



# City of Hopkins Interlachen Park Street & Utility Improvements Project

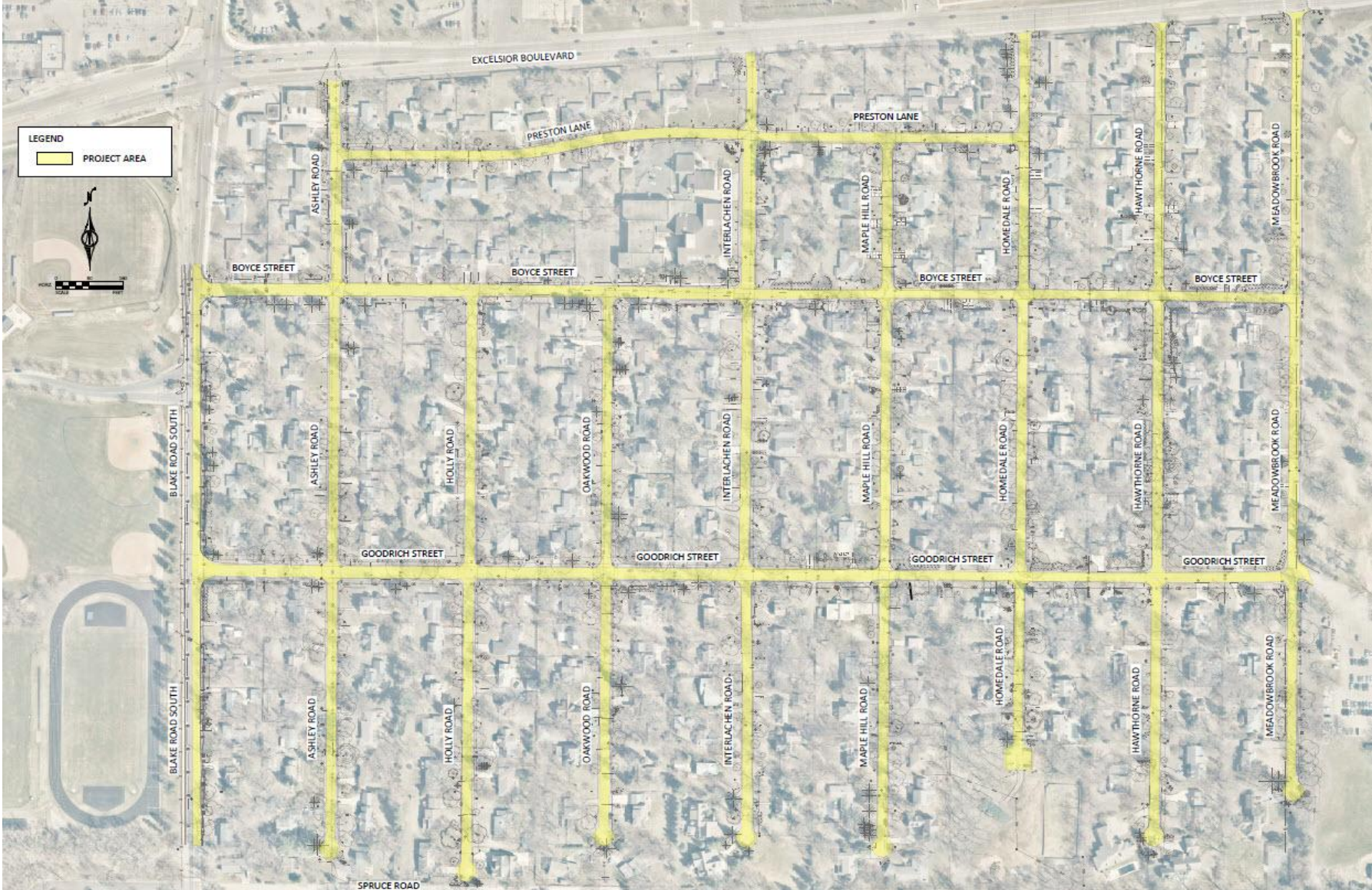
August 20, 2019

Presentation of Feasibility & Call for Public  
Improvement Hearing

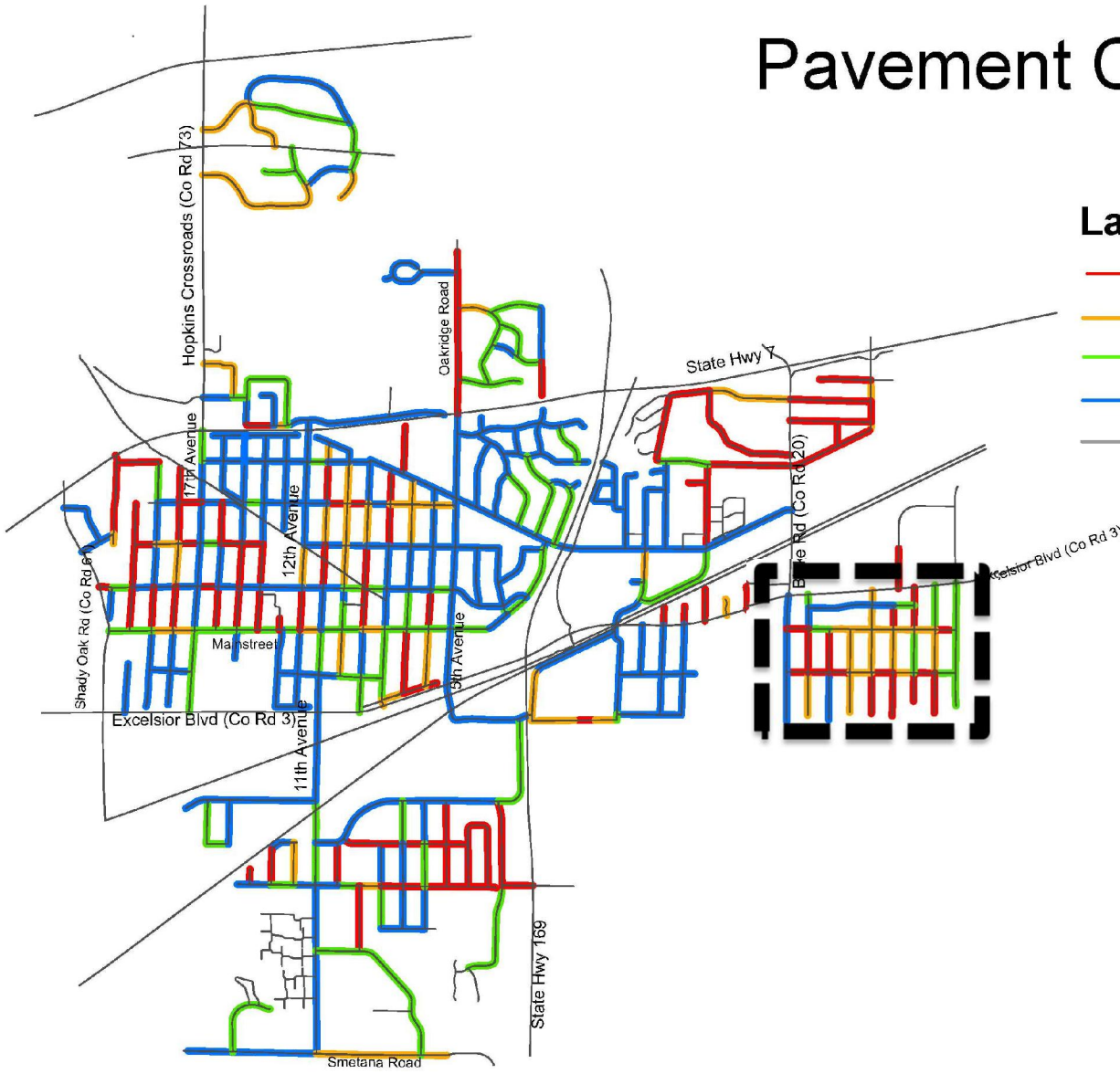


Real People. Real Solutions.

# Project Area

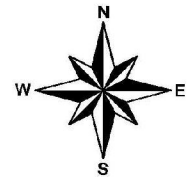


# Pavement Condition Map



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



# Existing Pavement Conditions



# Project Development Process

Pavement Management Ratings & Utility Conditions

Capital Improvements Plan (CIP)

**Preliminary Design / Feasibility Stage**

Final Design

Construction



# Resident Questionnaires Summary

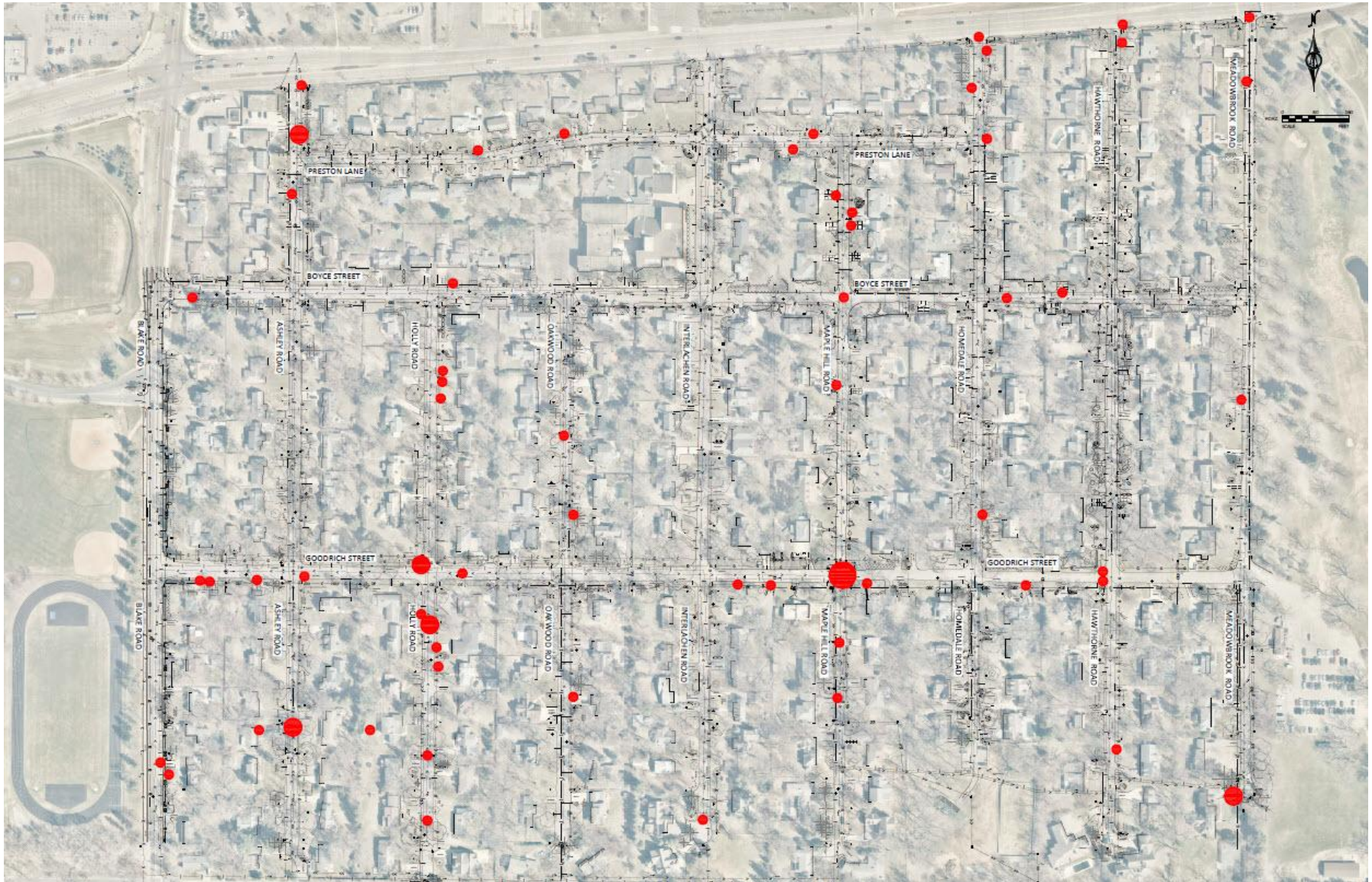
123 Responses of 289 Properties – 42%

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
- 13% support pedestrian improvements along Blake, Excelsior, or Meadowbrook

## Low volume roadways within neighborhood

- No sidewalks are proposed within the neighborhood at this time
- 8' trail proposed along the east side of Meadowbrook Rd (along Meadowbrook Golf Course)





# 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

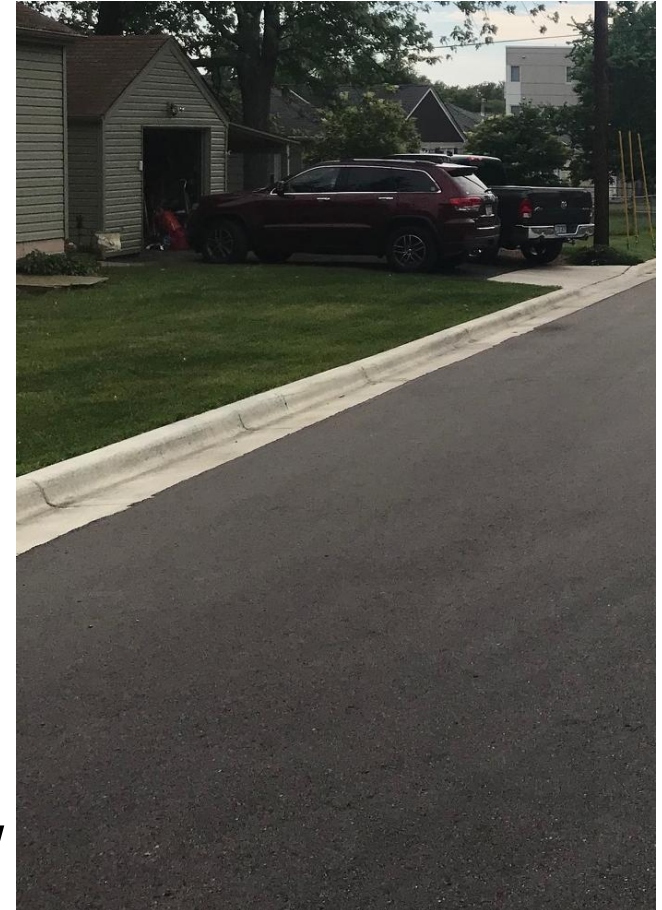
- Questionnaire responses will help us identify how many potential repairs we will have and will give us an opportunity to try to protect the systems



# Resident Questionnaires Summary

## Concrete Curb & Gutter

- City policy is to install curb and gutter on all reconstructed roadways (Legislative 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



# 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

Streets will generally be lowered to:

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



# Sanitary Sewer Improvements



# Watermain 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, 4 boulevard trees per block are estimated for removal



Source: [extension.umn.edu/tree-and-shrub-insects/emerald-ash-borers](http://extension.umn.edu/tree-and-shrub-insects/emerald-ash-borers)





# Boulevard Trees Questionnaires

Tree Questionnaires sent to all residents to gain additional information on existing boulevard trees

- 64 responses so far and project team will continue to collect questionnaires
- Information collected includes treatment of trees and desire to save or remove certain trees
- Process has resulted in 34 fewer tree removals from what was presented in June at the first neighborhood meeting
- The goal is to minimize the total number of tree removals as much as possible



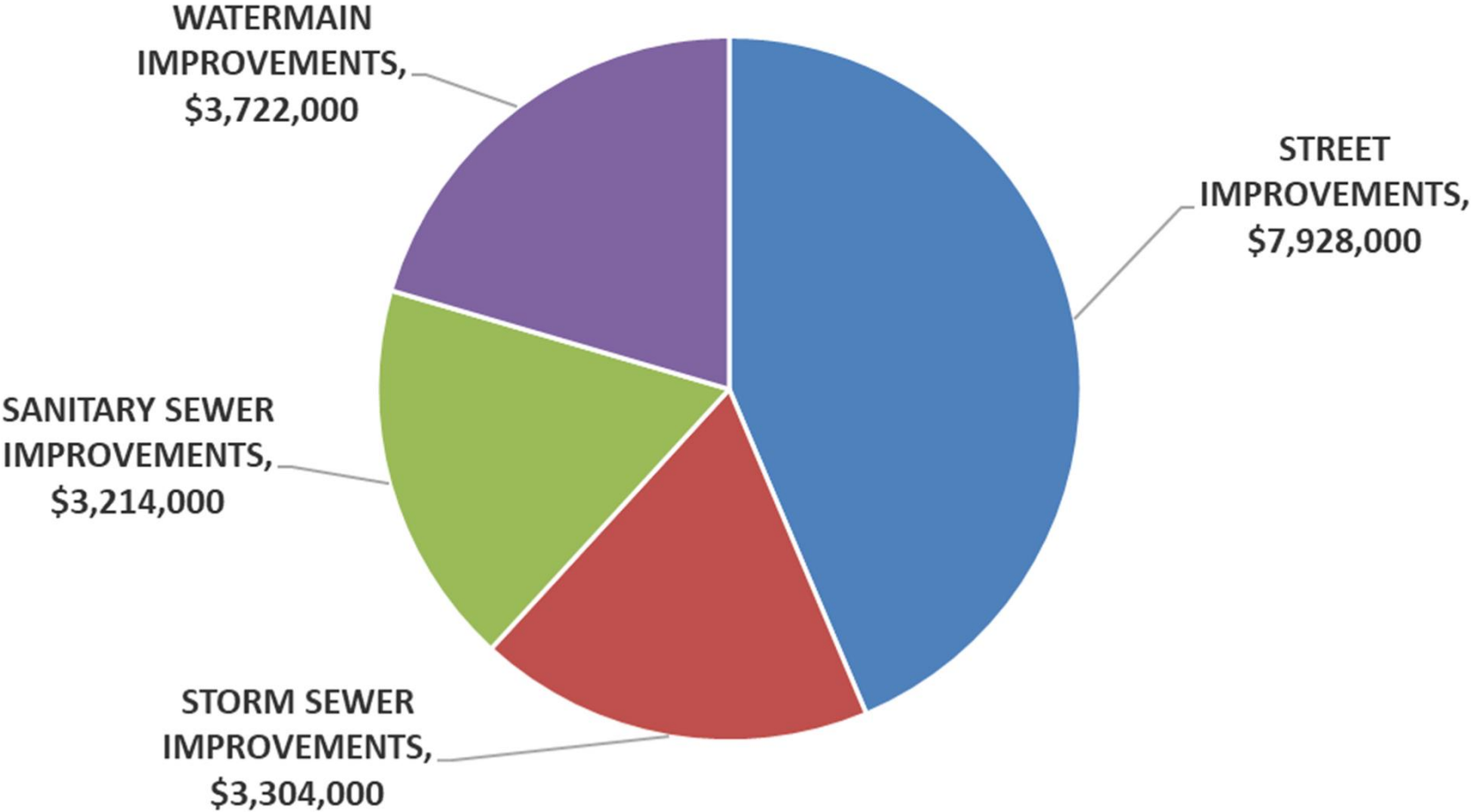
# Project Budget and Costs

<b>FUNDING SOURCES</b>	<b>REPORT</b>	<b>CIP</b>	<b>COMPARISON</b>
PIR (BONDS, GENERAL TAX LEVY)	\$ 4,728,000	\$ 6,064,000	\$ 1,336,000
SPECIAL ASSESSMENTS	\$ 3,200,000	\$ 3,200,000	\$ -
STORM SEWER FUND	\$ 3,304,000	\$ 1,760,000	\$ (1,544,000)
SANITARY SEWER FUND	\$ 3,214,000	\$ 3,214,000	\$ -
WATER FUND	\$ 3,722,000	\$ 3,722,000	\$ -
<b>TOTAL PROJECT COST</b>	<b>\$ 18,168,000</b>	<b>\$17,960,000</b>	<b>\$ (208,000)</b>



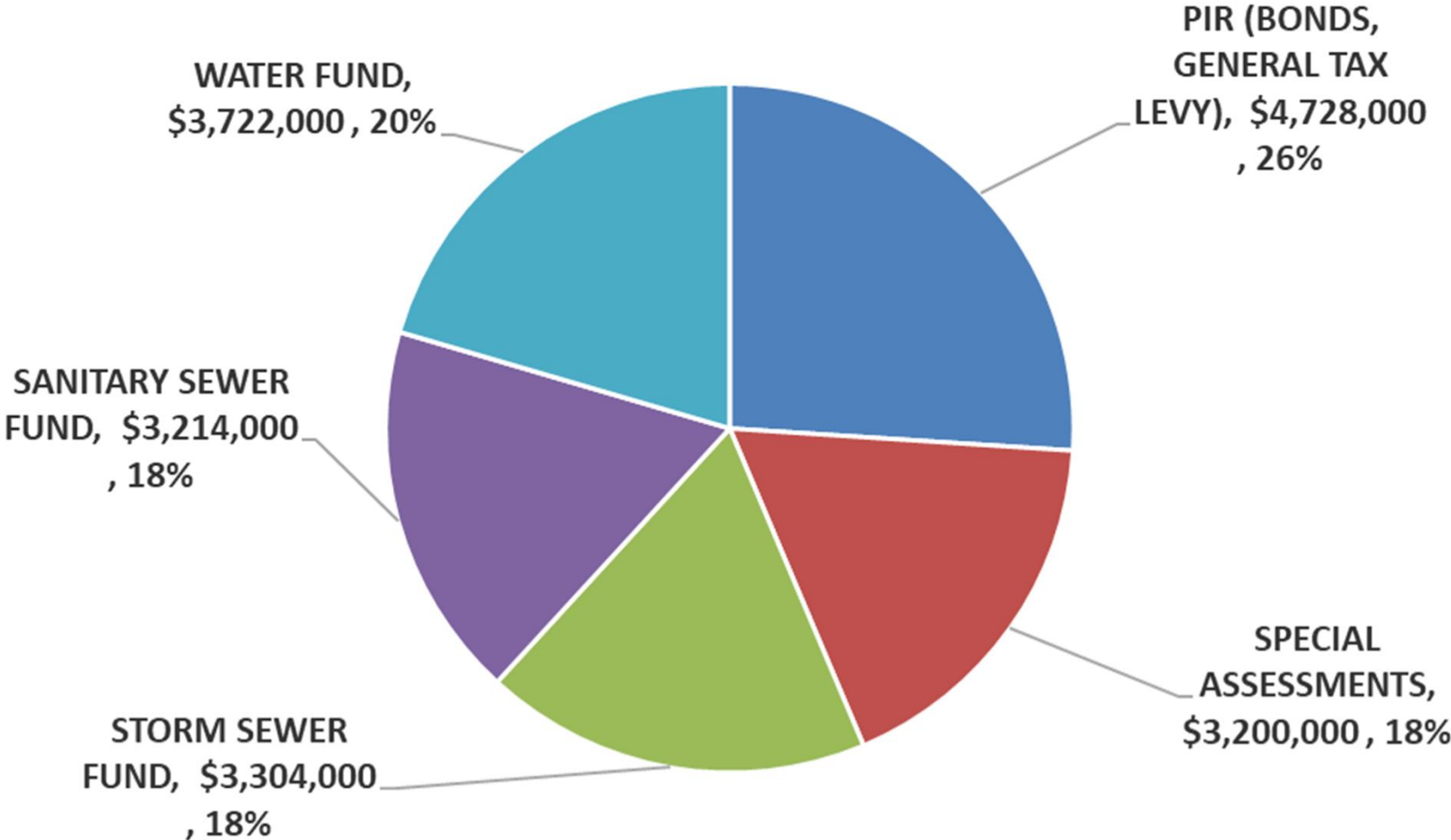
# Project Budget and Costs

## Estimated Project Costs



# Project Budget and Costs

## FUNDING SOURCES



# Special Assessment Calculation

- 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
- Benefit Appraisals



# 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 uniform 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







# Assessments: Summary of Payment Options

1. Prepay in full or part without interest until June 26<sup>\*</sup>, 2020
2. Prepay in full or part with interest until Nov. 27<sup>\*</sup>, 2020
3. Do nothing -- Remaining balance put on taxes after Nov. 27<sup>\*</sup>
  - Paid annually over 15 years, interest rate of about 5%<sup>\*</sup>
  - Will impact escrow payments included in mortgage
4. Deferred Assessments – Pay at a later date
  - Homestead property, income limit of approx. \$40,000
  - Owner 65 years or more, active military, or disability
  - Typically paid in full at exchange of property

<sup>\*</sup>Dates & interest rate are tentative, to be confirmed in March



# Project Schedule (2019)

- June 25 & August 5 – Neighborhood Meetings 1 & 2
- August 20 – City Council calls for public hearing
- September 11 – Neighborhood Meeting 3
- September 17 – City Council Meeting
  - Conduct public improvement hearing
  - Considers ordering final plans



## Project Schedule (2020)

- January 7 – City Council approve plans & authorize bids
- February 6 – Open Bids
- February 18 – City Council orders assessment hearing
- 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



# Phasing Plan/Construction Schedule

## LEGEND



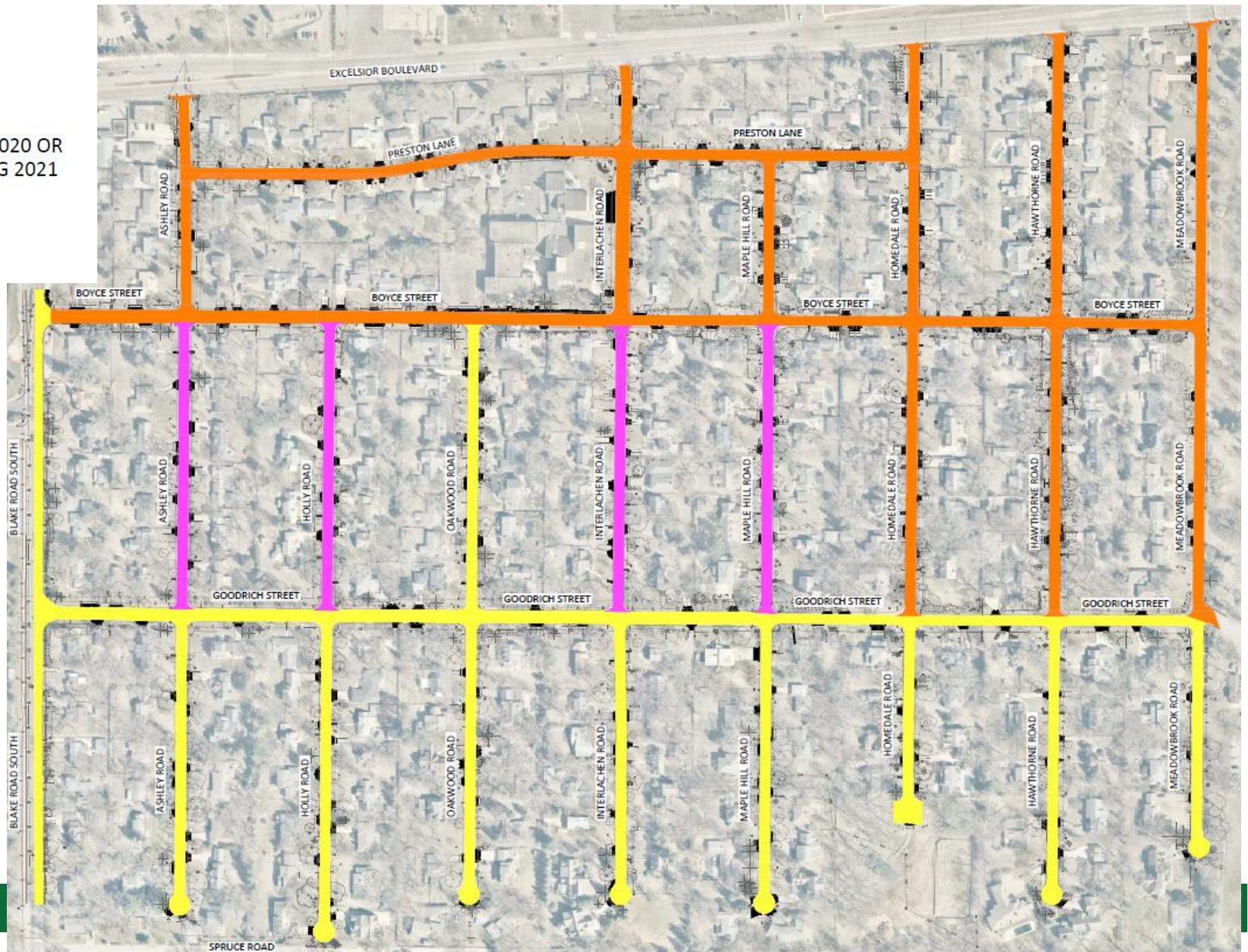
2020



FALL 2020 OR  
SPRING 2021



2021



# Project Communication

- Bolton & Menk Project Website
  - [www.Hopkins-Interlachen.com](http://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

Submit

1. Subscription Type

SMS/Text Message

\*Wireless Number

1 (US)

Submit

The screenshot shows the top portion of the website. At the top is a dark blue header with the 'HOPKINS | MN' logo and a search bar. Below this is a navigation bar with three 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' which contains a form for signing up for updates. This sidebar form is circled in red in the original image, and two red arrows point from it to the two forms on the left side of the slide.



# Project Contacts

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