

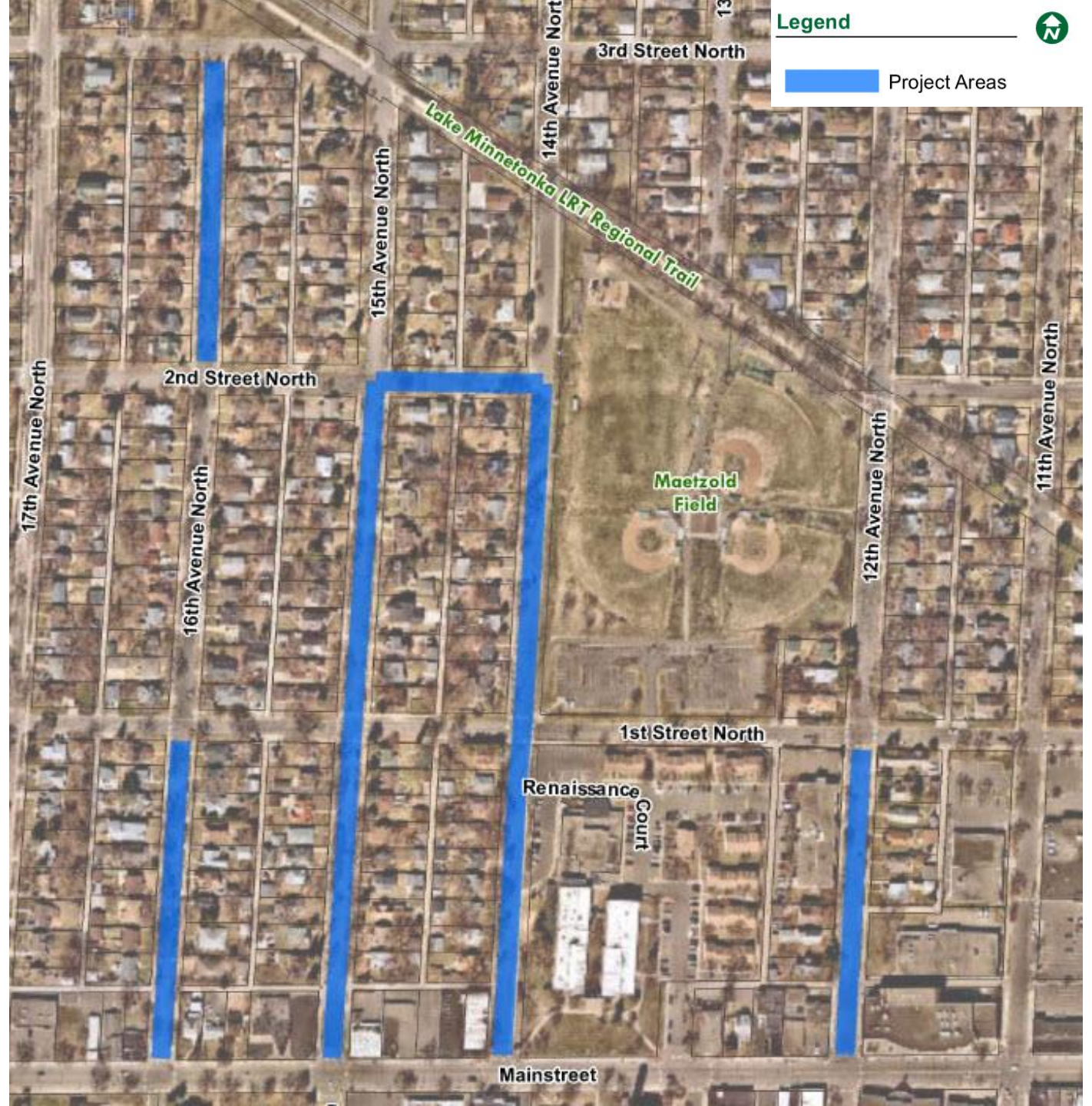
# Assessment Hearing & Construction Contract Award

## 2023 Street & Utility Improvements

City of Hopkins  
March 21, 2023



# Project Area – Reconstruction



# Project Area – Street Resurfacing



— Pavement Resurfacing



# Project Budget & Assessments

## # of Properties to be Assessed

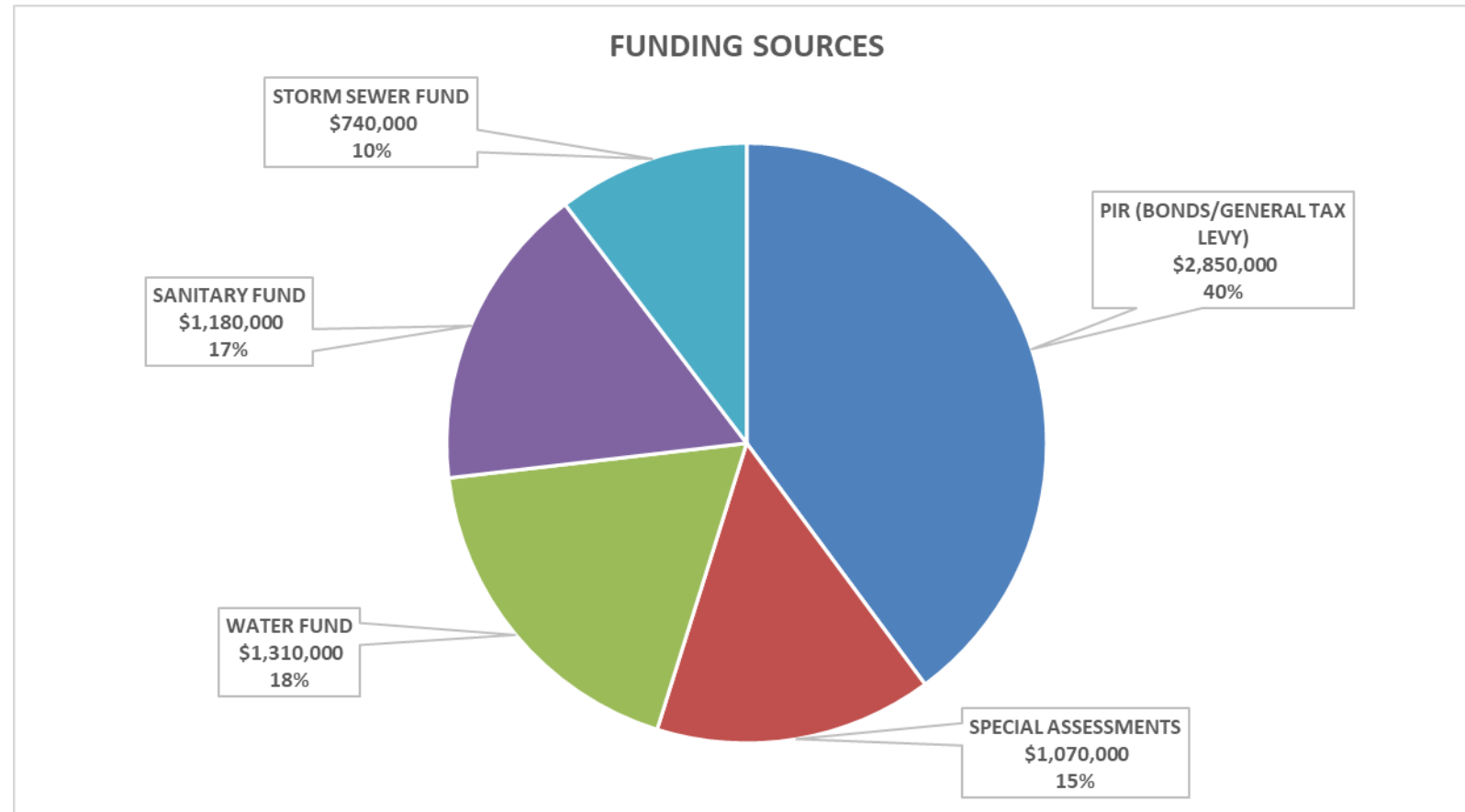
- 117 Properties
  - 108 Single Family Homes
    - 23 with reduced assessments
  - 9 Commercial/Multi-Family Properties
- 15 Properties with \$0 assessments

## Total Special Assessment Amount

- \$1,070,380.10

## Total Estimated Project Cost

- **\$7,150,000**
  - Reconstruction = \$6,650,000
  - Street Resurfacing = \$500,000



# Special Assessment Policies & Calculation

- Streets (**Street Assessment**)

- Front foot rate subject to cap of **\$103.05/front foot**
  - Caps only apply to single-family residential properties
  - Benefit Appraisals for commercial/multi-family buildings
    - Lower amount of actual street cost or benefit appraisal

- Utility Mains – No Assessments

- Utility Services (**Utility Assessment**)

- 50% of as-bid, actual service costs for single-family residential
- 100% of as-bid, actual service costs for commercial/multi-family buildings
- No assessment for sewer/water < 10 years old

- Total Assessment = Utility Assessment + Street Assessment**



# Assessments: Summary of Payment Options

1. **Prepay in full or part without interest until July 31, 2023**
2. **Prepay in full or part with interest until Nov. 15, 2023**
3. **Do nothing -- Remaining balance put on taxes after Nov. 15, 2023**
  - Paid annually over 15 years, interest rate of 5.71%
4. **Deferred Assessments – Pay at a later date**
  - Homestead property, income limit of \$45,625
  - Owner 65 years or more, active military, or disability
  - Interest is accrued during deferment period



# Project Schedule

**February 10 – Bid Opening**

**March 15 – Neighborhood Meeting 3**

**March 21 – Assessment Hearing & Contract Award**

**May to November – Construction**

- Construction might start in April if weather conditions allow
- Phased construction schedule
- Final punch list and cleanup items will likely go into Spring of 2024



# Project Communication

- Website (Weekly) [www.Hopkins-2023.com](http://www.Hopkins-2023.com)
- Newsletters (Monthly)
- Notices (As Needed)
- Project Help Line: **612-619-7772**
- Construction Manager: Josh Hrabe
  - 612-965-2473
  - [joshhr@bolton-menk.com](mailto:joshhr@bolton-menk.com)



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## CONSTRUCTION NEWSLETTER



### SPECIAL ASSESSMENTS

The City has received bids for the project and final assessment amounts have been determined. Property owners will receive a separate letter with the final assessment total.

A neighborhood meeting has been scheduled to discuss final assessments, the construction process, and take questions on anything related to the project. There will be two meetings that will review this content. Information presented will be the same at both meetings scheduled for:

5:00 PM, Hopkins City Hall  
Thursday, February 23<sup>rd</sup>  
OR  
Wednesday, March 1<sup>st</sup>

Property owners will receive a separate invitation with their proposed final assessments.

### PROJECT SCHEDULE

A phased construction schedule is proposed as shown in the map on the last page of this newsletter. The following is an overview of the project schedule. More detailed start dates will be provided as construction nears:

**Week of February 13** – Equipment will be moved in and stored to the east of Park Valley Playground (shown on map on the last page) well in advance of construction. The contractor will bring in this heavy equipment prior to spring load restrictions on streets, and store the equipment until construction begins.

**February 23** – Option 1 Neighborhood Meeting at Hopkins City Hall (5:00 PM)

**March 1** – Option 2 Neighborhood Meeting at Hopkins City Hall (5:00 PM)

**March 7** – Public Hearing on Special Assessments at City Hall, Award Construction Contract (7:00 PM City Council Meeting)

**Late March/Early April** – Begin Phase 1 Construction (Weather Dependent)

**May/June** – Phase 1 Streets Paved (1<sup>st</sup> layer), Begin Phase 2 Construction

**July/August** – Phase 2 Streets Paved (1<sup>st</sup> layer), Begin Phase 3 Construction

**October** – Phase 3 Streets Paved (1<sup>st</sup> layer), Begin Phase 4 Construction

**Late October/Early November** – Work Complete, final layer of pavement installation



### WHAT IS THE SCOPE OF THE PROJECT?

The project involves street and utility reconstruction improvements including storm sewer, watermain 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



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# Thank You!

## Any Questions?

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