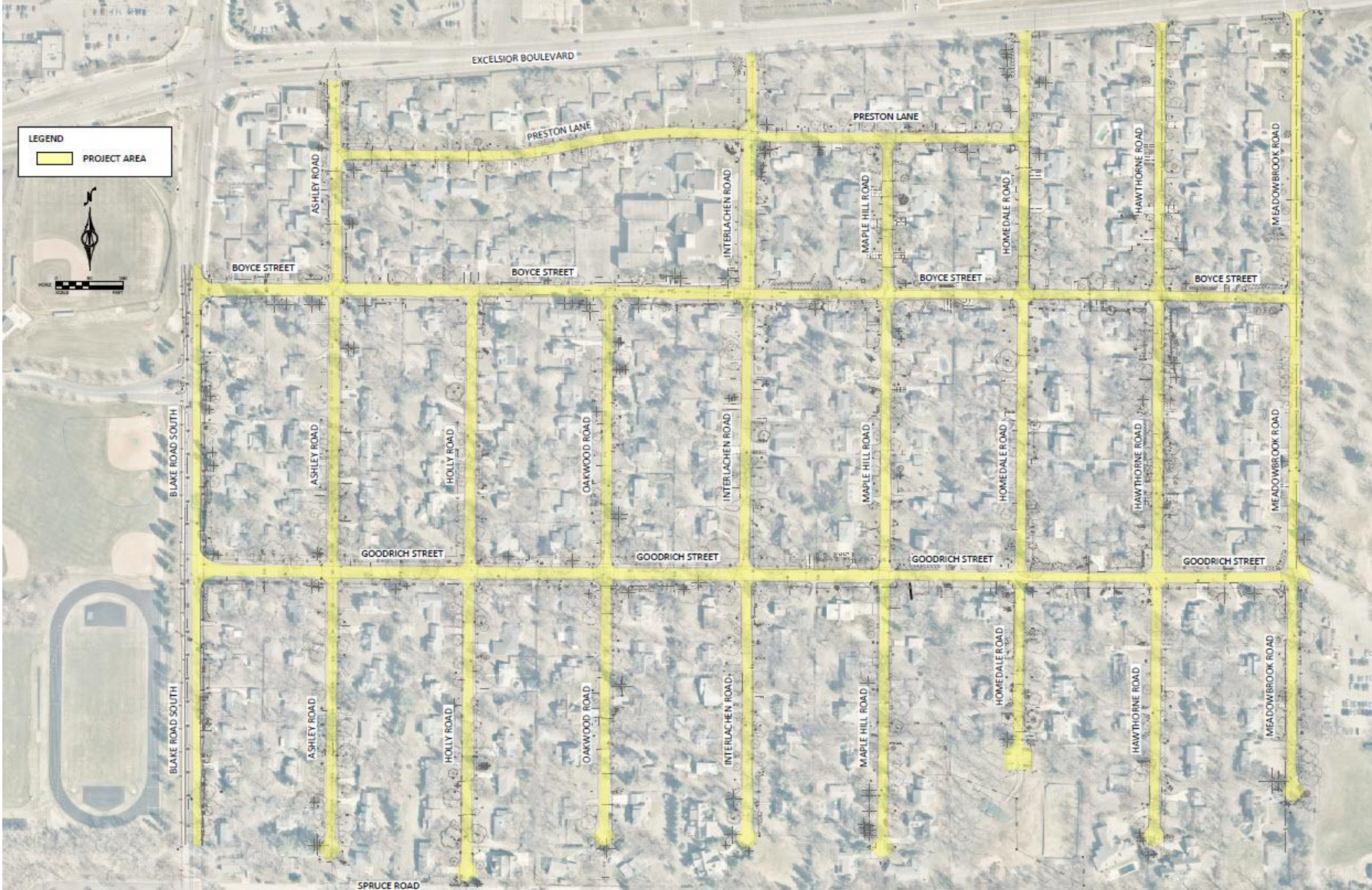


Neighborhood Meeting #3 Interlachen Park Street & Utility Improvements

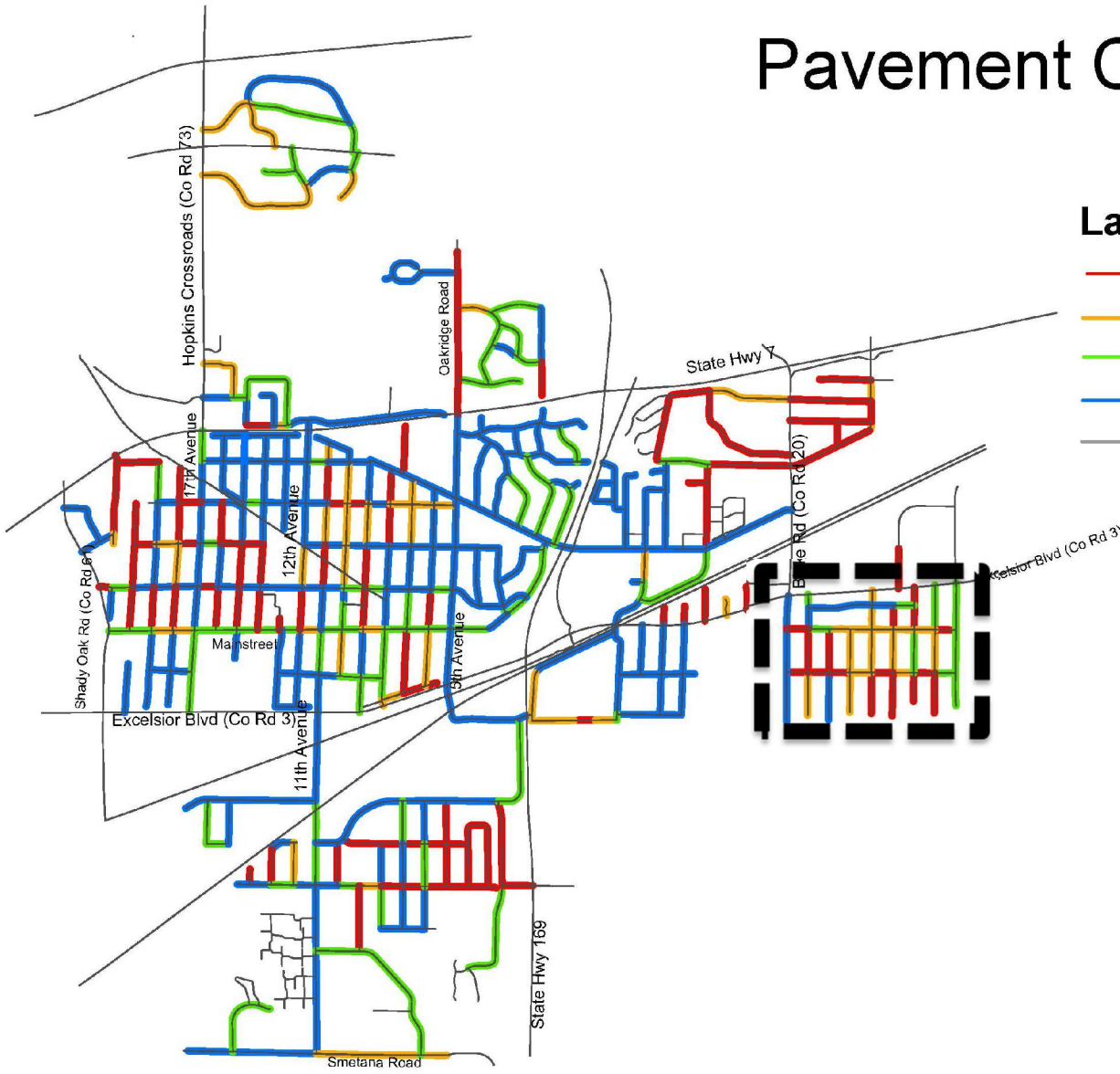
September 11, 2019



Project Area

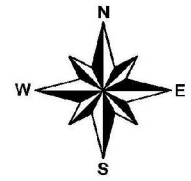


Pavement Condition Map



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

Current Step - Feasibility Stage

- Scope of Street & Utility Improvements
- Preliminary Design Layouts & Identify Constraints
- Identify General Impacts
- Preliminary Estimated Costs
- Preliminary Proposed Assessments

Next Steps - Final Design & Bidding

- Develop Plans for Construction
- Identify Detailed Impacts to Properties – Construction Limits
- Final Estimated Costs
- Final Proposed Assessments - Amounts



Resident Questionnaires Summary

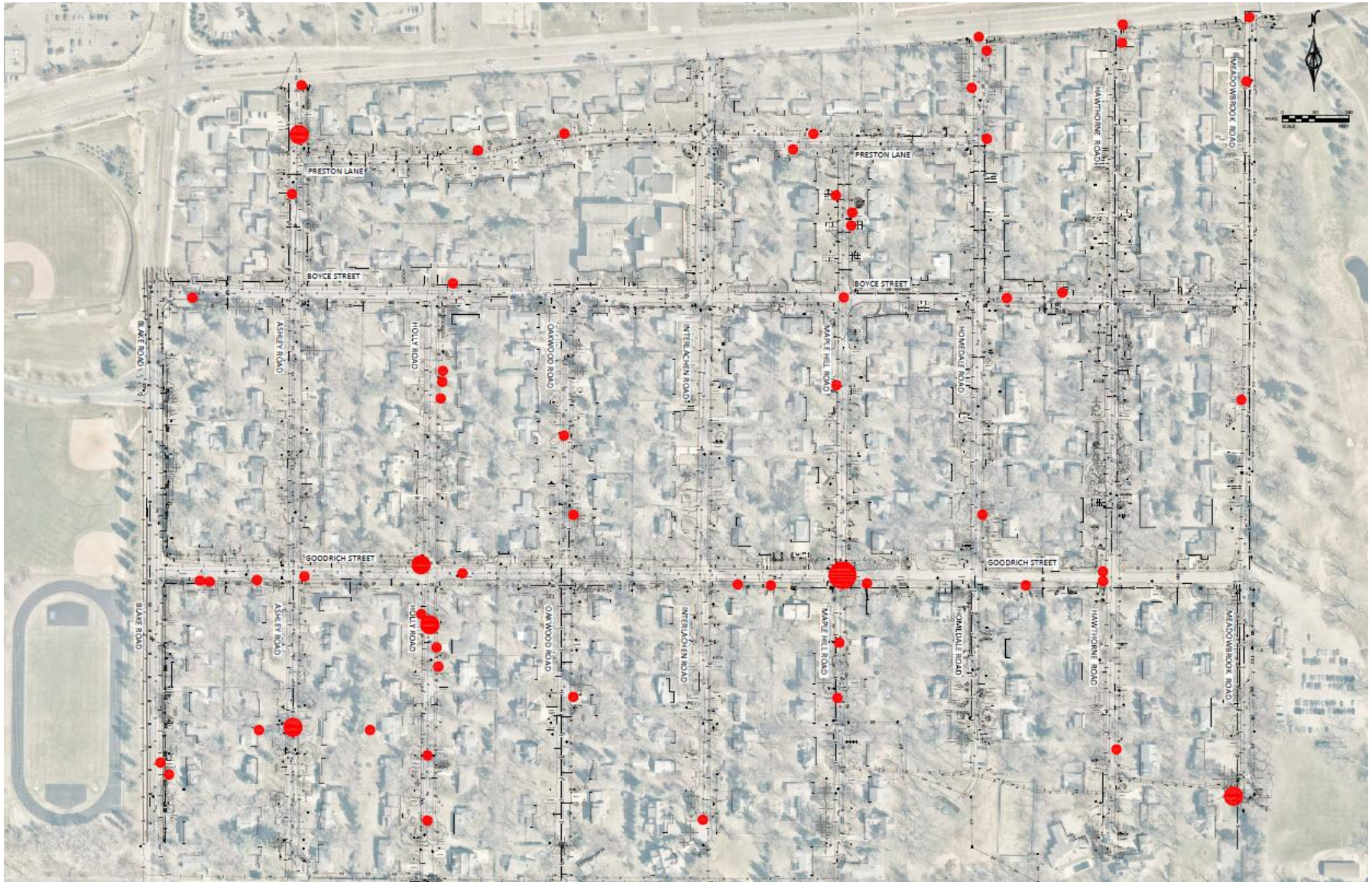
123 Responses of 289 Properties – 42%

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

Irrigation systems 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

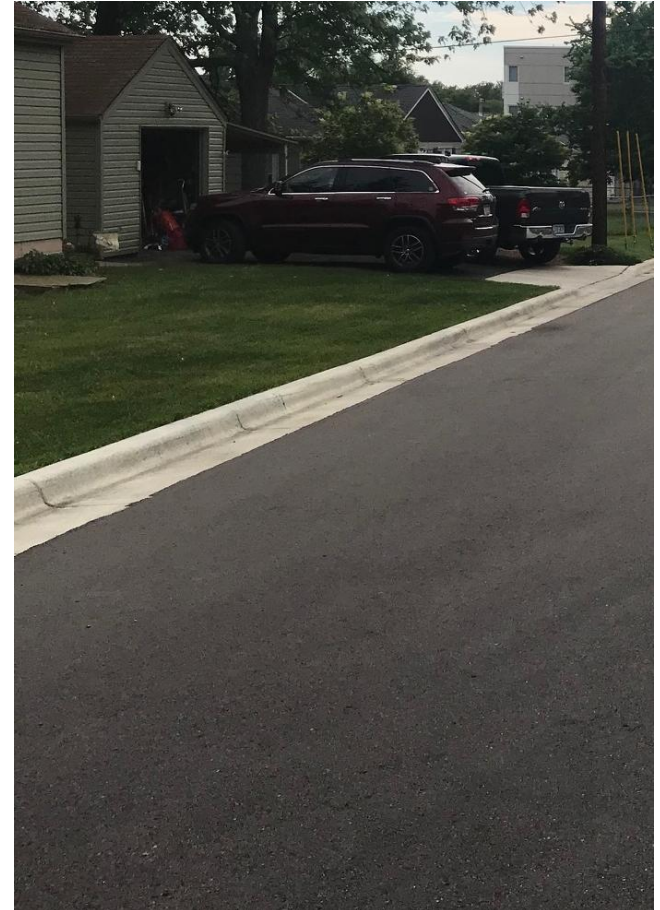
- Questionnaire responses will help the project team identify how many potential repairs we will have and will provide an opportunity to protect the systems



Resident Questionnaires Summary

Concrete Curb & Gutter

- 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 reduces maintenance costs and improves efficiency in snow removal operations
- City policy is to install curb and gutter on all reconstructed roadways (Legislative Policy 8.02)



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



Boulevard Trees Questionnaires

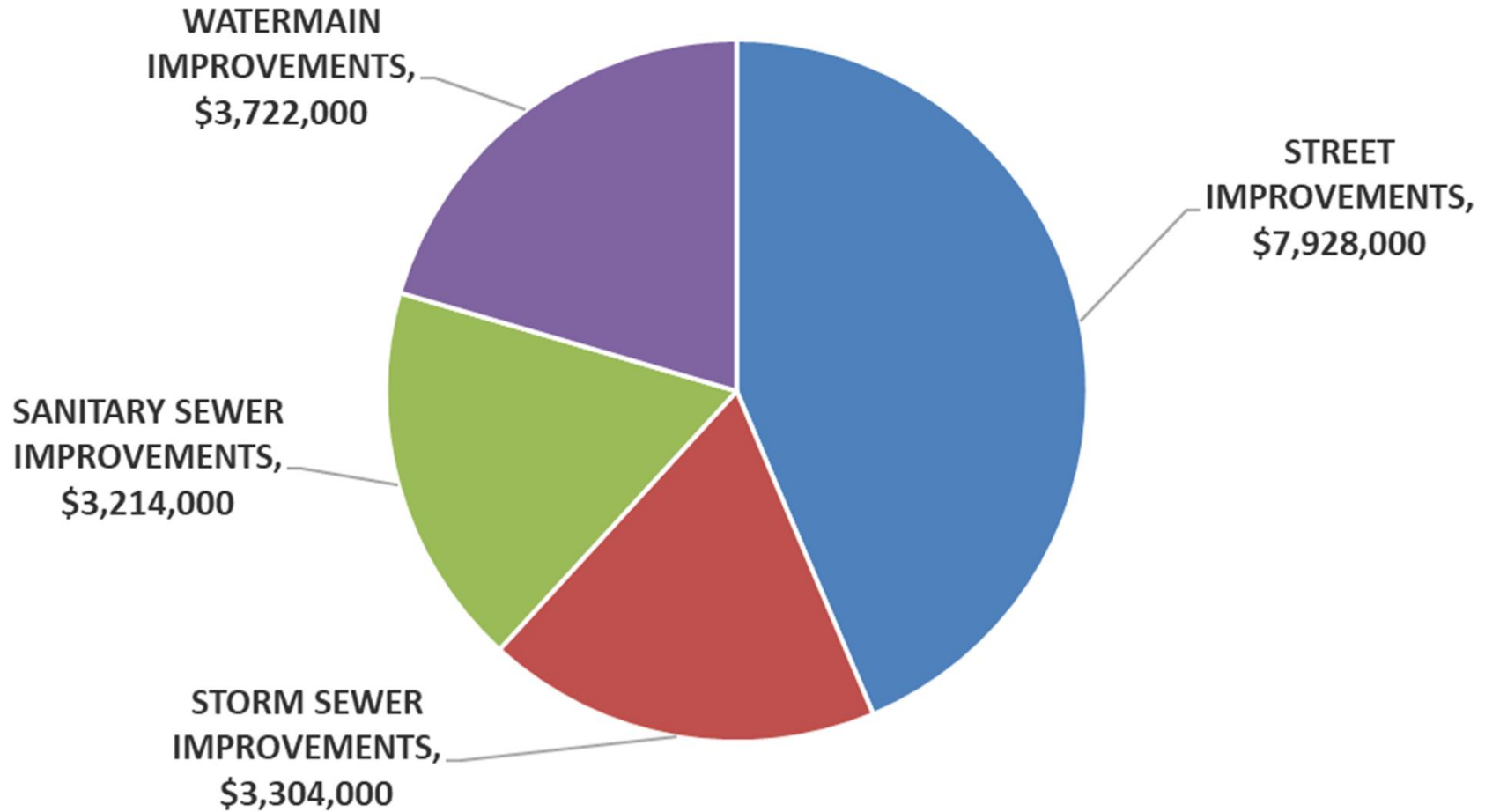
Tree questionnaires sent to residents to gain additional information on existing boulevard trees

- 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 at the first neighborhood meeting in June
- The goal is to minimize the total number of tree removals as much as possible



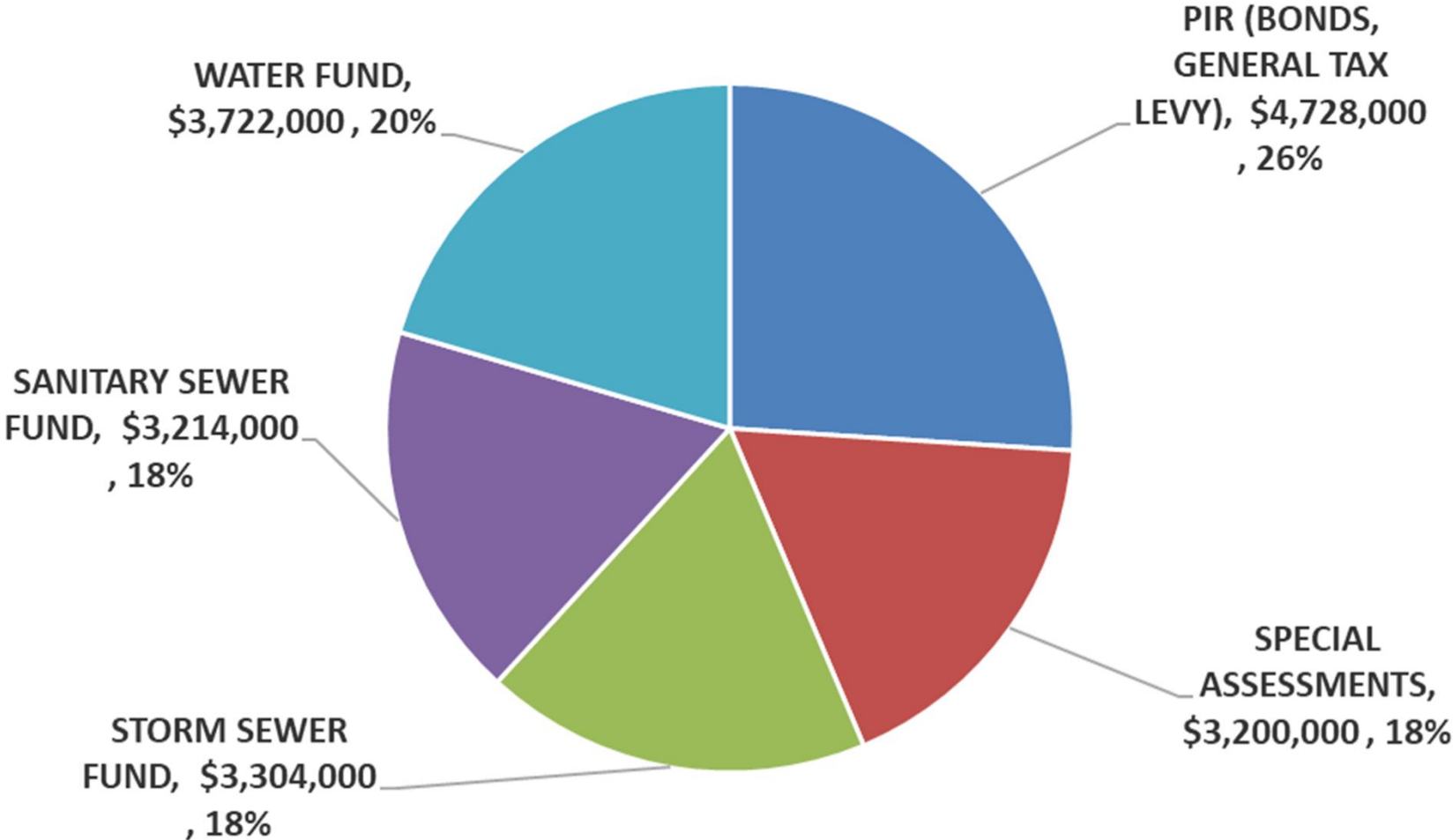
Project Budget and Costs

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
 - Area method used to uniformly obtain front frontage
 - \$8,865 to \$15,189 (including utility assessments)

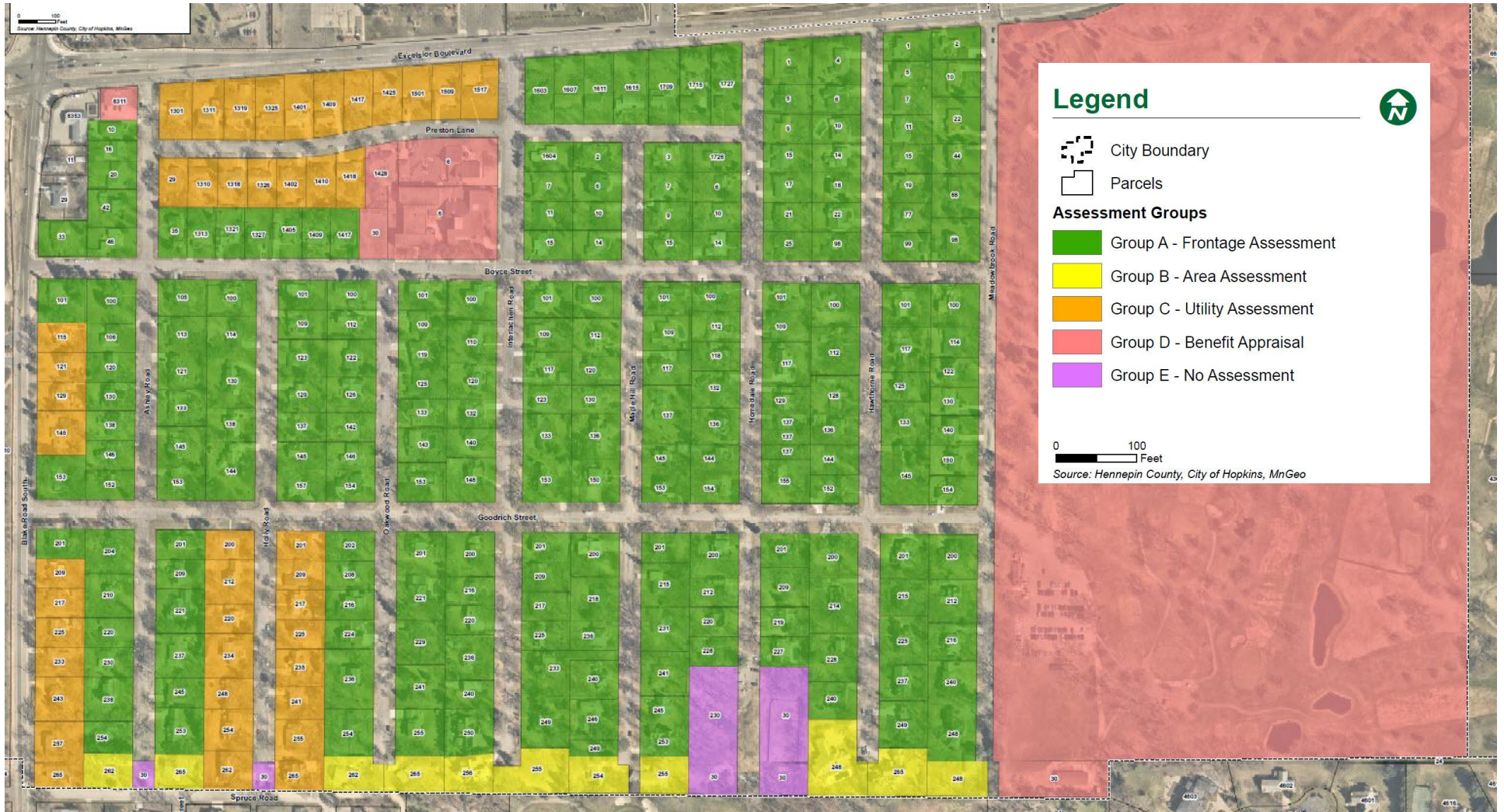


Summary of Preliminary Assessments

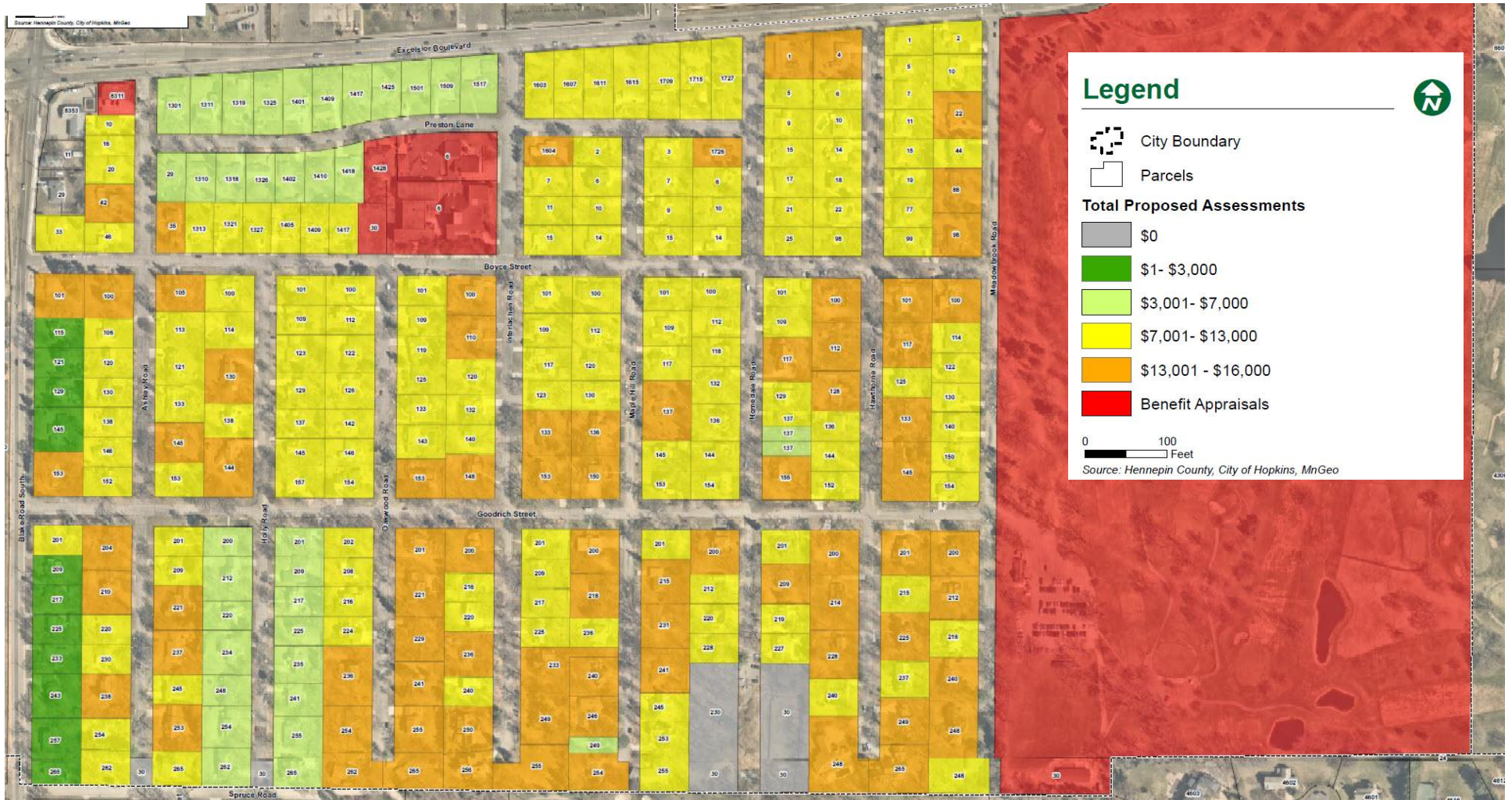
- 33 residential lots to be assessed for utility services only
 - South block of Holly and west block of Preston
 - Streets reconstructed and assessed in 1998
 - Sewer = \$1,600; Water = \$1,800
 - \$3,400 Total Utility Service Assessment
- 11 Blake Rd residential lots to be assessed for water only
 - 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. \$40,000
 - 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



Project Schedule (2019 - 2020)

- September 11, 2019 – Neighborhood Meeting 3
- September 17, 2019 – City Council Meeting
 - Conduct public improvement hearing
 - Considers ordering final plans
- January 7, 2020 – City Council approve plans & authorize bids
- February 6, 2020 – Open Bids



Project Schedule (2020)

- February 18 – City Council orders assessment hearing
- March 4-11 (Date TBD) – Neighborhood Meeting 4
 - Review final assessments, final plans, collect input
- 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



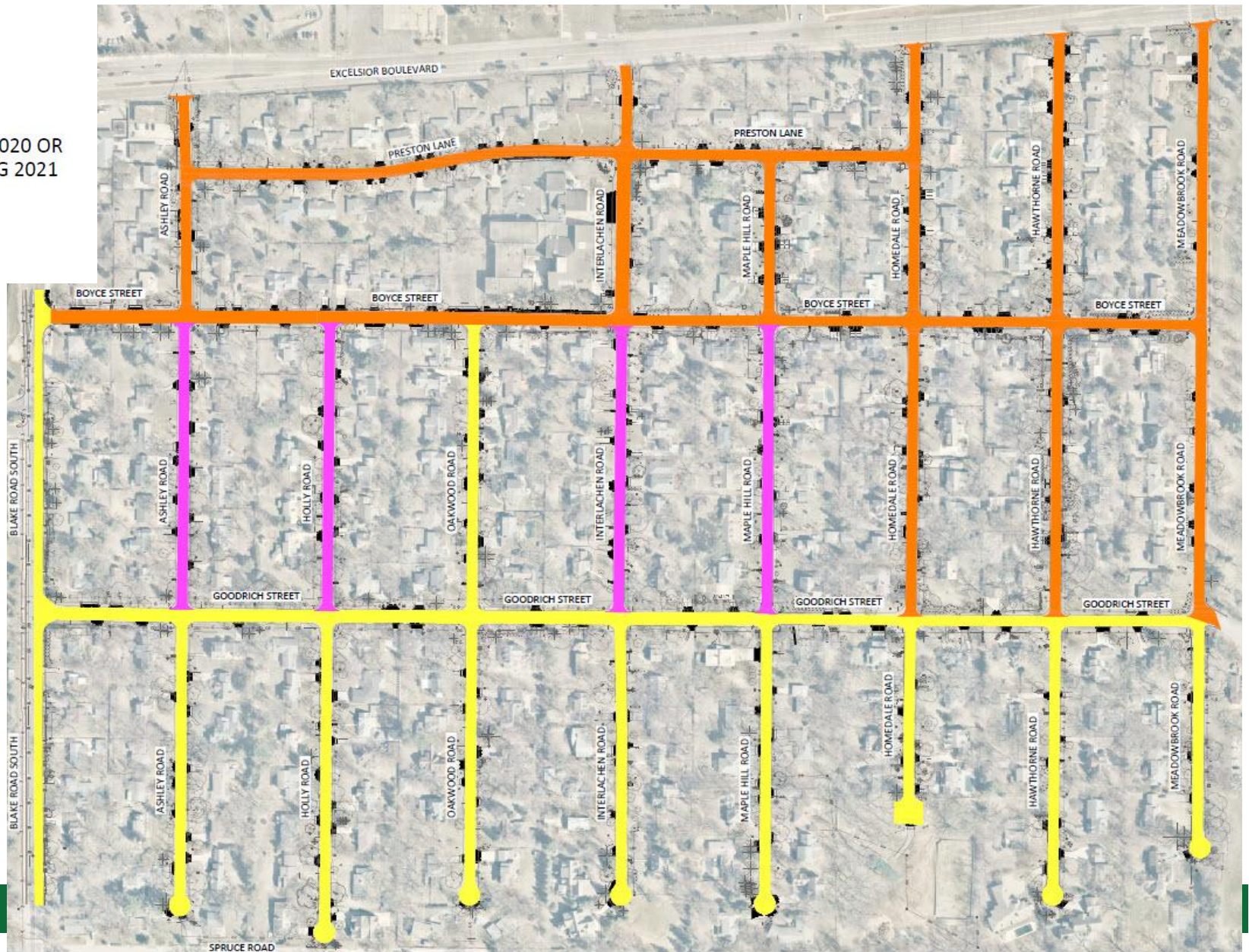
2020



FALL 2020 OR
SPRING 2021



2021



Project Communication

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

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 website header with the logo 'HOPKINS | MN' and navigation tabs for 'PROJECT SUMMARY', 'PROJECT DOCUMENTS', and 'CONSTRUCTION UPDATES'. Below the header is a large banner image of a street scene with the text 'PROJECT SUMMARY' overlaid. To the right of the banner is a search bar and the Bolton & Menk logo. Below the banner is a section titled 'WHAT IS THE SCOPE OF THE PROJECT?' with a list of streets: Blake Rd S, Ashley Rd, Holly Rd, Oakwood Rd, and Interlachen Rd. To the right of this section is a red circle containing a smaller version of the 'EMAIL & TEXT MESSAGE UPDATES' form, with two red arrows pointing from it to the larger form on the left.

WHAT IS THE SCOPE OF THE PROJECT?

The project involves street and utility reconstruction improvements including storm sewer, main, and sanitary sewer replacement along the following streets east of Blake Road, south of Excelsior Blvd, and north of Springfield Ave.

- Blake Rd S
- Ashley Rd
- Holly Rd
- Oakwood Rd
- Interlachen Rd

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



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Eric Klingbeil, P.E. – Hopkins Assistant City Engineer

- eklingbeil@hopkinsmn.com; 952-548-6357



Open House

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

