



City of Hopkins 2019 Street & Utility Improvements Project

April 10, 2019



Neighborhood Meeting #3

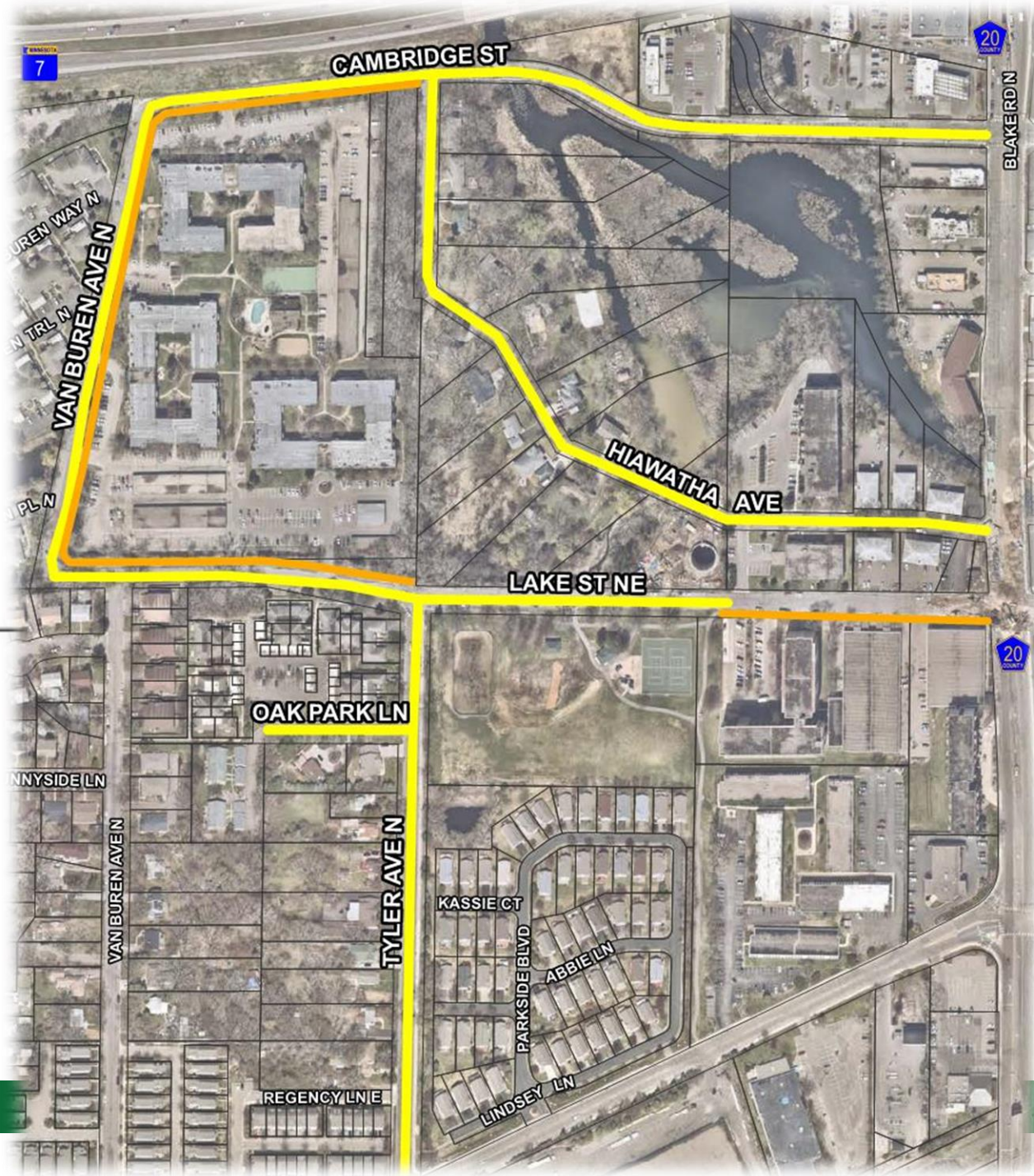


Real People. Real Solutions.

2019 Street & Utility Improvements Project

Legend

-  Project Streets
-  Proposed Sidewalk



Tonight's Meeting

A. Presentation

1. Proposed Improvements
2. Special Assessments
 - Calculation, Interest, Payments
 - Deferring Assessments
3. Project Schedule

B. Open House

- Staff will be on hand to answer any individual questions and take comments

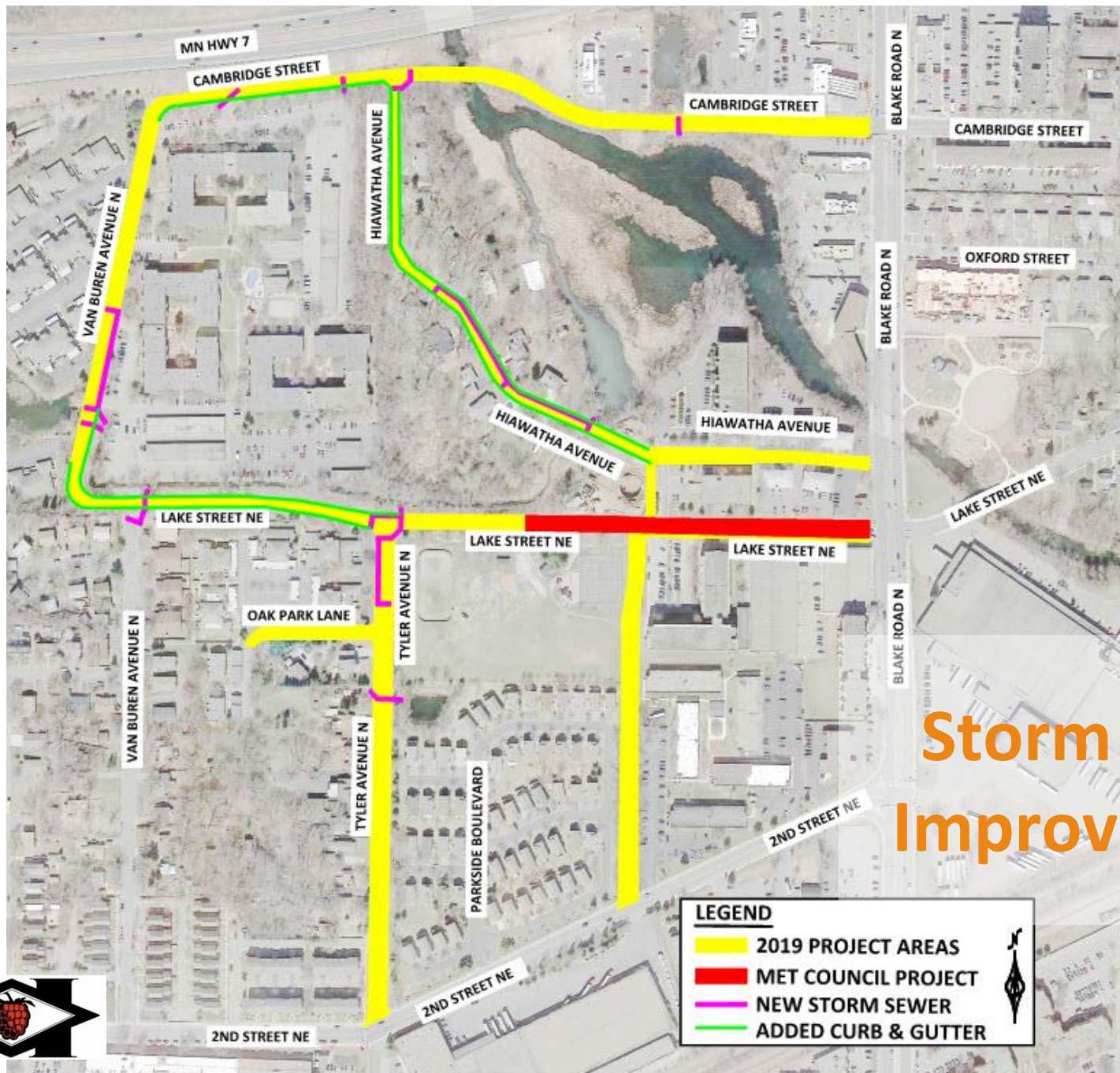




Sanitary Sewer Improvements







Storm Sewer Improvements

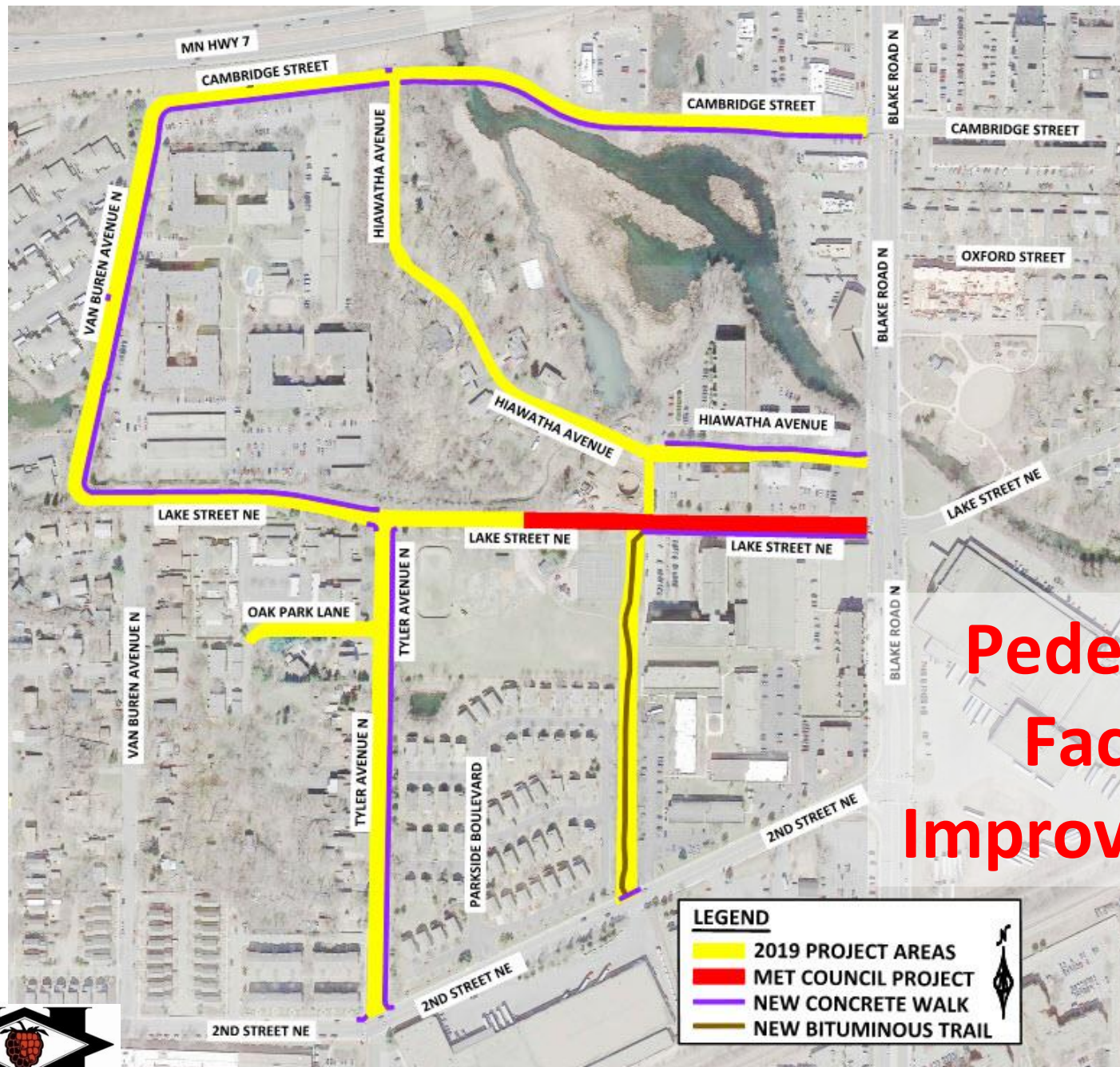
LEGEND	
	2019 PROJECT AREAS
	MET COUNCIL PROJECT
	NEW STORM SEWER
	ADDED CURB & GUTTER



Pavement Improvements

- Reconstructing all roadways in the project area, including:
 - 4" – 5" of new bituminous asphalt
 - 8" – 12" of recycled gravel layer
 - 12" of sand layer on streets with poor soils
 - New curb and gutter

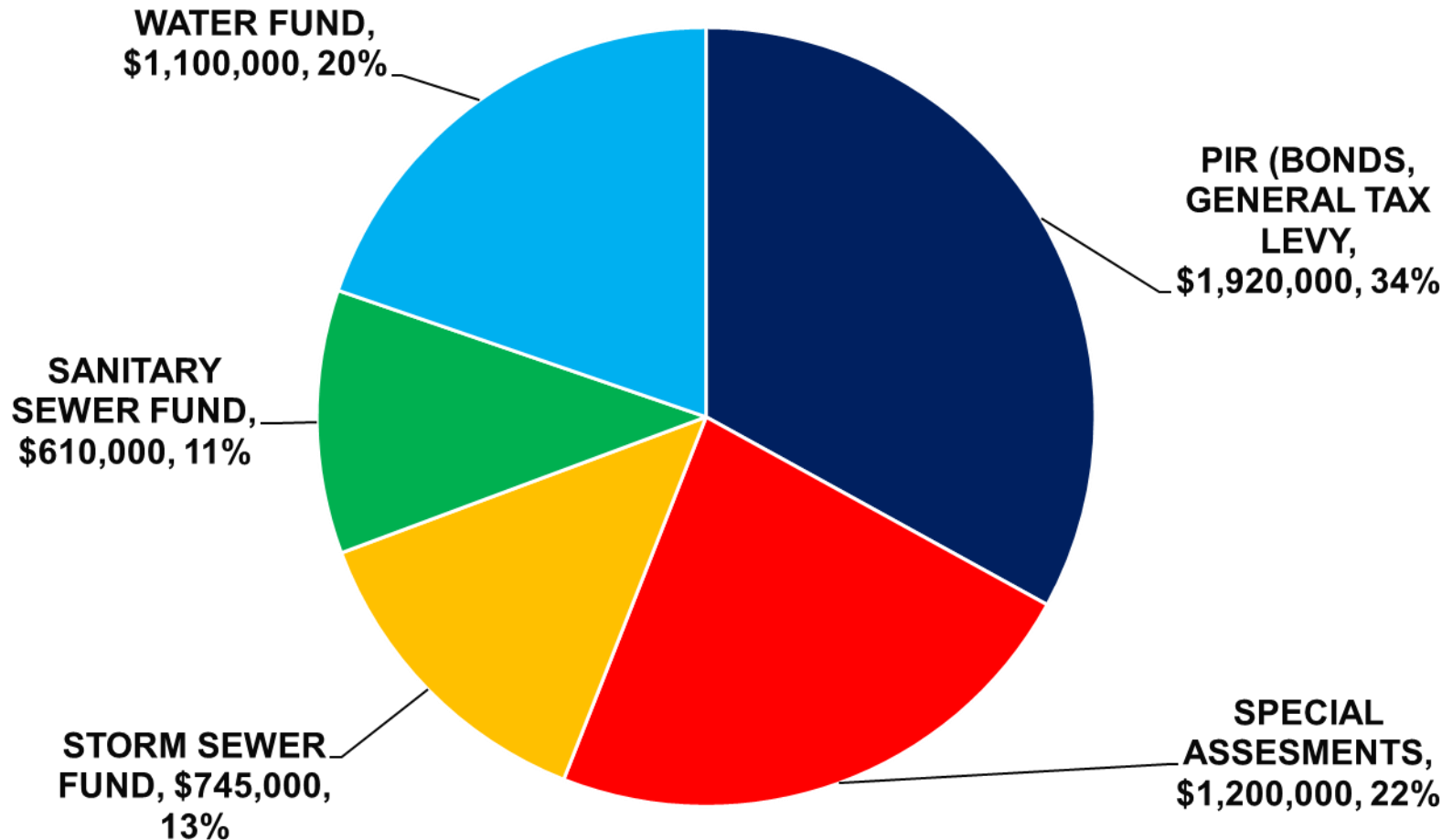




Pedestrian Facility Improvements



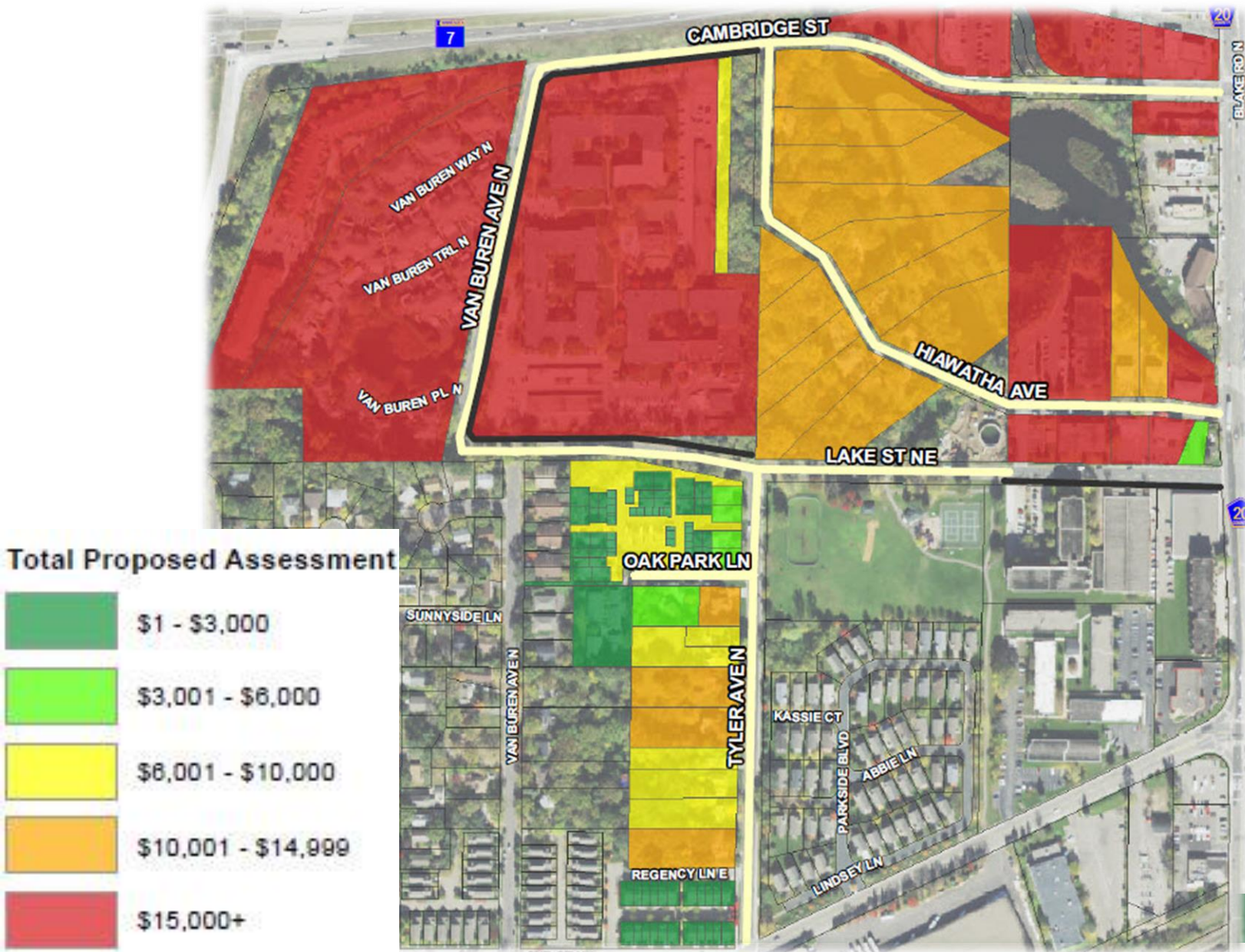
Project Funding Sources



Total Project Cost = \$5,575,000



Distribution of Assessment Amounts



Special Assessment Calculation

- Streets & Avenues (**Street Assessment**)
 - 70% of the total street improvement cost
 - 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
 - **\$91.56 / front foot**, 3% annual increase
 - Street assessments would be \$99+ / front foot (70% of cost) without cap
 - UNIT assessments will not apply above and beyond front footage rate cap
 - No cap for commercial properties
- Front Footage Cap
 - Front footage counted up to **125 feet**
 - No cap for commercial properties
 - Benefit Appraisals



Utility Assessment Rates

- Total assessment amount may have 3 parts:
 1. Street Assessment (front footage rate)
 - **\$91.56 / front foot, or**
 - **Actual Street Cost/front foot or Benefit Appraisal for Commercial Properties (Lower Amount)**
 2. Water Service Assessment (50% of cost) – Non-Commercial
 - \$2,372.00 as bid, 50% = **\$1,186.00**
 3. Sewer Service Assessment (50% of cost) – Non-Commercial
 - \$2,116.00 as bid, 50% = **\$1,058.00**
- No assessment for sewer/water < 10 years old
- \$381 reduction in most assessments due to lower utility costs



Example 1: 312 Tyler Ave N

- Tyler Ave N frontage
- Street Assessment per cap
@ \$91.56 / Foot, 54.00' frontage
 - $\$91.56 \times 54.00' = \$4,944.24$
- Water Service Replacement? -- Yes
 - **\$1,186.00**
- Sewer Service Replacement? -- Yes
 - **\$1,058.00**
- Total = $\$4,944.24 + \$1,186.00 + \$1,058.00$
= **\$7,188.24**



Example 2: 426 Hiawatha Ave

- Hiawatha Ave frontage
- Street Assessment per cap
@ \$91.56 / Foot, 132.00' frontage
 - Front footage cap @ 125.00'
 - $\$91.56 \times 125.00' = \mathbf{\$11,445.00}$
- Water Service Replacement? -- Yes
 - **\$1,186.00**
- Sewer Service Replacement? -- Yes
 - **\$1,058.00**
- Total = $\$11,445.00 + \$1,186.00 + \$1,058.00$
= \$13,689.00



Paying Assessments: Options

1. Pre pay without interest until **June 28, 2019**
2. Pre pay with interest accrued until between **June 29** and **November 28, 2019**
3. Remaining balance put on tax roll after **November 29, 2019**,
Paid over 15 Years
4. Deferred Assessments





Interest on Assessments

- A. 15 Year Assessment Period
- B. Interest rate is set 2% above rate City gets on its project financing
 - Recently determined to be 4.5937% interest rate on assessments
- C. Interest rate applied annually to remaining principal balance
- D. First payment includes interest between June 29 and date of payment





Options to Prepay Assessments

A. Prepay partial or in full by June 28, 2019

- No interest charged, private loans can be used
- Reduces principal amount to be charged interest
- Prepay amounts as low as \$100
- Multiple partial pre-payments are accepted

B. Prepay partial or in full by November 29, 2019

- Interest charged between June 29 and date of payment



“Do Nothing” – Let assessment certify to tax rolls

- **Assessment paid over 15 years with regular tax payment**
 - Will be paid out of mortgage escrow if one is established
 - Otherwise due with annual/bi-annual tax payment to Hennepin County – Assessment is not a separate payment, line item on Hennepin County tax bill
 - First payment includes interest from June 29, 2019 through December 31, 2020 = 18 months
 - Subsequent payments include interest for a 12 month period
 - This is the most common option selected



Example Payment Schedule 1

**\$13,700
Assessment
at a
4.5937%
Interest**



Tax Year	Principal Balance	Annual Principal	Annual Interest	Service Charge	Total Amount*
2019	13,700.00	-	-	-	-
2020	12,786.67	913.33	944.01	2.50	1,859.84
2021	11,873.34	913.33	587.38	2.50	1,503.21
2022	10,960.01	913.33	545.43	2.50	1,461.26
2023	10,046.68	913.33	503.47	2.50	1,419.30
2024	9,133.35	913.33	461.51	2.50	1,377.34
2025	8,220.02	913.33	419.56	2.50	1,335.39
2026	7,306.69	913.33	377.60	2.50	1,293.43
2027	6,393.36	913.33	335.65	2.50	1,251.48
2028	5,480.03	913.33	293.69	2.50	1,209.52
2029	4,566.70	913.33	251.74	2.50	1,167.57
2030	3,653.37	913.33	209.78	2.50	1,125.61
2031	2,740.04	913.33	167.82	2.50	1,083.65
2032	1,826.71	913.33	125.87	2.50	1,041.70
2033	913.38	913.33	83.91	2.50	999.74
2034	-	913.38	41.96	2.50	957.84
		Principal	Interest		Total
	Totals	13,700.00	5,349.38		19,086.88
*Actual amounts may be different due to rounding					



Example Payment Schedule 2

**\$7,200
Assessment
at a
4.5937%
Interest**



Tax Year	Principal Balance	Annual Principal	Annual Interest	Service Charge	Total Amount*
2019	7,200.00	-	-	-	-
2020	6,720.00	480.00	496.12	2.50	978.62
2021	6,240.00	480.00	308.70	2.50	791.20
2022	5,760.00	480.00	286.65	2.50	769.15
2023	5,280.00	480.00	264.60	2.50	747.10
2024	4,800.00	480.00	242.55	2.50	725.05
2025	4,320.00	480.00	220.50	2.50	703.00
2026	3,840.00	480.00	198.45	2.50	680.95
2027	3,360.00	480.00	176.40	2.50	658.90
2028	2,880.00	480.00	154.35	2.50	636.85
2029	2,400.00	480.00	132.30	2.50	614.80
2030	1,920.00	480.00	110.25	2.50	592.75
2031	1,440.00	480.00	88.20	2.50	570.70
2032	960.00	480.00	66.15	2.50	548.65
2033	480.00	480.00	44.10	2.50	526.60
2034	-	480.00	22.05	2.50	504.55
		Principal	Interest		Total
	Totals	7,200.00	2,811.37		10,048.87
*Actual amounts may be different due to rounding					



Example Payment Schedule 3

**\$400
Assessment
at a
4.5937%
Interest**



Tax Year	Principal Balance	Annual Principal	Annual Interest	Service Charge	Total Amount*
2019	400.00	-	-	-	-
2020	373.33	26.67	27.56	2.50	56.73
2021	346.66	26.67	17.15	2.50	46.32
2022	319.99	26.67	15.92	2.50	45.09
2023	293.32	26.67	14.70	2.50	43.87
2024	266.65	26.67	13.47	2.50	42.64
2025	239.98	26.67	12.25	2.50	41.42
2026	213.31	26.67	11.02	2.50	40.19
2027	186.64	26.67	9.80	2.50	38.97
2028	159.97	26.67	8.57	2.50	37.74
2029	133.30	26.67	7.35	2.50	36.52
2030	106.63	26.67	6.12	2.50	35.29
2031	79.96	26.67	4.90	2.50	34.07
2032	53.29	26.67	3.67	2.50	32.84
2033	26.62	26.67	2.45	2.50	31.62
2034	-	26.62	1.22	2.50	30.34
		Principal	Interest		Total
	Totals	400.00	156.15		593.65
*Actual amounts may be different due to rounding					





Deferred Assessments

A. To qualify:

- Homestead property
- Household income limit of \$38,493
- Owner must be one of the following:
 - At least 65 years old,
 - Active military service, or
 - Retired by virtue of a permanent & total disability

B. Process – Melanie Ortiz, 952-548-6310

- Submit application & supporting docs **by Sept. 30th**
- Renew annually with City by Sept. 30th, must meet criteria at time of renewal each year



Deferred Assessments



C. Interest during deferral

- Interest is accrued during deferment period

D. Deferment ends, assessment amount due when (per MN Statute):

- Death of the owner(s)
- Sale, transfer, or subdivision of property
- Loss of homestead status on the property
- Income threshold is exceeded



Summary of Payment Options



1. **Prepay in full or part without interest until June 28, 2019**
2. **Prepay in full or part with interest from June 29 until Nov. 29, 2019**
3. **Do nothing -- Remaining balance put on taxes after Nov. 29**
 - Paid annually over 15 years, interest rate of 4.5937%
 - Will impact escrow payments included in mortgage
4. **Deferred Assessments – Pay at a later date**
 - Homestead property, income limit of \$38,493
 - Owner 65 years or more, active military, or disability
 - Typically paid in full at exchange of property



Project Schedule

- March 7th – Opened Bids
 - 3 bids received
 - Overall low bidder was Northwest Asphalt
- April 10th – Neighborhood Informational Meeting 3
- April 16th – Public Assessment Hearing, Adopt Final Assessments, Award Bid
- Early May - Fall 2019: Construction

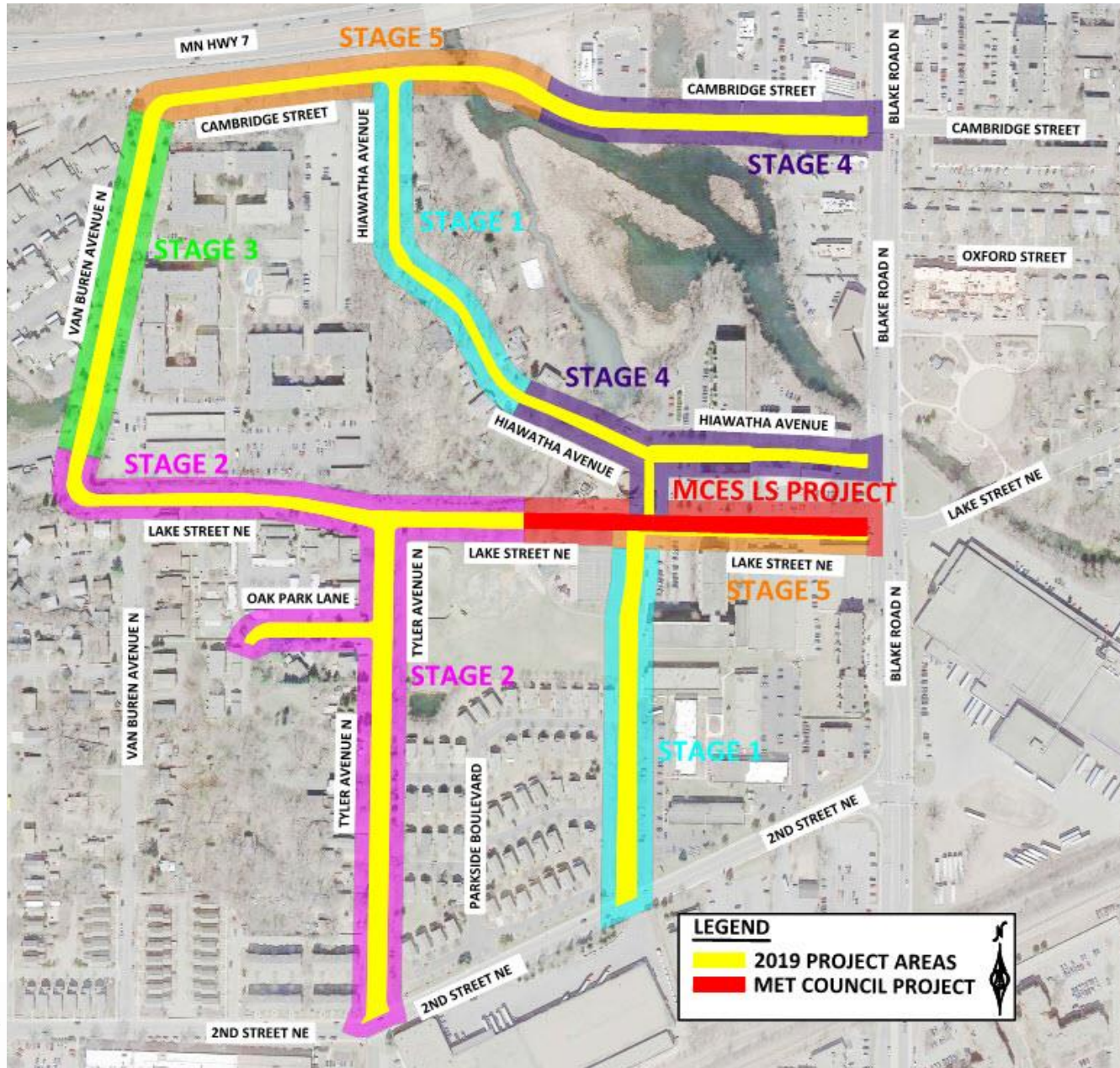


Construction Process

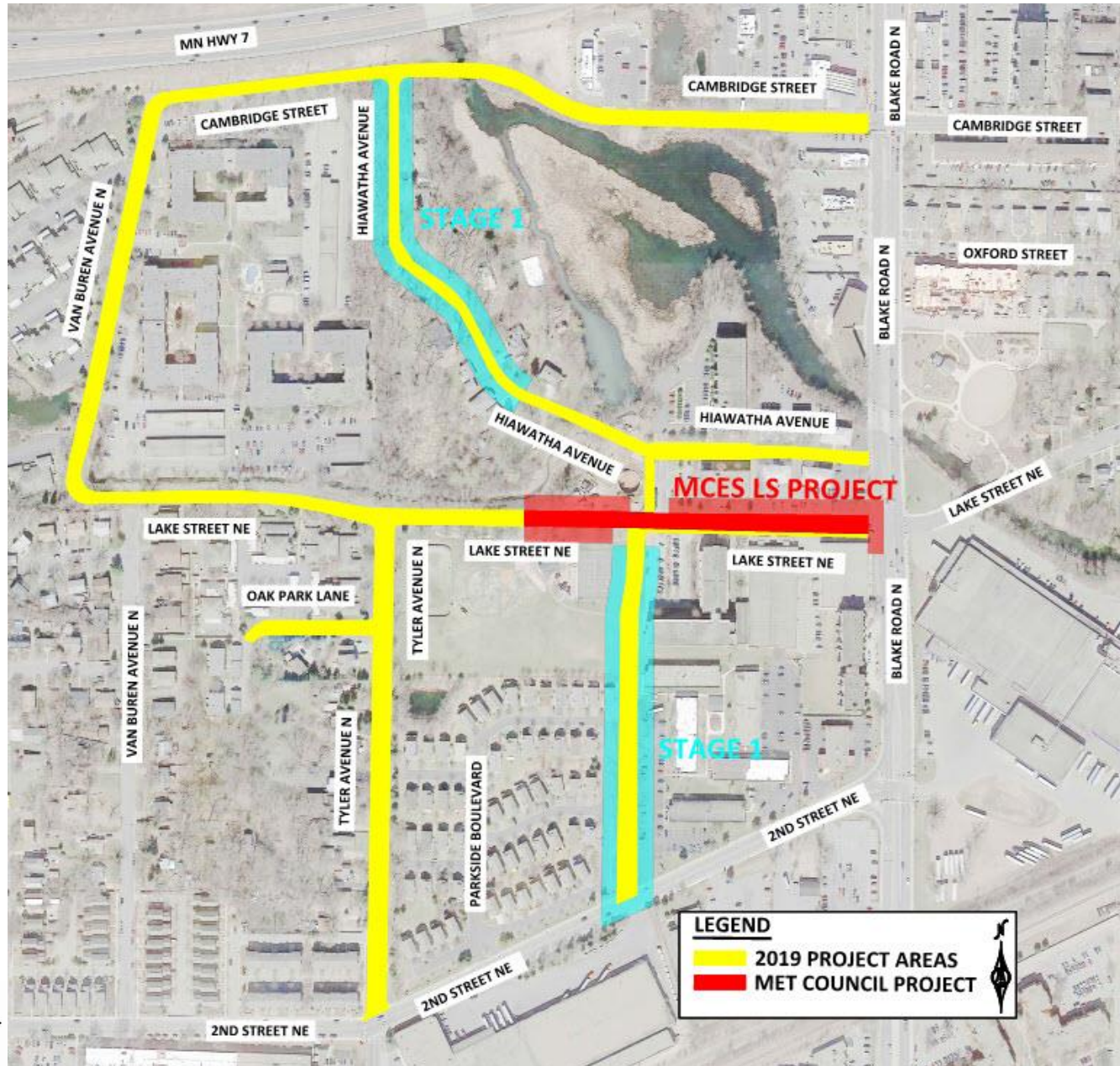
- Early May – Fall 2019 construction
- Contractor sequencing in each block
 - 4 weeks of utility construction
 - Van Buren Ave N – 2 weeks due to multiple access concerns and limited utilities
 - Cambridge St near Blake Rd – 3 weeks
 - 3 weeks of street construction, 2 weeks for Van Buren Ave N
 - 3 weeks of boulevard restoration, tree planting, cleanup
 - 5 weeks for Bridge Work on Cambridge St
- Temporary Water Shutdowns – Temporary system to be installed to maintain service during construction
- Temporary Access Restrictions – Concrete Driveway Aprons



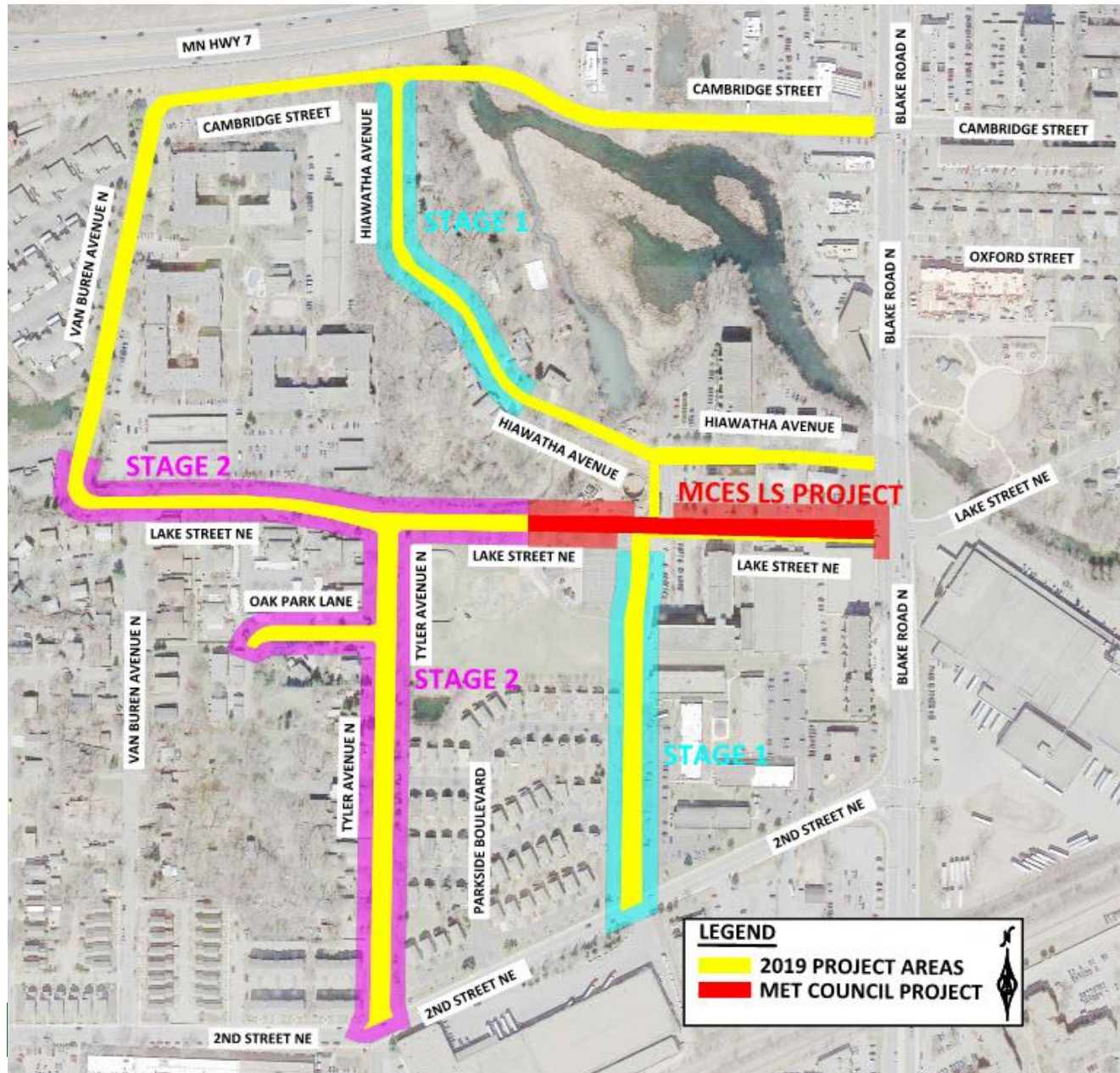
Overall Staging Plan



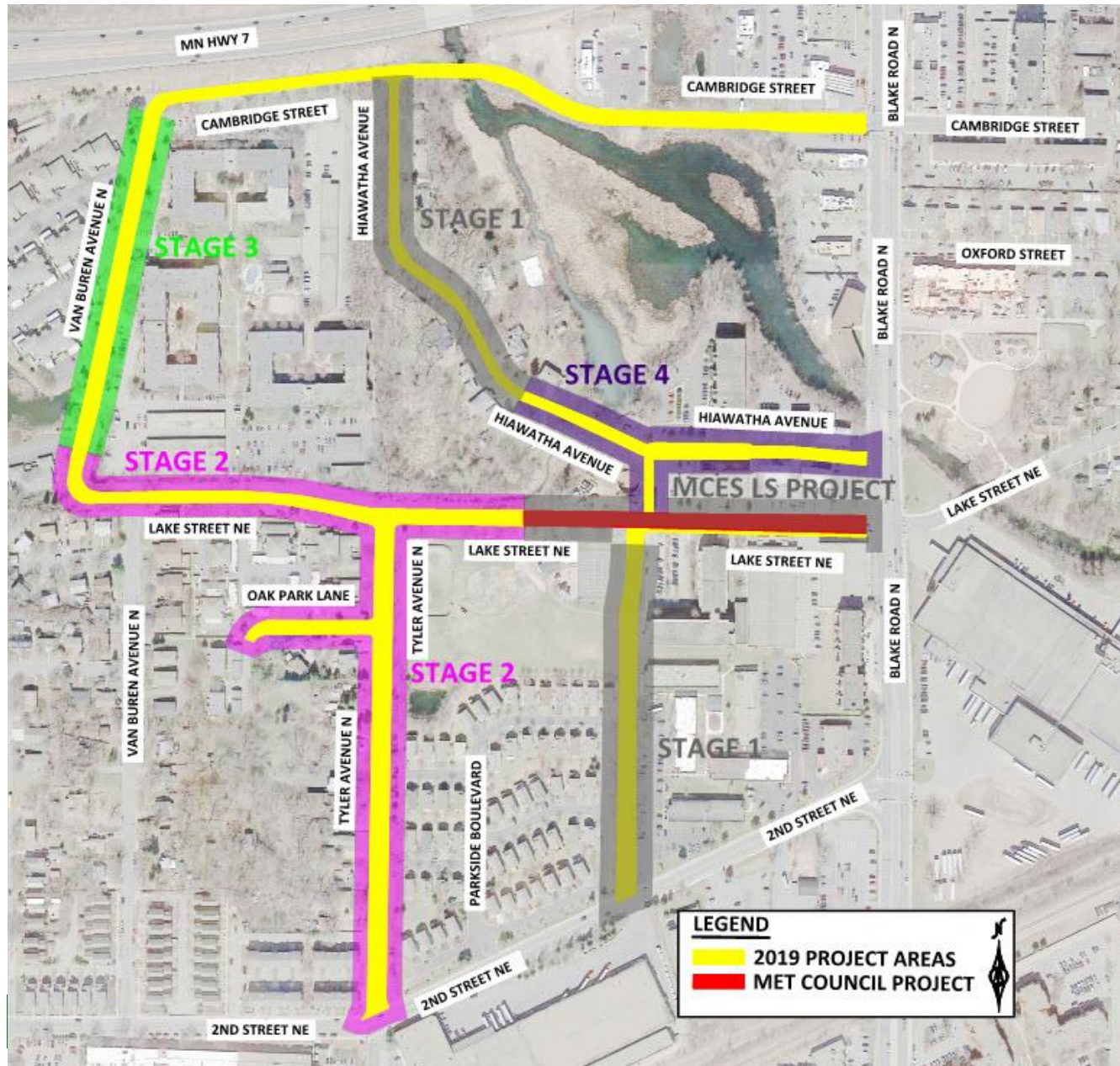
Spring



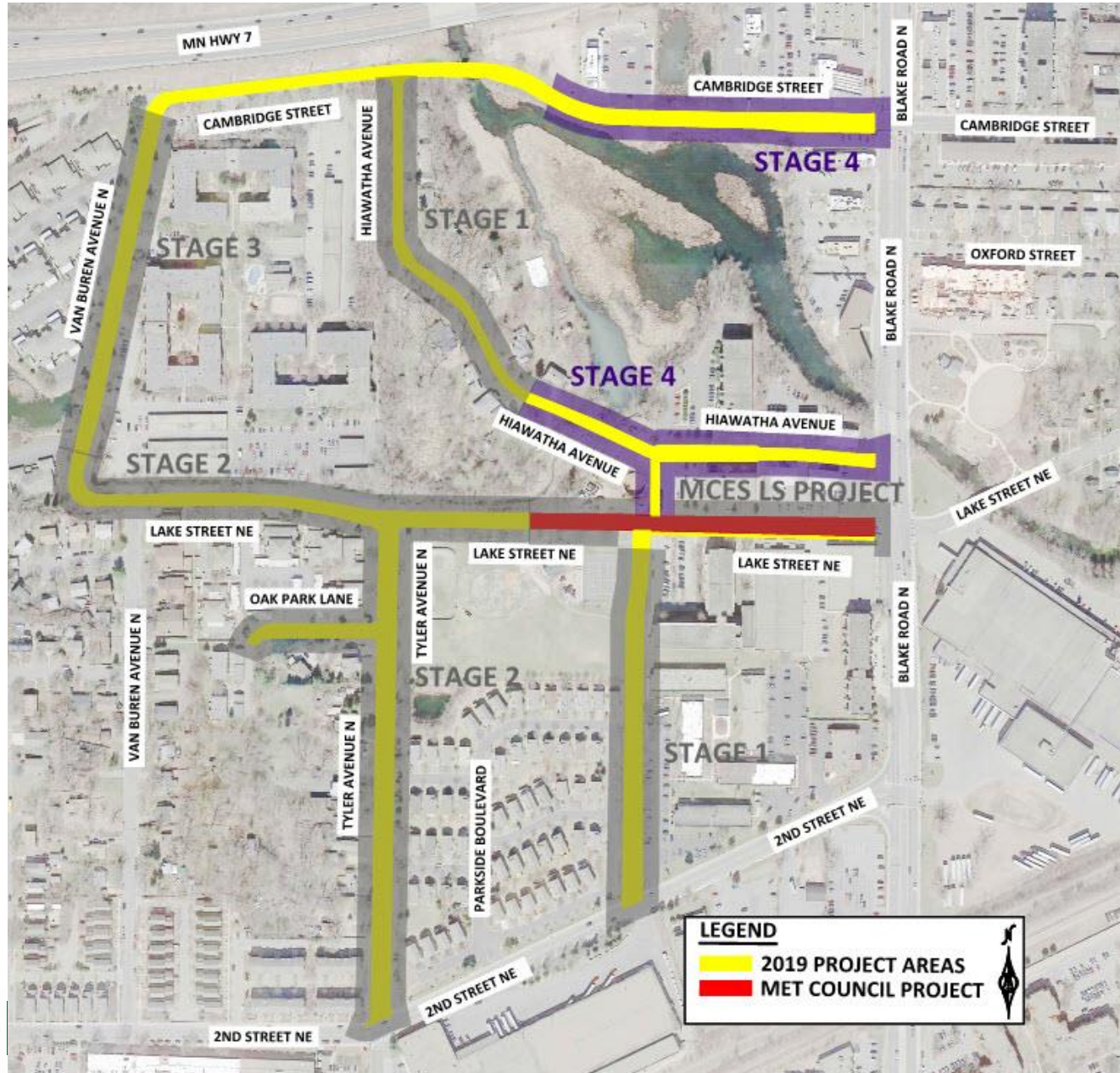
Late Spring – Early Summer



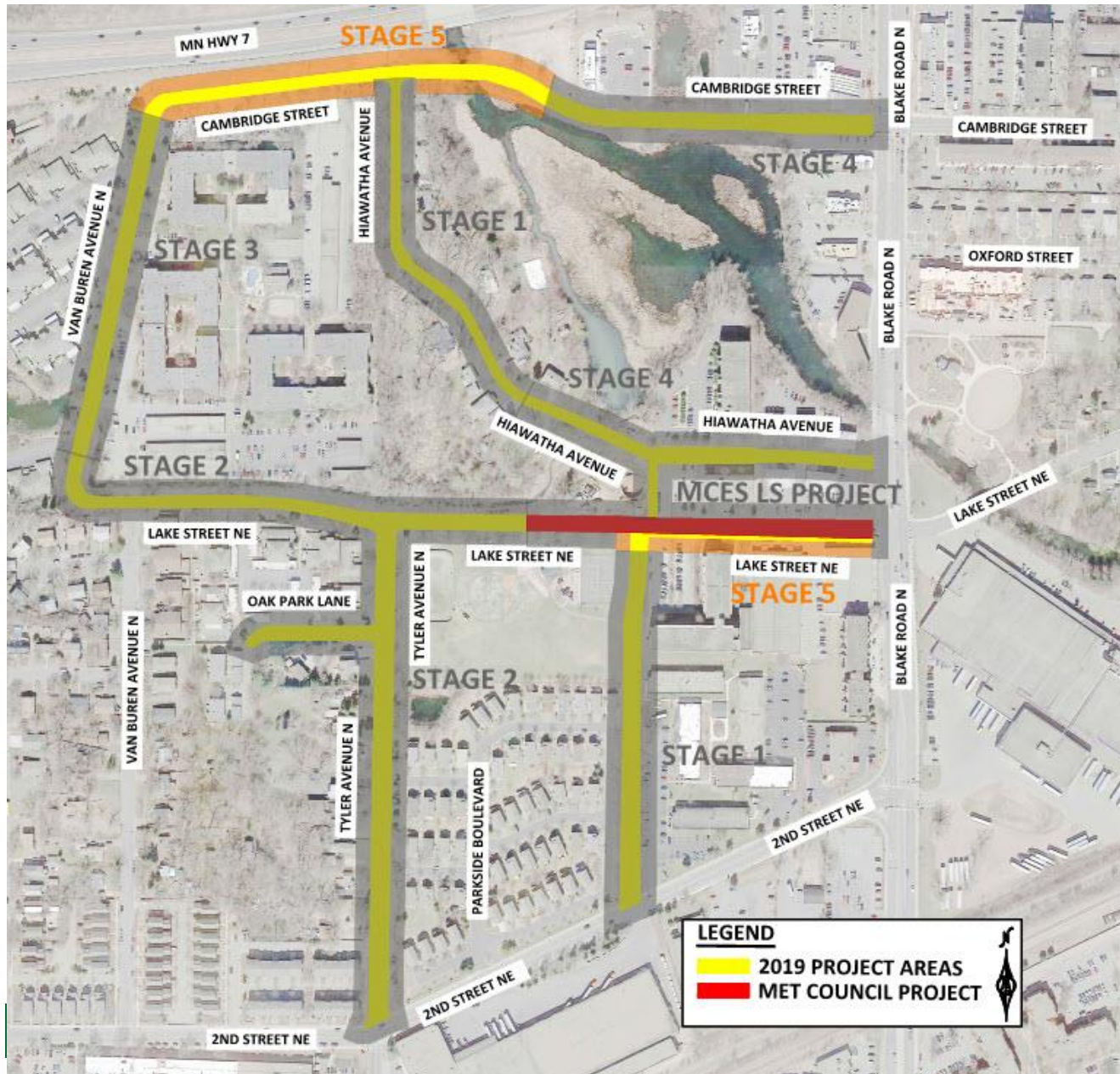
Summer



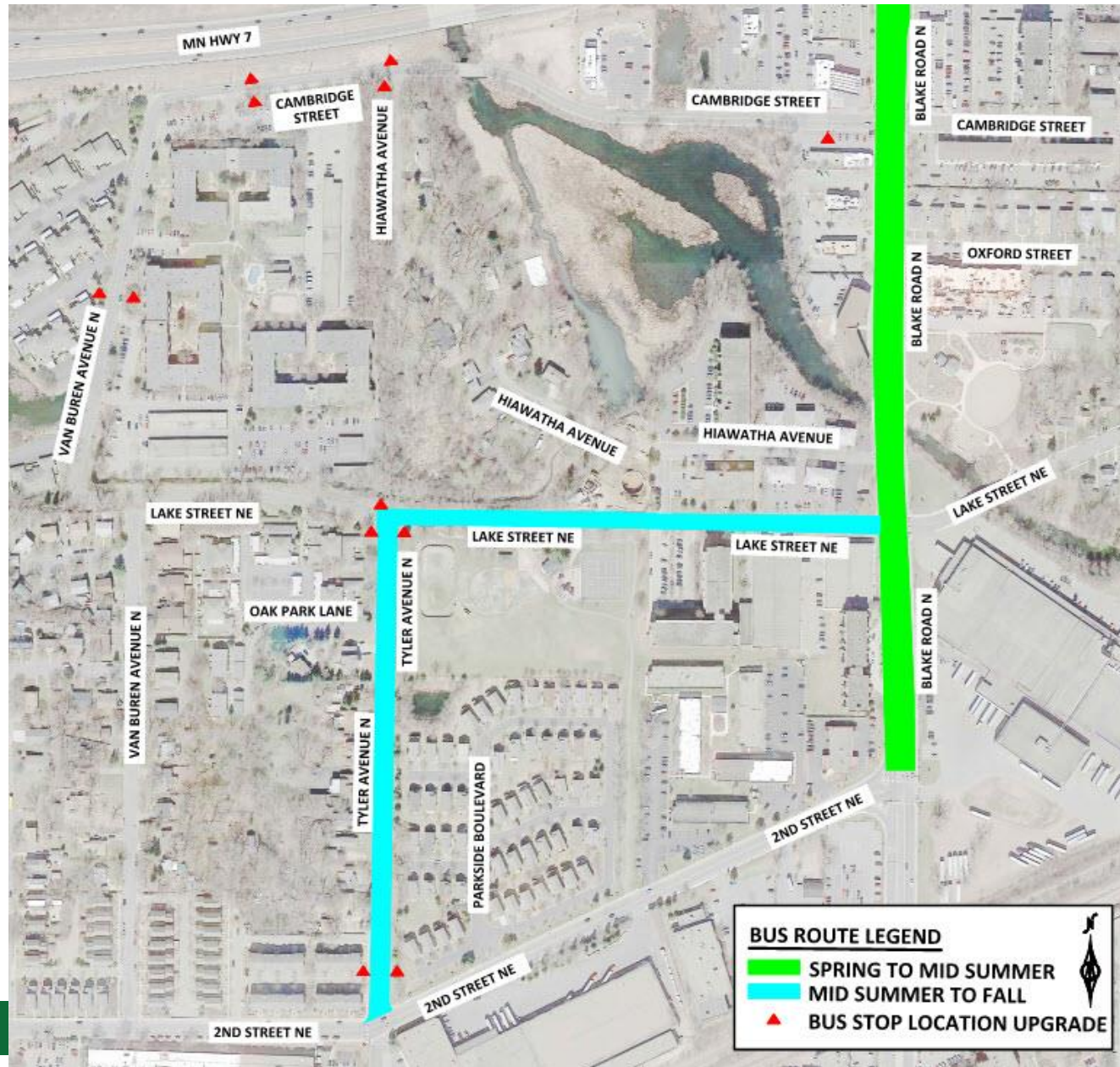
Late Summer – Early Fall



Fall



Bus Routes During Construction



Communication During Construction

■ Newsletters (Monthly)

Newsletter No. 1, Page 1

February, 2017



CITY OF HOPKINS
Engineering Department
1010 1st Street South
Hopkins, MN 55343
(952) 935-8474



**BOLTON
& MENK**
Real People. Real Solutions.
BOLTON & MENK, INC.
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



PROJECT SCHEDULE

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.

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



Communication During Construction

- Newsletters (Monthly)
- Website (Weekly)
 - www.Hopkins-2019.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)

HOPKINS | MN

PROJECT SUMMARY PROJECT DOCUMENTS CONSTRUCTION UPDATES

PROJECT SUMMARY

HOPKINS - 2019 STREET & UTILITY IMPROVEMENTS

WHAT IS THE SCOPE OF THE PROJECT?

The project involves street and utility reconstruction improvements including storm sewer, water, and sanitary sewer improvement along the following streets west of Blake Road, south of Highway 7, and north of 2nd Street.

- Cambridge Street
- Van Buren Avenue
- Tyler Avenue
- Lake Street

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



Communication During Construction

- Newsletters (Monthly)
- Website (Weekly) www.Hopkins-2019.com
- Notices (As needed)



CONSTRUCTION UPDATE

September 1, 2016



Northwest Asphalt will pave 21st Ave N and 4th St N on Tuesday, September 6th, weather permitting.

The asphalt will typically be installed at temperatures between 275° F and 350° F. Therefore, please have children stay away from the asphalt until it cools, which will be after it's rolled the same day.

Please do not park on 21st Ave N nor 4th St N on Tuesday, September 6th. During the paving process, access will be maintained only for driveways directly accessing 21st Ave N and 4th St N. If you need to drive over the fresh asphalt, please keep your speed low to avoid spinning your tires and harsh turning motions.

If you have any questions about this update, **please call Chad Booth at 763-614-0801.**

Thank you for your continual patience and cooperation during construction!



Communication During Construction

- On-Site Contact: Josh Hrabe
 - 612-965-2473
 - joshhr@bolton-menk.com



- Project Engineer: Nick Amatuuccio, P.E.
 - 612-965-3926
 - nickam@bolton-menk.com



Project Contacts

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

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

Melanie Ortiz – City Assessment Clerk

- mortiz@hopkinsmn.com
- 952-548-6310

Mike Waltman, P.E. – Project Manager

- mikewa@bolton-menk.com
- 612-221-6946

