

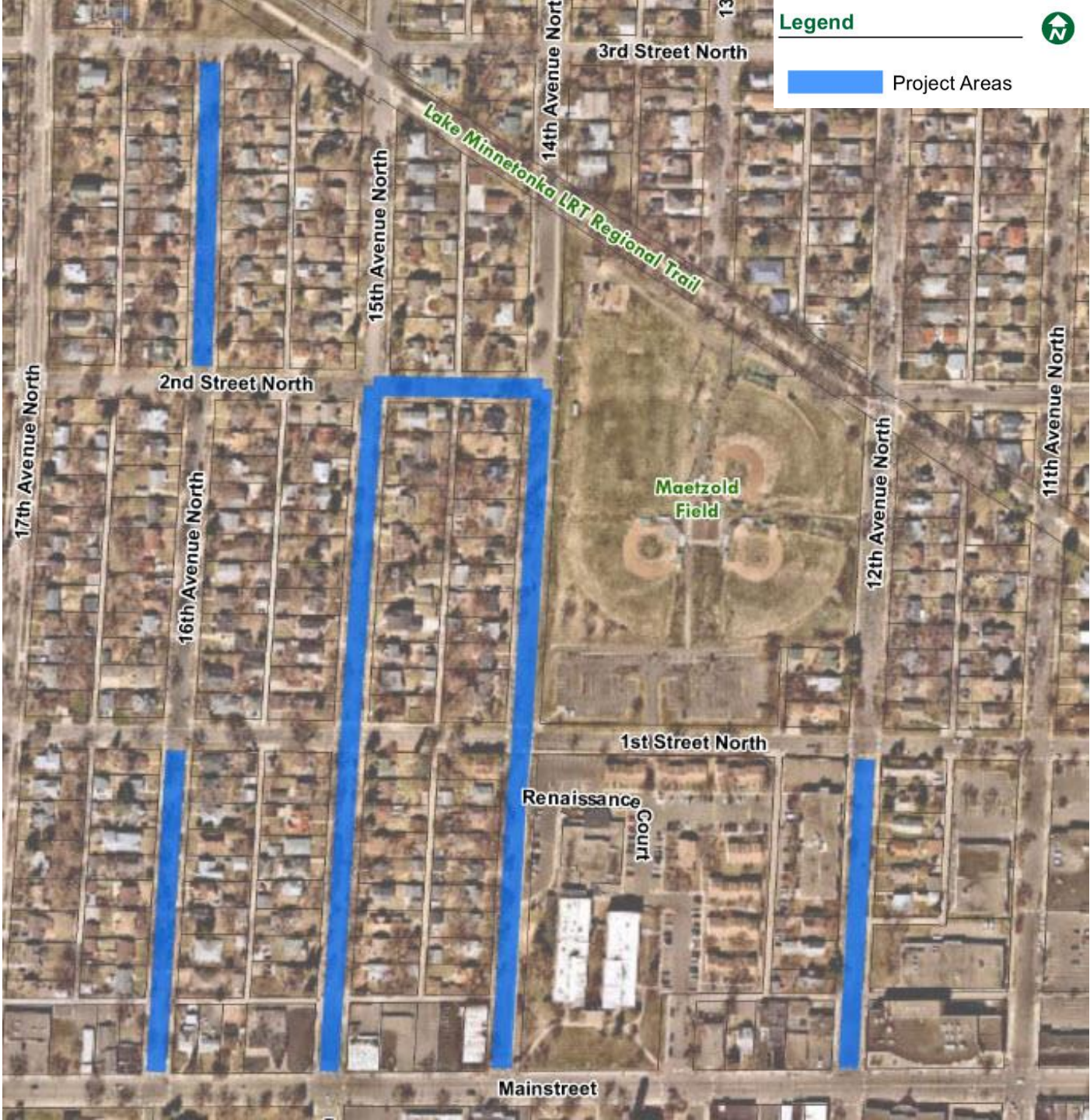
Neighborhood Meeting #3

2023 Street & Utility Improvements

City of Hopkins
March 15, 2023



Project Area



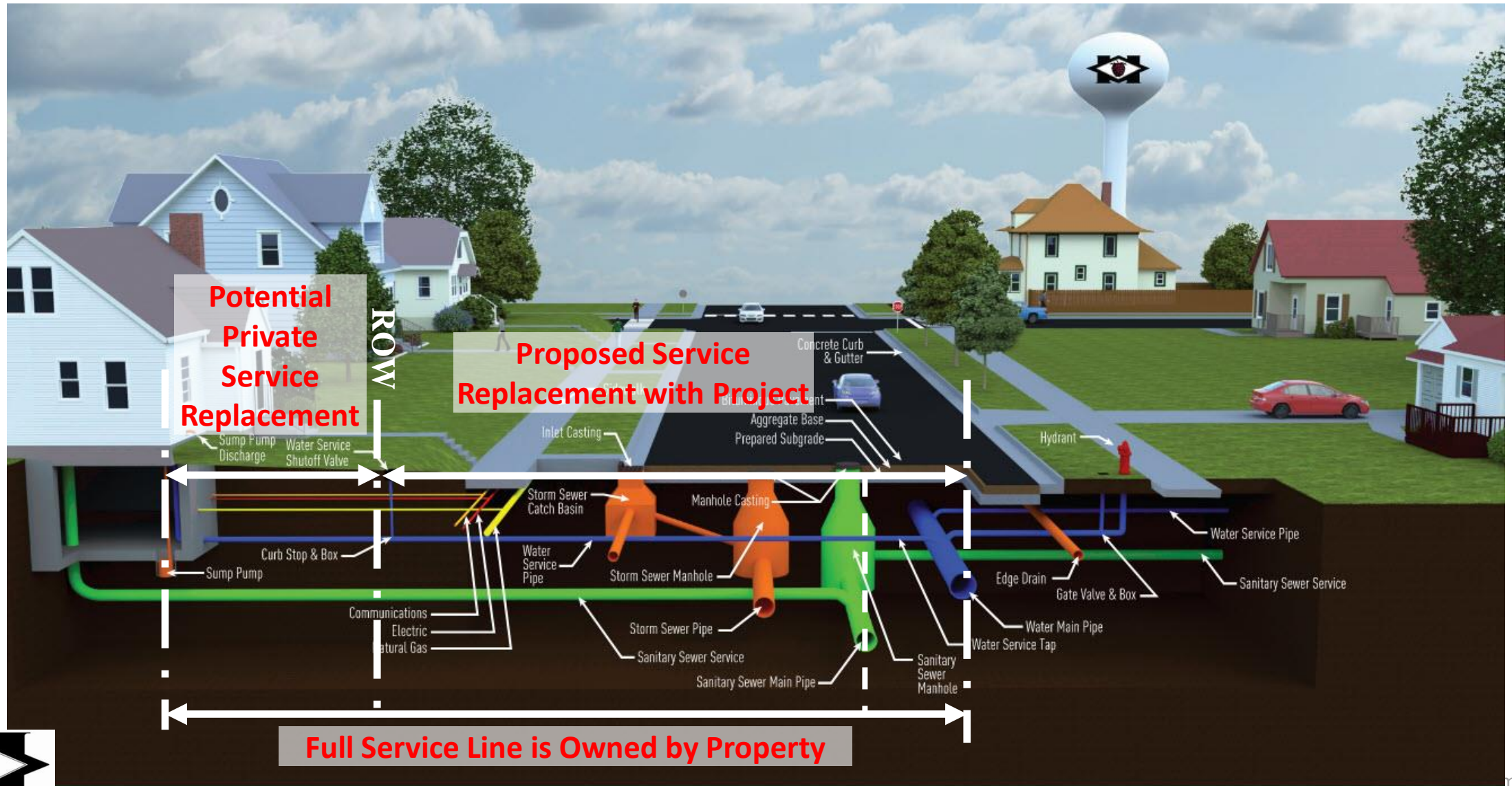
Utility Improvements – Sanitary Sewer



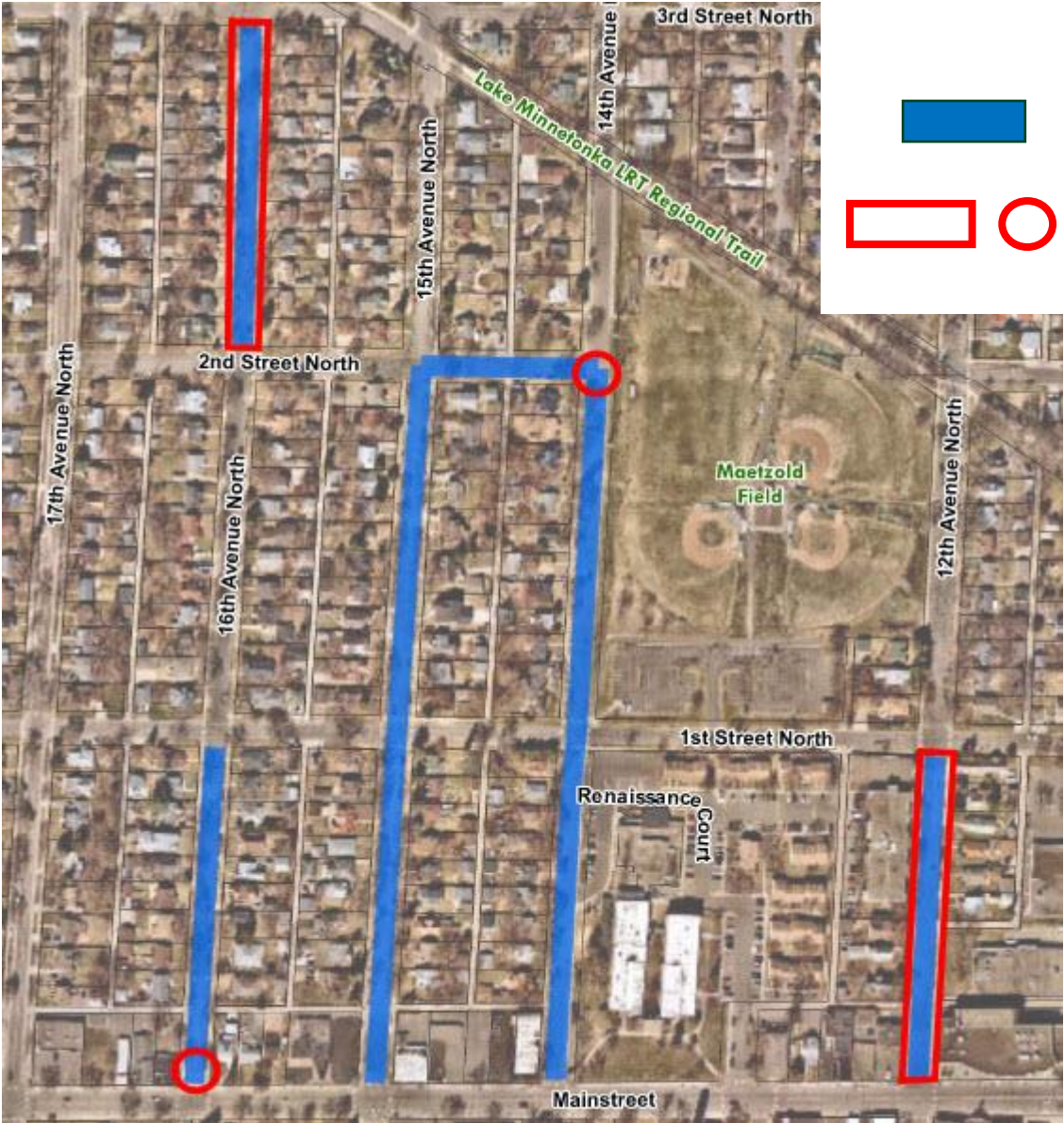
Utility Improvements – Watermain



Service Line Replacement



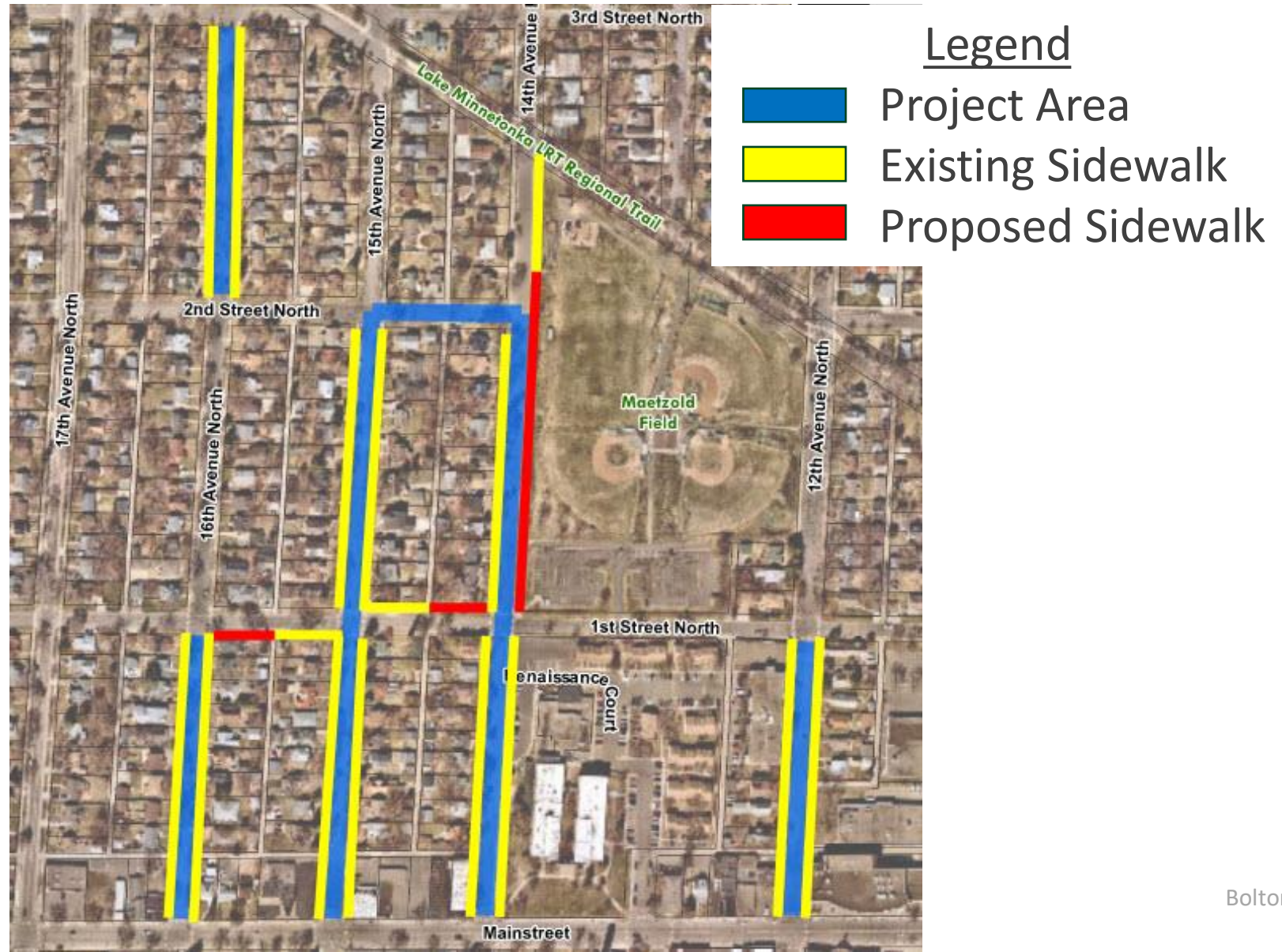
Drainage Improvements



- Legend
- Project Area
 - Drainage Issues & Improvements



Sidewalk Connections



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

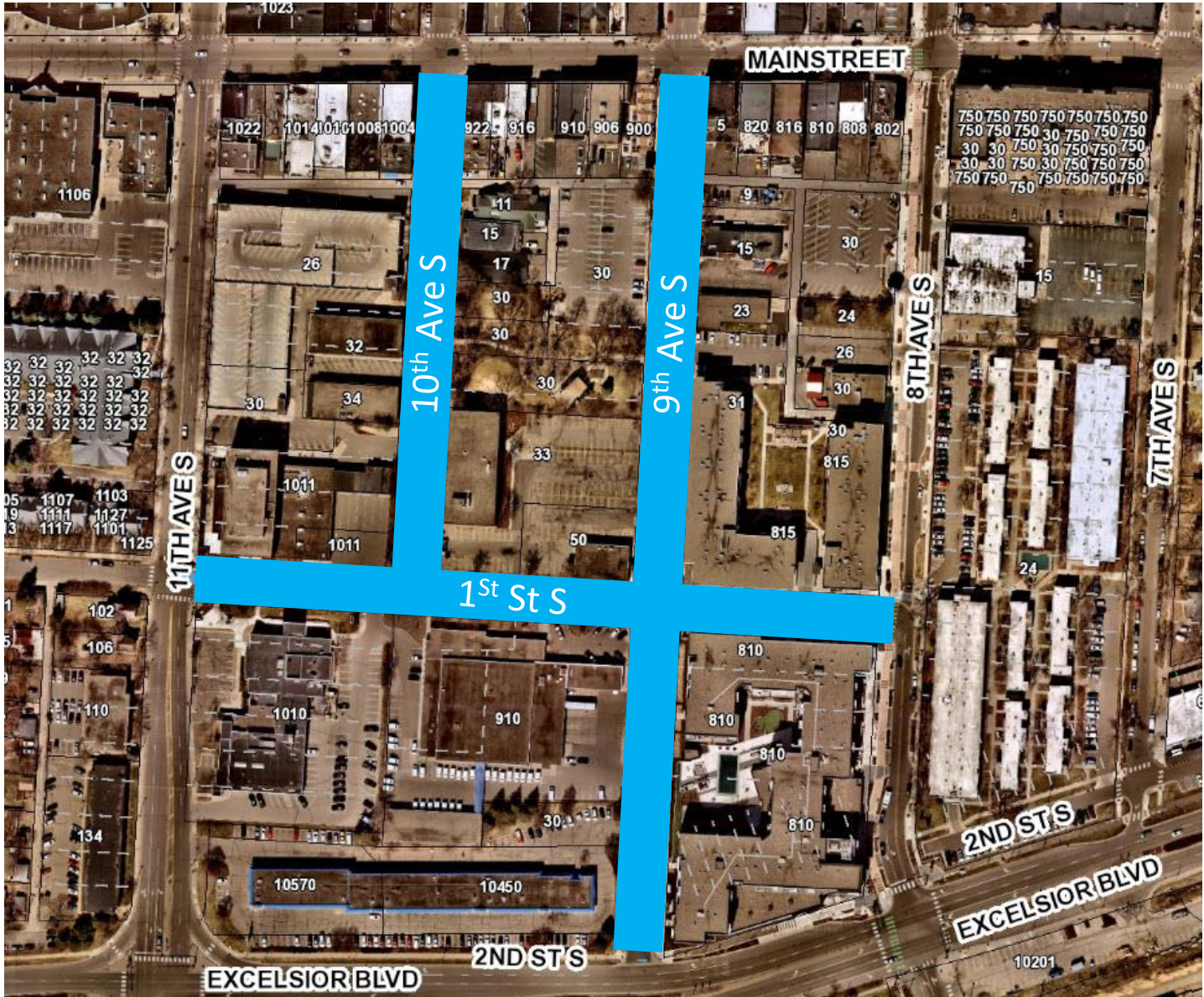
Trees that are removed will be replaced with a tree at the end of the project.




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



Project Area – Street Resurfacing



 Pavement Resurfacing



Project Budget & Assessments

of Properties to be Assessed

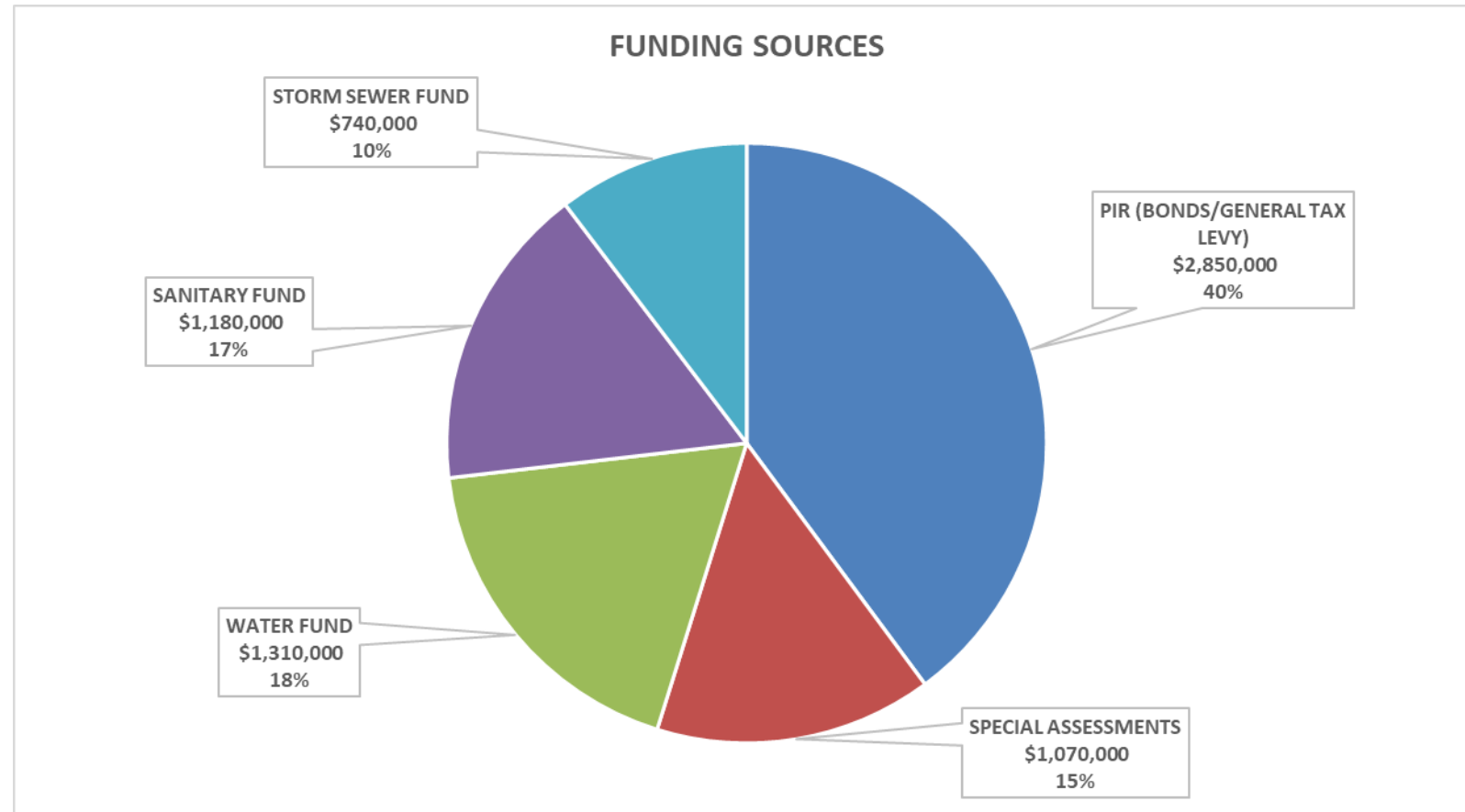
- 117 Properties
 - 108 Single Family Homes
 - 23 Properties have Reduced Assessments due to Previous Assessments in 2011
 - 9 Commercial/Multi-Family Properties
- 15 Properties on the Preliminary Assessment Roll have no Assessment due to Previous Assessments in 2011

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

- Streets (**Street Assessment**)

- 70% of the total street improvement cost
- Varies for each property based on front footage
 - Front foot rate subject to cap
- Streets with no adjacent property addresses (2nd St N) distributed one block north and south per policy
 - Does not apply if properties already assessed on current or recent improvements (2011 Project)
 - No unit assessments for 2nd St N on this project – properties already at cap or already paid

- 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

- Total Assessment = Utility Assessment + Street Assessment**



Special Assessment Caps

- 2023 Front Foot Rate Cap (Single Family Residential Properties)
 - **\$103.05 / front foot**, 3% annual increase
- Front Footage Cap (Single Family Residential Properties)
 - Front footage counted up to **125 feet**
- Caps do not apply to commercial properties or multi-family buildings
 - Benefit Appraisals for these properties – lower amount used (appraisal vs. policy)

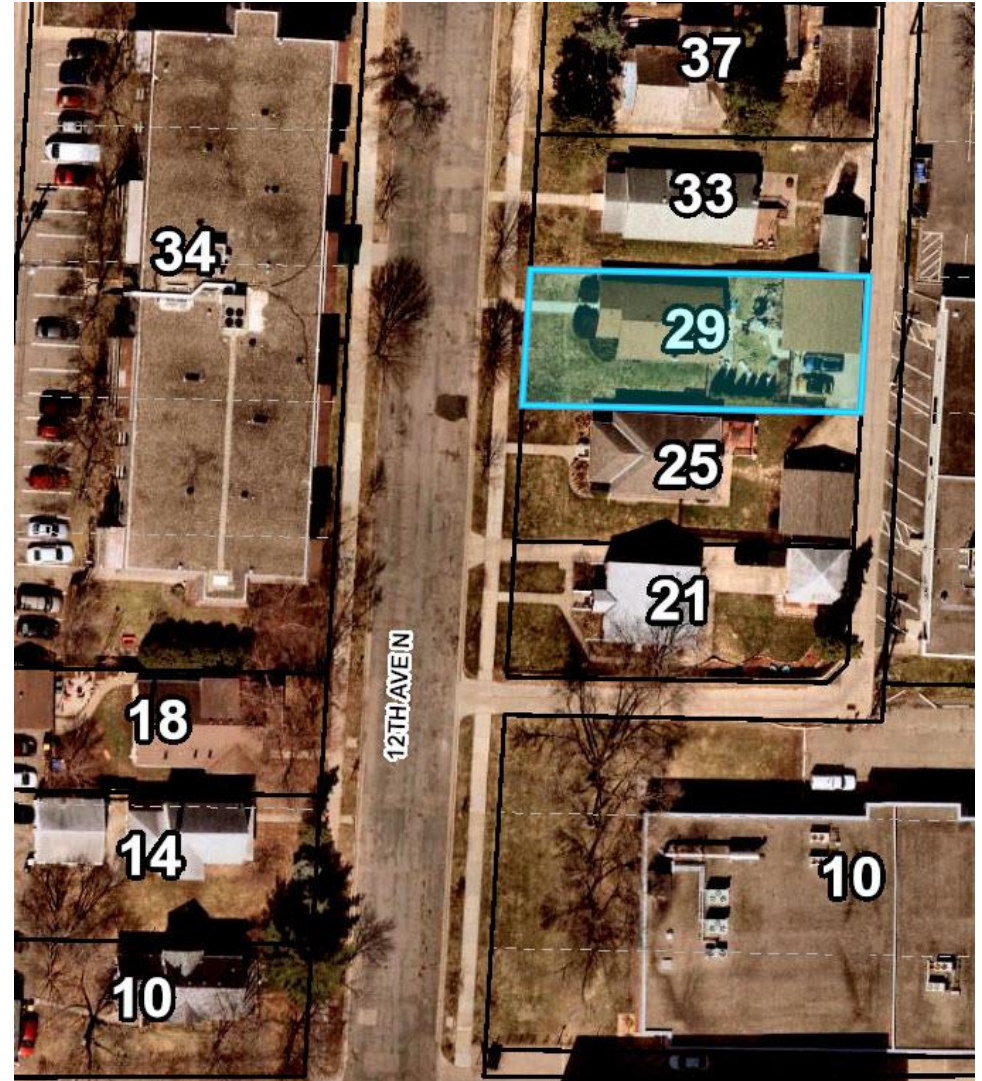


Assessment Rates

- Total assessment amount may have 3 parts:
 - 1. Street Assessment** (front footage rate)
 - Single Family Residential: \$103.05 / front foot
 - Multi Family & Commercial Properties: Lesser of actual street cost/front foot or Benefit Appraisal
 - 2. Water Service Assessment** (50% of cost) – Single-Family Res.
 - 50% of \$3,213.68 as bid cost = \$1,606.84
 - 3. Sewer Service Assessment** (50% of cost) – Single-Family Res.
 - 50% of \$2,910.40 as bid cost = \$1,455.20
- No sewer/water assessments for sewer/water service lines less than 10 years old

Assessment Calculation Example 1

- 29 12th Ave N
 - Street Assessment per cap
 - \$103.05 / foot @ 50' frontage
 - $\$103.05 \times 50' = \$5,152.50$
 - Water Service replacement? - Yes
 - \$1,606.84
 - Sewer Service replacement? - Yes
 - \$1,455.20
- **Total Assessment** = $\$5,152.50 + \$1,606.84 + \$1,455.20$
= **\$8,214.54**



Assessment Calculation Example 2

- 242 16th Ave N
 - Street Assessment per cap
 - \$103.05 / foot @ 47' frontage
 - $\$103.05 \times 47' = \$4,843.35$
 - 3rd St Unit Assessment paid in 2011 = \$2,371.20
 - Assessment cap at 2011 rate = \$3,397.16
 - Percentage of cap paid in 2011 = 69.8%
 - Remaining percentage owed on 2023 cap = 30.2%
 - Street Assessment = $30.2\% \times \$4,843.35 = \$1,462.72$
 - Water Service replacement? - Yes
 - **\$1,606.84**
 - Sewer Service replacement? - Yes
 - **\$1,455.20**
- **Total Assessment** = $\$1,462.72 + \$1,606.84 + \$1,455.20$
= **\$4,524.76**



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%
 - Will impact escrow payments included in mortgage
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



Example Payment Schedule

\$8,000
Assessment
at 5.71%
Interest

Tax Year	Principal Balance	Annual Principal	Annual Interest	Service Charge	Total Amount*
2023	8,000.00	-	-	-	-
2024	7,466.67	533.33	647.13	2.50	1,182.96
2025	6,933.34	533.33	426.35	2.50	962.18
2026	6,400.01	533.33	395.89	2.50	931.72
2027	5,866.68	533.33	365.44	2.50	901.27
2028	5,333.35	533.33	334.99	2.50	870.82
2029	4,800.02	533.33	304.53	2.50	840.36
2030	4,266.69	533.33	274.08	2.50	809.91
2031	3,733.36	533.33	243.63	2.50	779.46
2032	3,200.03	533.33	213.17	2.50	749.00
2033	2,666.70	533.33	182.72	2.50	718.55
2034	2,133.37	533.33	152.27	2.50	688.10
2035	1,600.04	533.33	121.82	2.50	657.65
2036	1,066.71	533.33	91.36	2.50	627.19
2037	533.38	533.33	60.91	2.50	596.74
2038	-	533.38	30.46	2.50	566.34
		Principal	Interest		Total
	Totals	8,000.00	3,844.75		11,882.25

*Actual amounts may be different due to rounding and interest rates

Project Schedule

March 15 – Neighborhood Meeting 3

- Review final assessments, final plans, collect input prior to construction

March 21 – City Council Meeting

- Conduct public hearing on assessments and consider adopting assessments
- Award contract

May to November – Construction

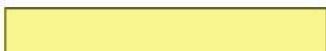
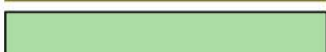

- Construction might start in April if weather conditions allow
- Final punch list and cleanup items will likely go into Spring of 2024



Preliminary Construction Phasing Plan



LEGEND

	PHASE 1A
	PHASE 1B
	PHASE 2A
	PHASE 2B
	PHASE 3
	PHASE 4

**Phase 1B is a flex phase –
Could occur early or late season;
TBD when Contractor submits schedule**



Construction Process

- 4 weeks of pavement removals and utility construction

1. Remove pavement
2. Sanitary sewer replacement
3. Watermain replacement
4. Sewer and water service replacement
5. Storm sewer installation



Construction Process

- 3 weeks of street reconstruction
 6. Roadway reconstruction – excavation and grading
 7. Installation of concrete curb and gutter
 8. Pour concrete driveways
 9. First layer of asphalt roadway is paved



Construction Process

- 3 weeks of boulevard restoration
 - 10. Pour concrete sidewalks
 - 11. Pave asphalt driveways
 - 12. Irrigation and invisible dog fence repairs
 - 13. Restoration behind the curb (topsoil and turf)



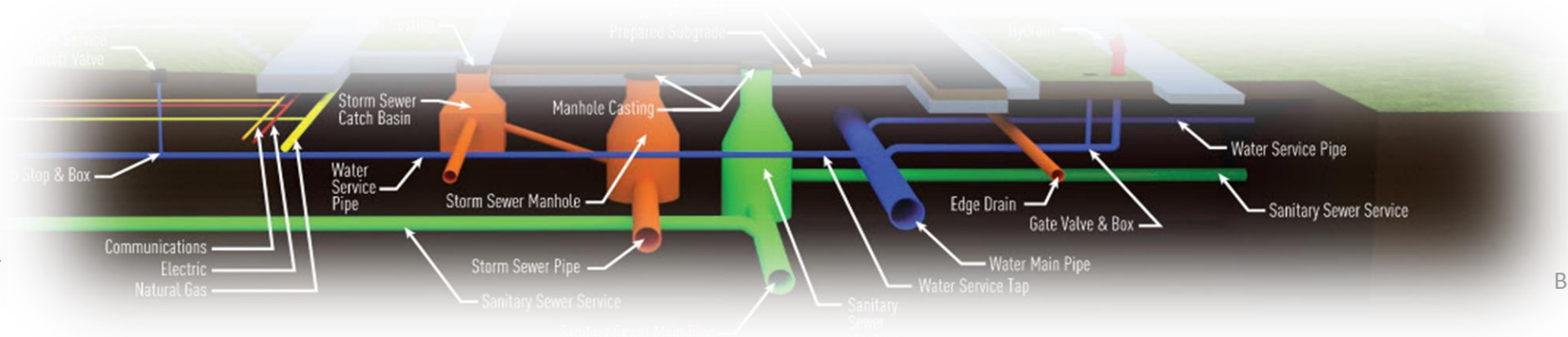
Construction Process

- 2 to 4 weeks of final cleanup and paving
 - 14. Miscellaneous work – signage, tree planting, manhole castings, and light poles
 - 15. Final layer of asphalt roadway is paved



Construction Impacts and Access

- Private Utilities (Gas, Power, Cable, Phone)
 - Relocations will occur prior to and during construction
 - Unplanned outages may occur during construction, which can be reported directly to the utility company
- Temporary Water Shutdowns
 - Temporary system to be installed to maintain service during construction
- No planned disruption to sewer service
- Temporary Access Restrictions
 - Utility Excavations
 - Concrete Curb and Driveway Aprons
- Landscaping and Retaining Walls
- Notify the project team of special needs or events



Project Website

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



CONTACTS

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CITY OF HOPKINS

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Project Communication

- Website (Weekly) **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



Newsletter No. 1, Page 1

February, 2017



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BOLTON & MENK
Real People. Real Solutions.
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12224 Nicollet Avenue
Burnsville, MN 55337
(952) 890-0509

CONSTRUCTION NEWSLETTER



Assessments Project Schedule Construction Access & Parking Private Utilities Safety Contact Map & Phasing



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 23rd
OR
Wednesday, March 1st**

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 (1st layer), Begin Phase 2 Construction
July/August – Phase 2 Streets Paved (1st layer), Begin Phase 3 Construction
October – Phase 3 Streets Paved (1st layer), Begin Phase 4 Construction
Late October/Early November – Work Complete, final layer of pavement installation



Thank You!

Any Questions?

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