

Neighborhood Meeting #1

2020-2021 Street & Utility Improvements

Interlachen Park Neighborhood

June 25, 2019

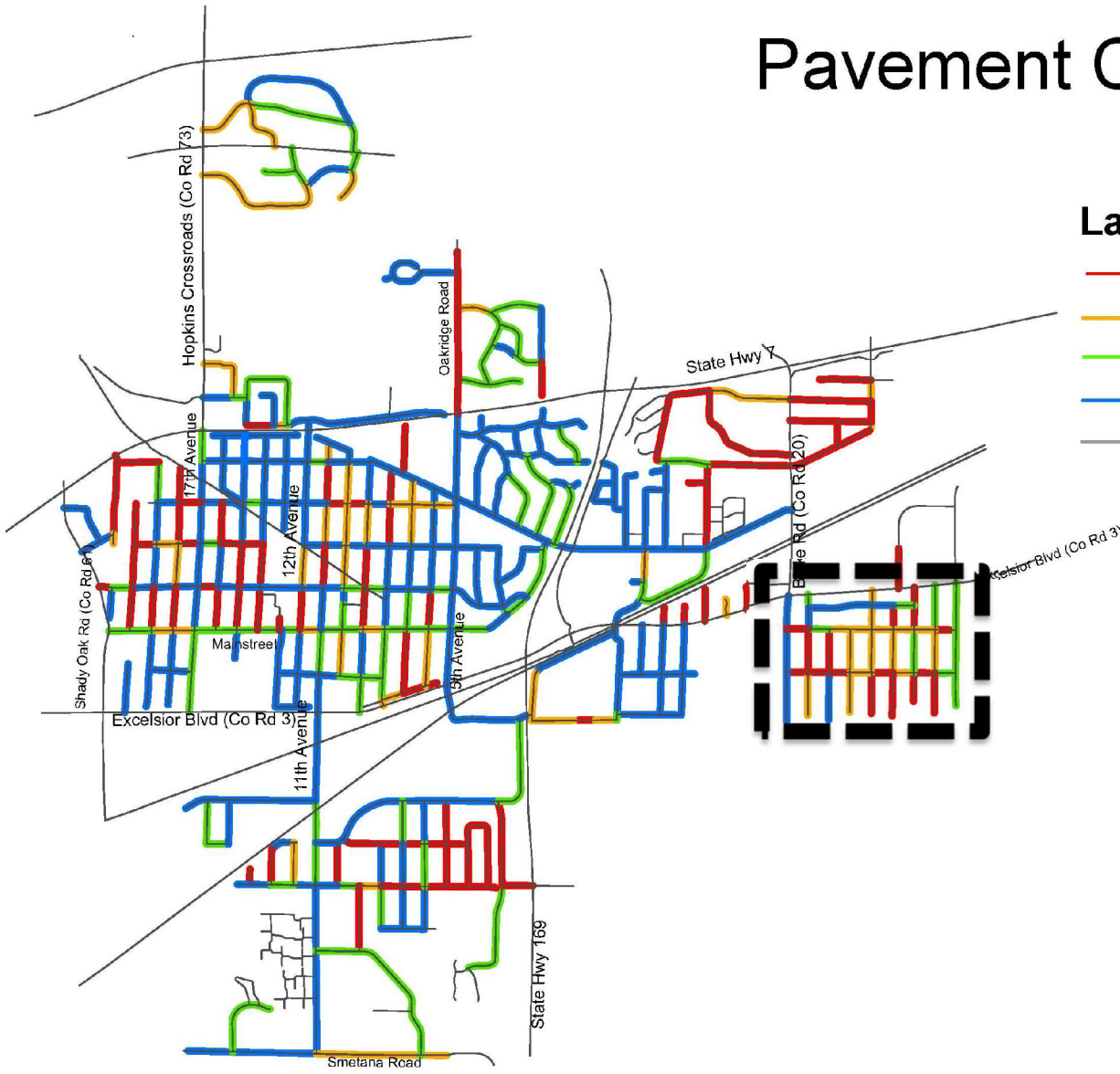


Tonight's Agenda

1. Project background and guidance
2. Resident input received to date
3. Proposed improvements
4. Special assessments
5. Project schedule
6. Open House: Questions and Provide Additional Input

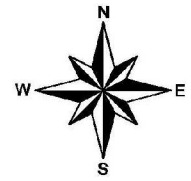


Pavement Condition Map



Latest PCI as of 5-7-2015

- Poor (1 - 41)
- Fair (42 - 54)
- Avg. (55 - 70)
- Good (71 - 100)
- State, County, Private & Unrated Roads



Based on ICON data of 5-7-2015 RVH



Project Development Process

Pavement Management Ratings & Utility Conditions

Capital Improvements Plan (CIP)

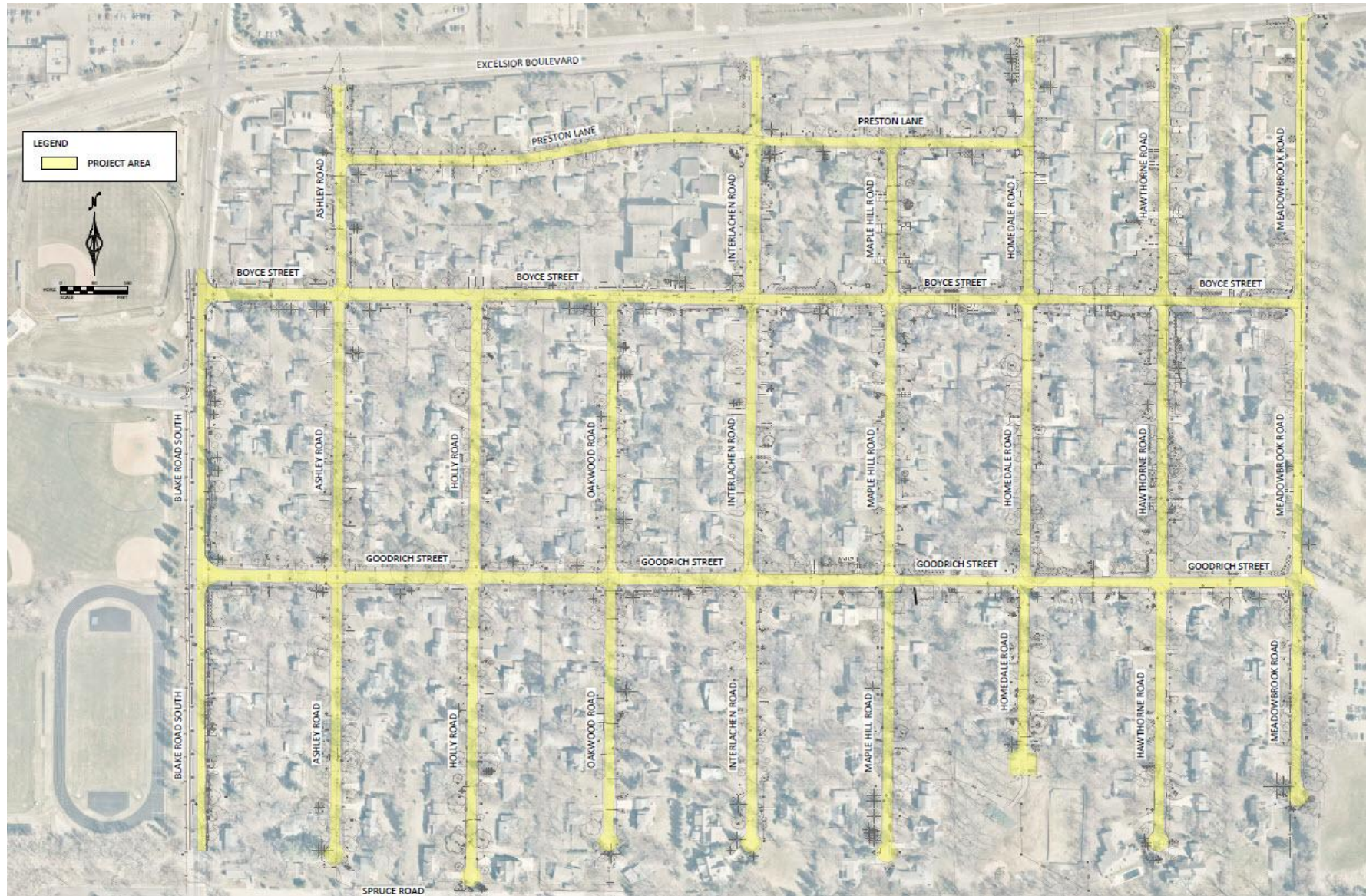
Preliminary Design / Feasibility Stage

Final Design

Construction



Project Area



Resident Questionnaires Summary

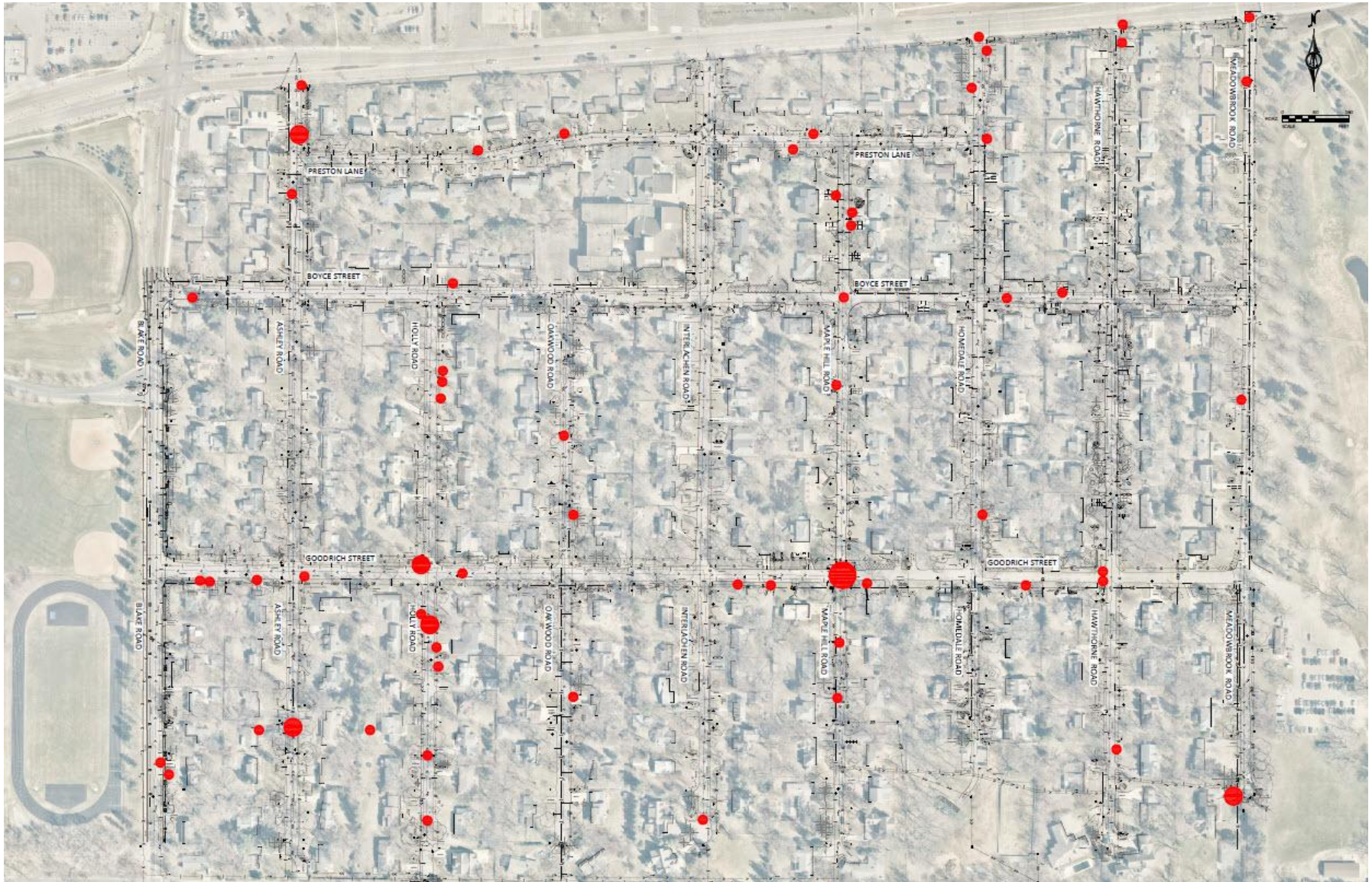
116 Responses of 289 Properties – 40%

Many drainage issues reported

- 46% of responses reported poor drainage
 - At intersections
 - In the street
 - In front yards and backyards
 - At driveways



Drainage Issues



Resident Questionnaires Summary

Pedestrian facility responses

- 60% did not support sidewalks
- 9% support sidewalks within neighborhood
- 14% support pedestrian improvements along Blake, Excelsior, or Meadowbrook

Low volume roadways within neighborhood

- No sidewalks are proposed within the neighborhood at this time
- An 8' trail along the east side of Meadowbrook Rd (adjacent to the golf course) is being evaluated with respect to available space



Resident Questionnaires Summary

Many Irrigation and Invisible Fences Reported

- Identified on over half of returned questionnaires

Irrigation Systems and Invisible Fences will be protected or repaired/replaced as part of the project

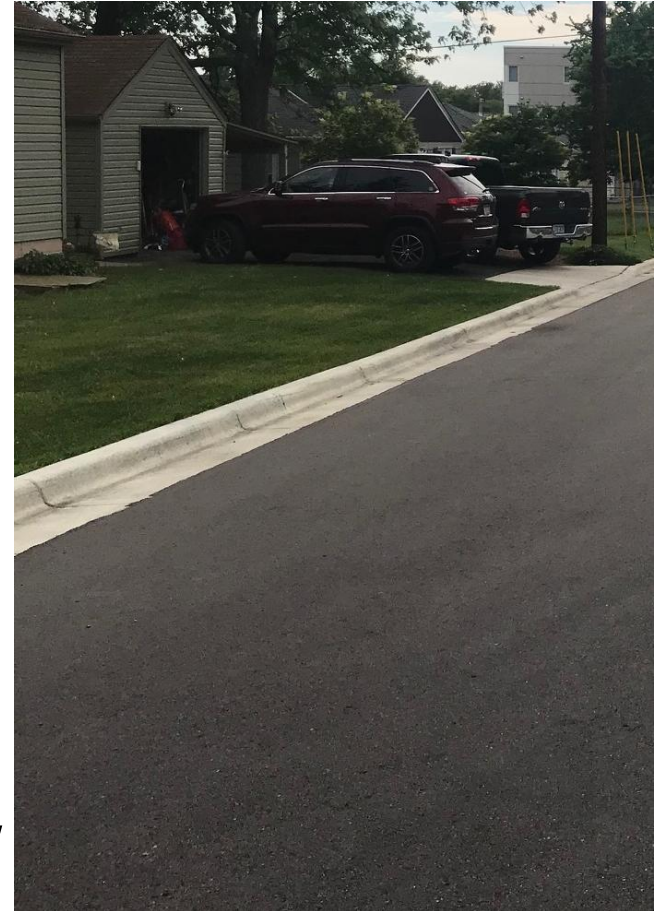
- Questionnaire responses will help us identify how many potential repairs we will have and will give us an opportunity to try to protect the systems



Resident Questionnaires Summary

Concrete Curb & Gutter

- City policy is to install curb and gutter on all reconstructed roadways (Legislate Policy 8.02)
- Curb and gutter is the most cost effective way of extending roadway life
 - Improved Drainage
 - Solid Edge for Asphalt Pavement
 - Keeps Water out of the Subgrade
- Curb and gutter also reduces maintenance cost and improves efficiency in snow removal operations



Existing Pavement Conditions



Reconstructed Street Examples



Proposed Street Widths

Street Widths will generally remain the same or slightly narrowed to minimize impacts to yards and trees

- Back of Curb will be near the existing pavement edge
- Existing pavement widths vary and reconstructed widths will be consistent

Open house boards around the room contain specific information on street widths for each block

Streets will generally be lowered to:

- Account for the addition of curb and gutter
- Improve drainage in front yards and driveways



Utility Improvements



Utility Improvements



Service Line Replacement

- Water & sewer services to be replaced from City's main (in the street) to the right-of-way property line, about 10'-15' from the edge of road



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

On average, 5 boulevard trees per block are estimated for removal



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



Street Lighting Policy

- The existing street lighting in the neighborhood is not city owned (Xcel Energy)
- Additional lighting is considered upon petition from 35% of affected property owners
- Cost for additional lighting is assessed 100% to benefiting properties



Special Assessment Policies

- Streets (Street Assessment)
 - 70% of the total street improvement cost
 - Front foot or area methods
 - Front foot rate subject to cap
- Utility Mains
 - No Assessments
- Utility Services (Utility Assessment)
 - 50% of as-bid, actual service costs
- Total Assessment = Utility Assessment + Street Assessment



Assessment Caps

- 2019 Front Foot Rate Cap
 - \$94.31 / front foot
- Front Footage Cap
 - Front footage counted up to 125 feet



Summary of Preliminary Assessments

- 294 total properties to be assessed
 - Assessments range from \$1,800 to \$15,189
 - Non-residential amounts to be confirmed with benefit appraisals
- 232 'typical' single family residential lots to be assessed
 - Full Reconstruct with new utility services
 - \$7,177 to \$15,189 (including utility assessments)
- 11 'dead end' single family residential lots to be assessed
 - Use Area method to obtain equivalent frontage
 - \$8,865 to \$15,189 (including utility assessments)



Summary of Preliminary Assessments

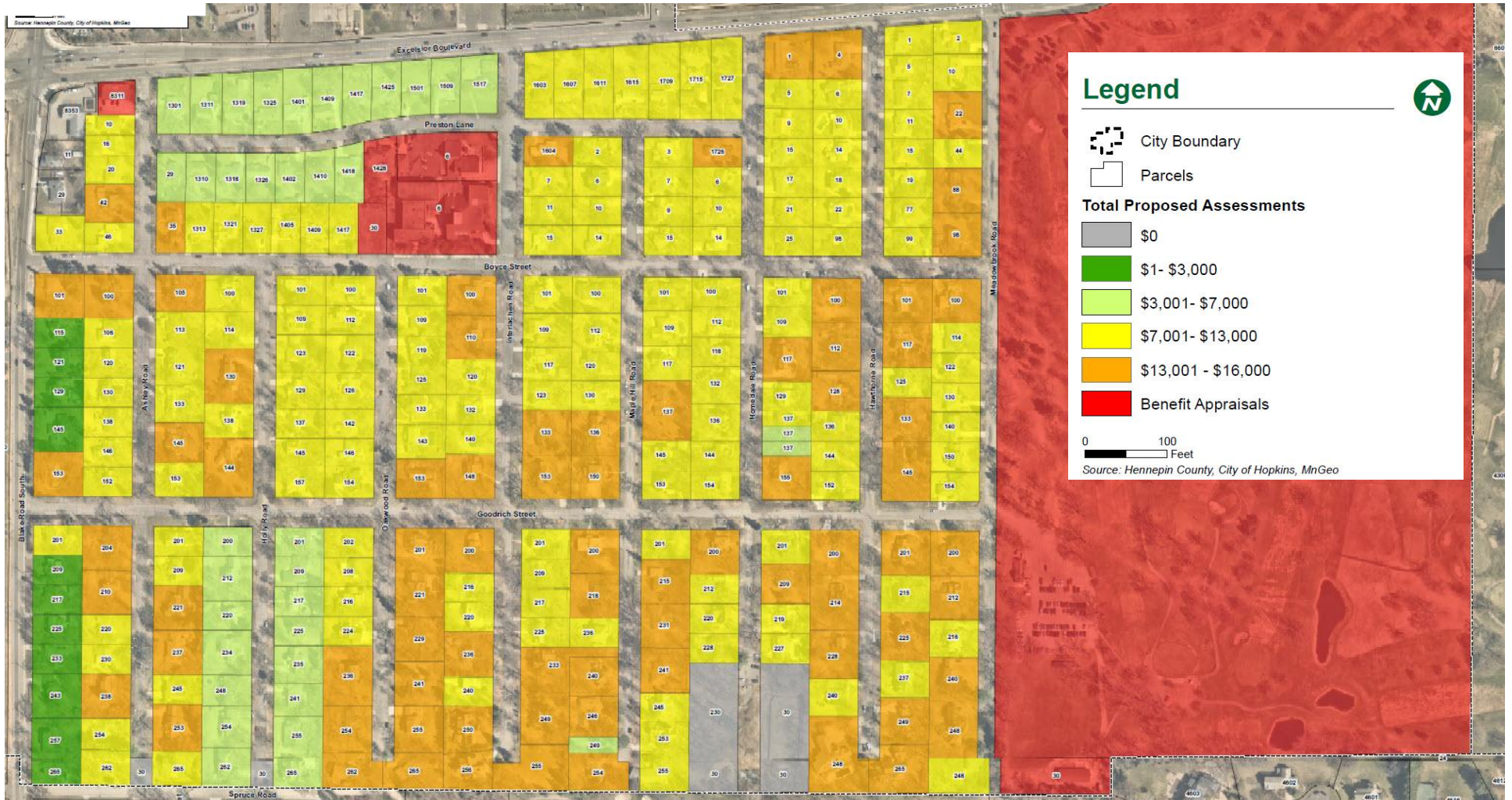
- 33 residential lots to be assessed for utility services only
 - South Block of Holly and West Block of Preston
 - Streets reconstructed and assessed in 1998
 - Sewer = \$1,600; Water = \$1,800
 - \$3,400 Total Utility Service Assessment
- 11 Blake Rd residential lots to be assessed for water only
 - Access is directly from Blake – work on Blake due to only watermain
 - \$1,800 water service assessment



Assessment Methods: Mapped



Assessment Amounts: Mapped



Assessments: Summary of Payment Options

1. Prepay in full or part without interest until June 26^{*}, 2020
2. Prepay in full or part with interest until Nov. 27^{*}, 2020
3. Do nothing -- Remaining balance put on taxes after Nov. 27^{*}
 - 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
 - Homestead property, income limit of approx. \$40,00
 - Owner 65 years or more, active military, or disability
 - Typically paid in full at exchange of property

^{*}Dates & interest rate are tentative, to be confirmed in March



Phasing Plan/Construction Schedule

LEGEND



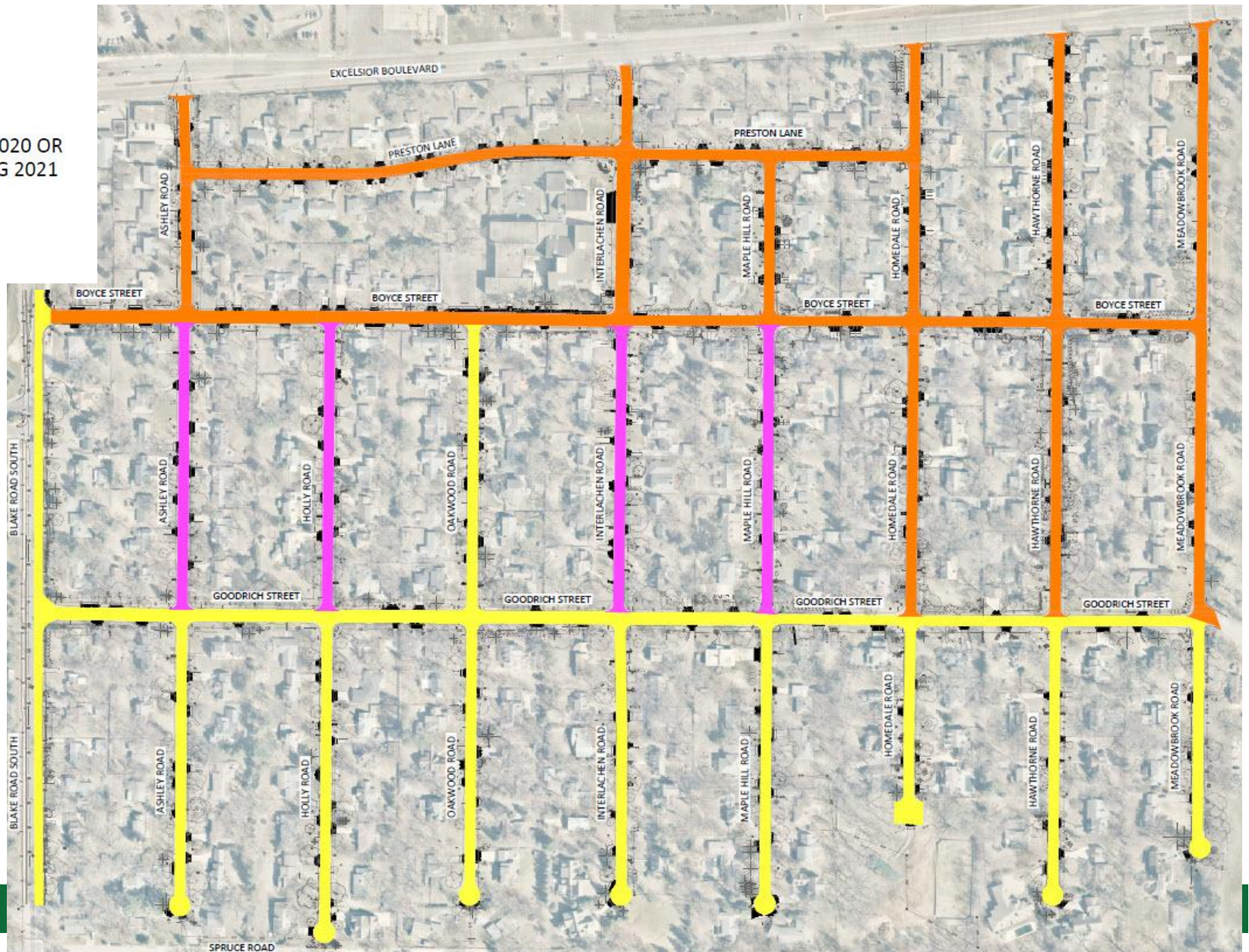
2020



FALL 2020 OR
SPRING 2021



2021



Project Schedule (2019)

- June 25 – Neighborhood Meeting 1
 - Introduce project to neighborhood, discuss improvements, collect input
- August 5-8 (Date TBD) – Neighborhood Meeting 2
 - Recap proposed improvements, additional detail, collect input
- August 20 – City Council Meeting
 - Council calls for the public hearing
- September 10-12 (Date TBD) – Neighborhood Meeting 3
 - 3rd Public review of proposed improvements, review preliminary assessments, collect input



Project Schedule (2019-2020)

- September 17 – City Council Meeting
 - Council conducts public hearing on improvements
 - Council considers ordering plans
- January 7 – City Council Meeting
 - Approve plans, authorize bidding
- February 6 – Open Bids
- February 18 – City Council Meeting
 - Council orders public hearing on assessments
- March 4-11 (Date TBD) – Neighborhood Meeting 4
 - Review final assessments, final plans, collect input



Project Schedule (2020)

- March 17 – City Council Meeting
 - Conduct public hearing on assessments
 - Consider adopting assessments, awarding contract
- April 2020 to November 2021 – Construction
 - Phased construction process over 2 summers



Project Communication

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

EMAIL & TEXT MESSAGE UPDATES

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

1. Subscription Type

Email

*Email Address

1. Subscription Type

SMS/Text Message

*Wireless Number

1 (US)

The screenshot shows the website header with the logo "HOPKINS | MN" and a search bar. Below the header are navigation tabs: "PROJECT SUMMARY", "PROJECT DOCUMENTS", and "CONSTRUCTION UPDATES". The main content area features a large banner image of a street scene with the text "PROJECT SUMMARY" overlaid. Below the banner, there is a section titled "WHAT IS THE SCOPE OF THE PROJECT?" followed by a paragraph of text and a bulleted list of street names: Blake Rd S, Ashley Rd, Holly Rd, Oakwood Rd, and Interlachen Rd. On the right side of the page, there is a sidebar with a section titled "EMAIL & TEXT MESSAGE UPDATES" containing a sign-up form. Two red arrows point from this sidebar form to the two forms on the left side of the slide.



Project Contacts

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Open House

1. Communications – Email notification sign-up
2. Utilities & Construction Specifics
 - What's Under My Street?
 - Construction Phasing Plan
 - Drainage Concerns
3. Proposed Improvements: East Half
4. Proposed Improvements: West Half
5. Assessments

