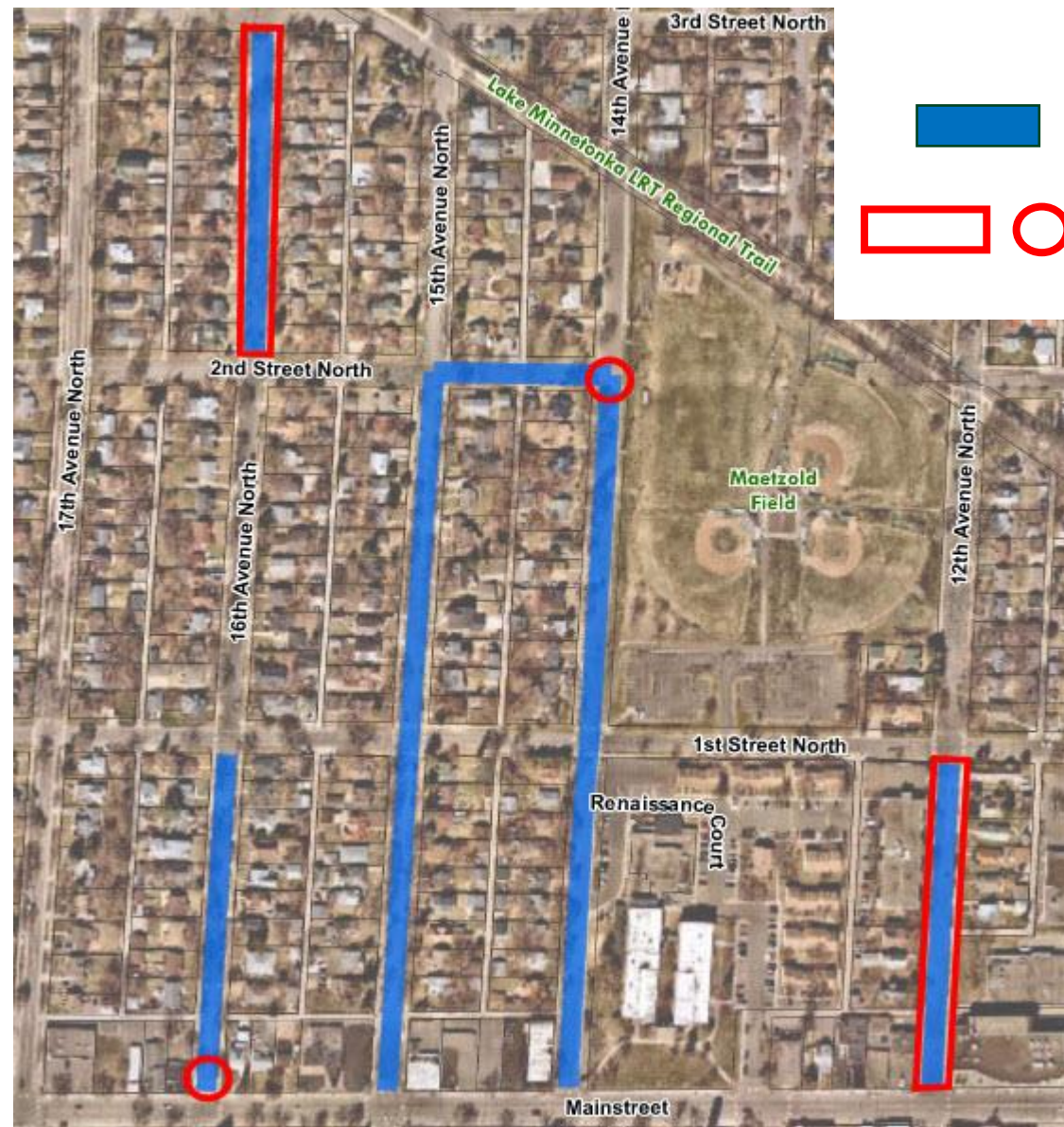


Utility Improvements – Watermain





Drainage Improvements

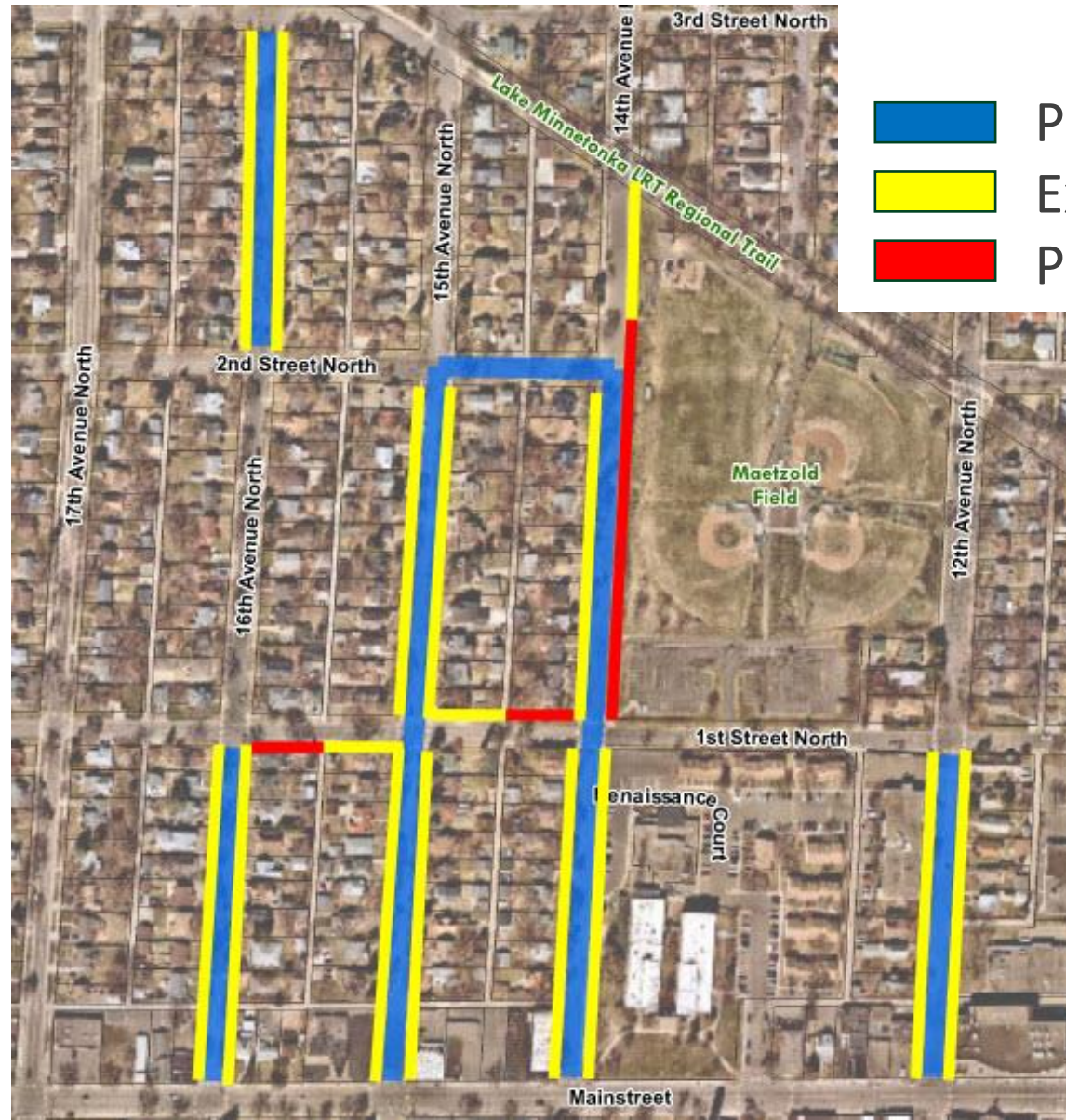


Legend

-  Project Area
-  Drainage Issues & Improvements
- 



Sidewalk Connections



Legend

-  Project Area
-  Existing Sidewalk
-  Proposed Sidewalk



Street Reconstruction



Existing & Proposed Street Widths		
Street Segment	Existing Width	Proposed Width
12 th Ave N, Mainstreet to 1 st St N	35.1'	35'
14 th Ave N, Mainstreet to 1 st St N	30.8'	31'
14 th Ave N, 1 st St N to 2 nd St N	35.5'	34'
15 th Ave N, Mainstreet to 2 nd St N	35.6'	32'
16 th Ave N, Mainstreet to 1 st St N	29.7'	30'
16 th Ave N, 2 nd St N to 3 rd St N	29.7'	30'
2 nd St N, 14 th Ave N to 15 th Ave N	35.6'	35'



Boulevard Trees

Trees may be removed for one of the following reasons:

- Susceptible to disease or invasive species – Ash trees
- Poor condition – Dead, dying, leaning, etc.
- Conflict with utilities (Sewer and Water lines)
- Conflict with road construction or grading

Trees that are removed will be replaced with a tree at the end of the project.



Source: extension.umn.edu/tree-and-shrub-insects/emerald-ash-borers



Street Maintenance Project Area - Add Alternates

- Spot utility repairs
- Milling or reclamation
- Pavement resurfacing
- Pedestrian ramp replacements
- Spot replacement of concrete curb & sidewalk



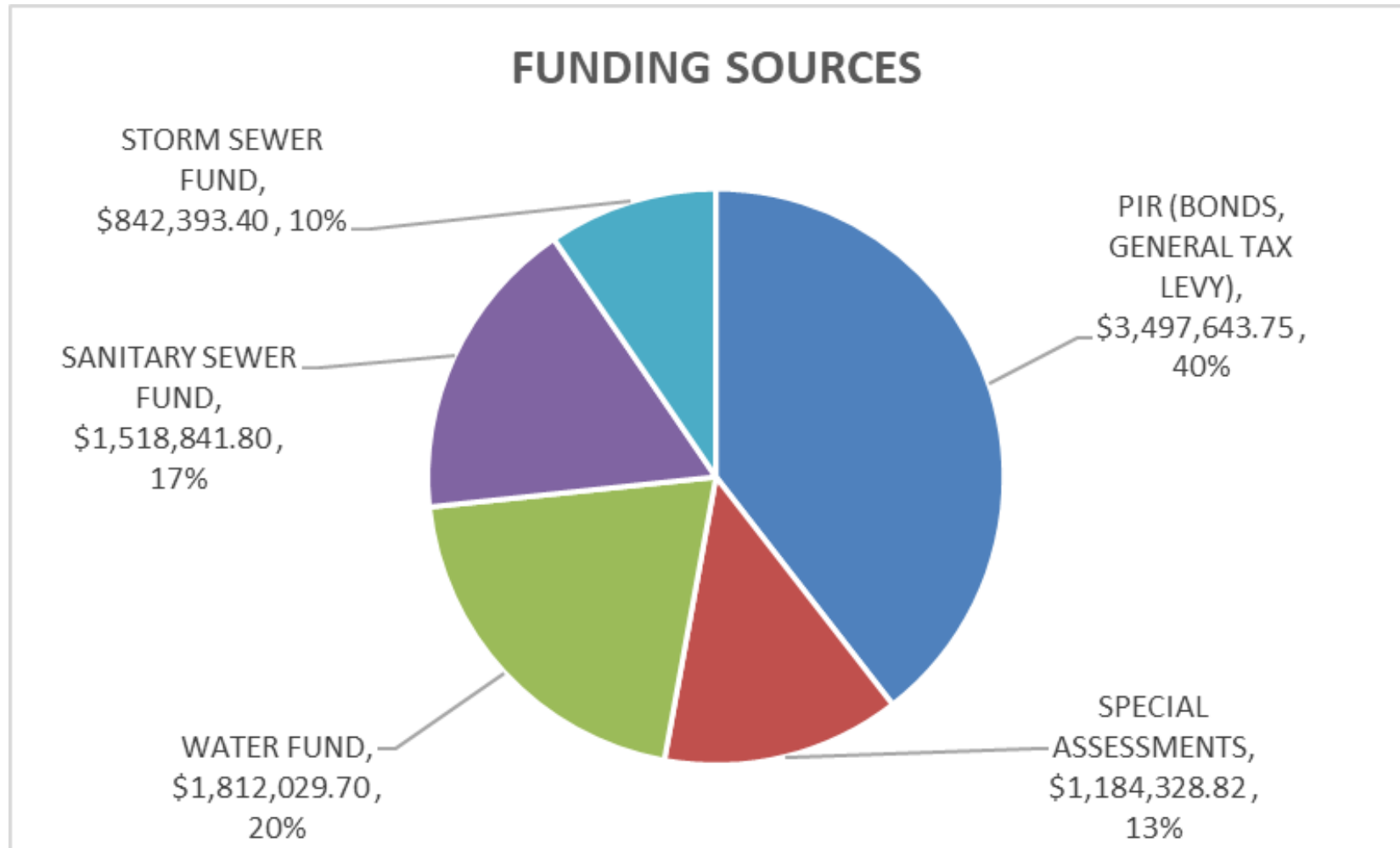
Project Costs

Preliminary Estimated Project Costs of 2023 Proposed Improvements	
Proposed Street Improvements	\$3,896,000
Proposed Sanitary Sewer Improvements	\$1,519,000
Proposed Watermain Improvements	\$1,812,000
Proposed Storm Sewer Improvements	\$842,000
Street & Utility Subtotal	\$8,069,000
Street Maintenance Subtotal (*Add Alternates)	\$786,000
Total Estimated Project Costs	\$8,855,000

*Add Alternates may not be included with the final improvements, but will be bid with the rest of the project and included per the direction of Staff and Council depending on bid results and City budget



Project Funding



Overview of Assessment Policy Application

- **Avenues – Single family residential properties**
 - **Front foot basis**
 - **Street assessment capped at \$103.05/foot**
 - **Utility assessment for 50% of sewer/water service replacement cost**
- **Streets – Single family residential properties**
 - **200 Block of 14th Ave N and 15th Ave N assessed for 2nd St N**
 - **Unit assessments distribute costs one block north and south per policy**
- **Commercial and apartment properties**
 - **Lesser of the uncapped policy calculation and a benefit appraisal**



Summary of Preliminary Assessments

- 132 total properties to be assessed
- 108 'typical' single family residential properties along avenues
 - Assessments range from \$7,022.00 to \$13,205.00
- 15 single family residential properties along streets
 - Assessments are preliminarily proposed at \$3,478.99
 - With the final assessment roll in March, Staff to propose a reduction to these assessments to account for 2011 assessments and policy cap
- 9 commercial properties or apartment buildings
 - Assessments range from \$2,850.00 to \$76,500.00



Assessments: Summary of Payment Options

1. Prepay without interest until July 28*, 2023
2. Prepay with interest until Nov. 17*, 2023
3. Do nothing -- Remaining balance put on taxes after Nov. 17*, 2023
 - Paid annually over 15 years, interest rate of about 5%*
 - Will impact escrow payments included in mortgage
4. Deferred Assessments – Pay at a later date. To qualify:
 - Homestead property;
 - Income limit of approximately \$40,000*; and
 - Over 65 years of age, active military, or disability

*Dates, interest rate, and income limit are tentative, to be confirmed in Spring 2023



Project Schedule

- ✓ **November 1** – Conduct public hearing and consider ordering final plans
- **January 17** – Approve final plans and authorize bidding
- **February 10** – Open Bids
- **February 21** – Order public hearing on assessments
- **Early March** – Neighborhood Meeting 3
- **March 21** – Public hearing, consider adopting assessments and contract award
- **Construction: May to October 2023**
 - Construction could possibly start in April if weather conditions allow
 - Final punch list and cleanup items completed in November & Spring of 2024



Project Communication

Bolton & Menk Project Website
www.Hopkins-2023.com



Email Updates

To sign up for updates or to access your subscriber preferences, please enter your contact information below.

Subscription Type

Email Address *

Your contact information is used to deliver requested updates or to access your subscriber preferences.

Subscription Type

Wireless Number *

Your contact information is used to deliver requested updates or to access your subscriber preferences.



WHAT IS THE SCOPE OF THE PROJECT?

The project involves street and utility reconstruction improvements including storm sewer, watermain, and sanitary sewer replacement along the following streets:

- 12th Ave N from Mainstreet to 1st St N
- 14th Ave N from Mainstreet to 2nd St N
- 15th Ave N from Mainstreet to 2nd St N
- 16th Ave N from Mainstreet to 1st St N and 2nd St N to 3rd St N
- 2nd St N from 14th Ave N to 15th Ave N

A map of the project area is shown below. The project will be constructed over the summer of 2023 by the City's Contractor



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CITY OF HOPKINS

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Thank You!

Any Questions?

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