

Neighborhood Meeting #2 2022 Street & Utility Improvements

City of Hopkins
October 13, 2021





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 Questionnaire Summary

9 Questionnaires Received

Most Common Responses:

- Sidewalk on 7th Ave in poor condition
 - Full replacement of sidewalk on 7th Ave S – both sides
- Drainage issues on 7th Ave, especially on north end
 - New curb and gutter and storm sewer catch basins as needed to improve drainage on the entire block of 7th Ave S
- Pavement in poor condition on both 6th and 7th Avenue
 - Removing the old pavement and installing new asphalt pavement on both blocks – examples of pavement condition on upcoming slides
- Protect Trees
 - Some trees will need to be removed, but most trees, especially healthy trees will remain – more info on upcoming slide



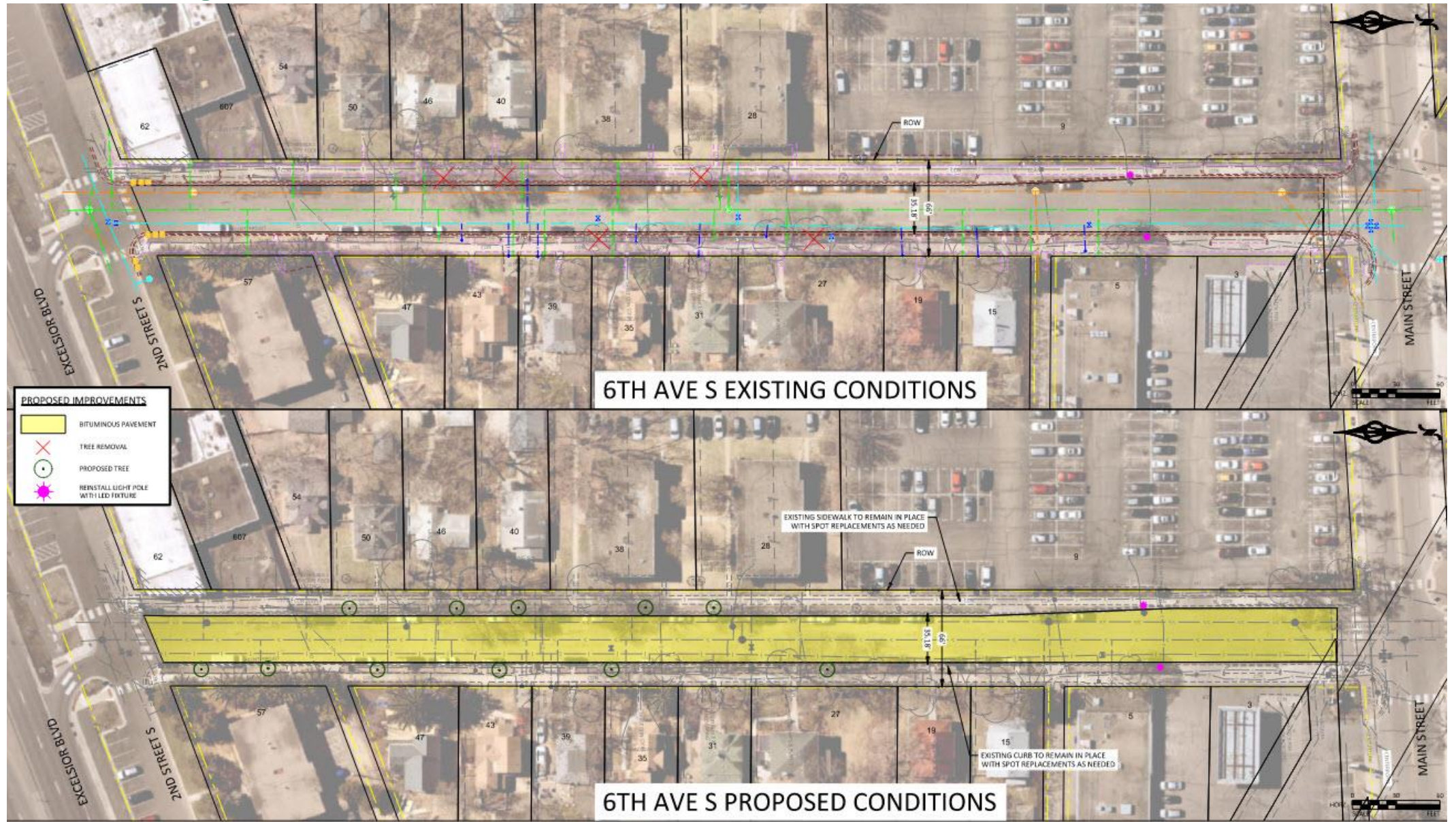
Existing Pavement Conditions



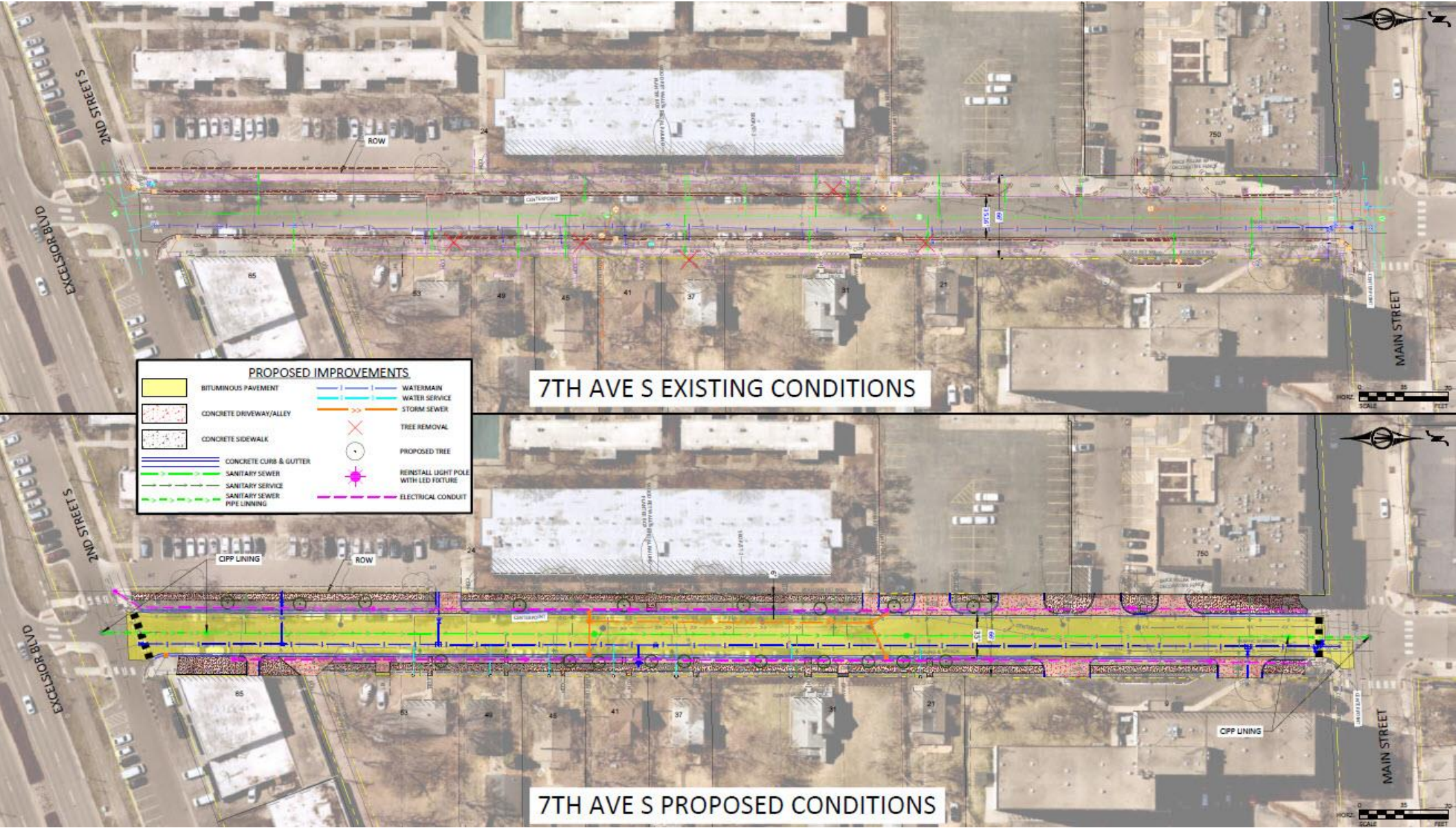
Reconstructed Street Example



Street Improvements – 6th Ave S



Street Improvements – 7th Ave S



Utility Improvements – Sanitary Sewer



Utility Improvements – Watermain



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

Trees that are removed will be replaced with a tree at the end of the project. Additional trees will be planted throughout the project corridor where there are none today.



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



Street Lighting

- Light Poles on 7th Ave S to be salvaged and reinstalled due to adjacent utility work
- Light Fixtures on 6th Ave S and 7th Ave S to be replaced with LED light fixtures

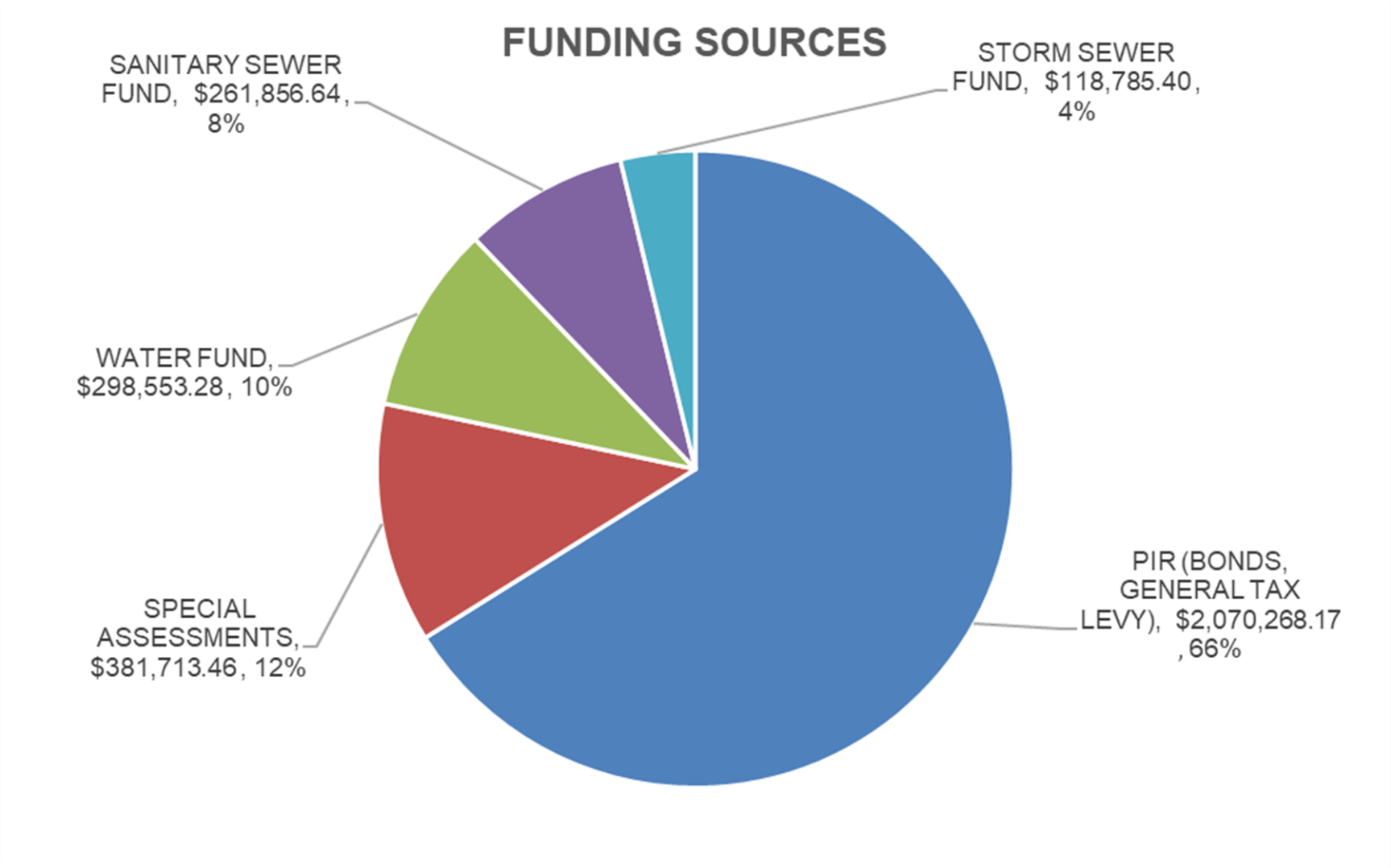


Project Costs

Preliminary Estimated Cost of 2022 Proposed Improvements	
Street (7 th Ave S)	\$732,000
Street (6 th Ave S)	\$180,000
Sanitary Sewer	\$188,000
Watermain	\$215,000
Storm Sewer	\$85,000
Mill & Overlay (2 nd Ave S)	\$292,000
Miscellaneous (CIPP Sanitary Lining & Spot Concrete)	\$99,000
Contingencies (15%)	\$269,000
Engineering & Administration (21%)	\$433,000
Total Estimated Project Costs	\$2,493,000
Add Alternates Total Est. Proj. Costs (10 th Ave N & 1 st St N)*	\$638,000
Potential Total Estimated Project Costs with Add Alternates*	\$3,131,000



Project Budget



Special Assessment Policies

- Assessments for 7th Ave S (Reconstruction); No assessments anticipated for 6th Ave S at this time (Reclaim)
 - Individual letters with estimated assessment amounts were mailed in late September
- Streets (**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 for single-family residential
 - 100% of as-bid, actual service costs for commercial/apartment buildings
- **Total Assessment = Utility Assessment + Street Assessment**



Special Assessment Caps

- 2021 Front Foot Rate Cap
 - **\$100.05 / front foot**
- Front Footage Cap
 - Front footage counted up to **125 feet**
- Caps do not apply to commercial properties or apartment buildings
 - Benefit Appraisals for these properties – lower amount used (appraisal vs. policy)



Summary of Preliminary Assessments

- 65 total properties to be assessed
 - Assessments range from \$423.89 to \$123,344.76
- 7 'typical' single family residential properties to be assessed
 - Full reconstruct with new utility services
- 48 individual condos to be assessed
 - Part of 750 Mainstreet building
- 10 commercial properties or apartment buildings to be assessed
 - Lower amount used between City Policy and Benefit Appraisal



Assessments: Summary of Payment Options

1. Prepay in full or part without interest until June 24*, 2022
2. Prepay in full or part with interest until Nov. 25*, 2022
3. **Do nothing -- Remaining balance put on taxes after Nov. 25*, 2022**
 - 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, and income limit are tentative, to be confirmed in Spring 2022**



Project Schedule (2021)

October 13 – Neighborhood Meeting 2

- Review of proposed improvements, review preliminary assessments, collect input

October 19 – City Council Meeting

- Council conducts public hearing on improvements and considers ordering final plans

December 21 – City Council Meeting

- Approve final plans and authorize bidding



Project Schedule (2022)

January 21 – Open Bids

February 1 – City Council Meeting

- Council orders public hearing on assessments

Late February (Date TBD)– Neighborhood Meeting 3

- Review final assessments, final plans, collect input

March 1 – City Council Meeting

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

May to October – Construction

- Overall duration will be shorter but start and end dates are TBD



Project Communication

Bolton & Menk Project Website

www.Hopkins-2022.com



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PROJECT SUMMARY

CITY OF HOPKINS - 2022 STREET & UTILITY IMPROVEMENTS

WHAT IS THE SCOPE OF THE PROJECT?

The project involves street and utility reconstruction improvements including storm sewer, watermain, and sanitary sewer replacement along 7th Ave S, between Mainstreet and 2nd St S. The project also includes the pavement rehabilitation of 6th Ave S from Mainstreet to 2nd St S.

A map of the project area is shown below. The project will be completed over the summer of 2022 by the City's Contractor.

PROJECT AREA



NEIGHBORHOOD MEETING

Join our neighborhood meeting, 9/8 at 5:30 pm on Zoom.

<https://us06web.zoom.us/join/join?secret=GHqjMqHNTLWgfirsWwUnzXNLeSHSCX>

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