

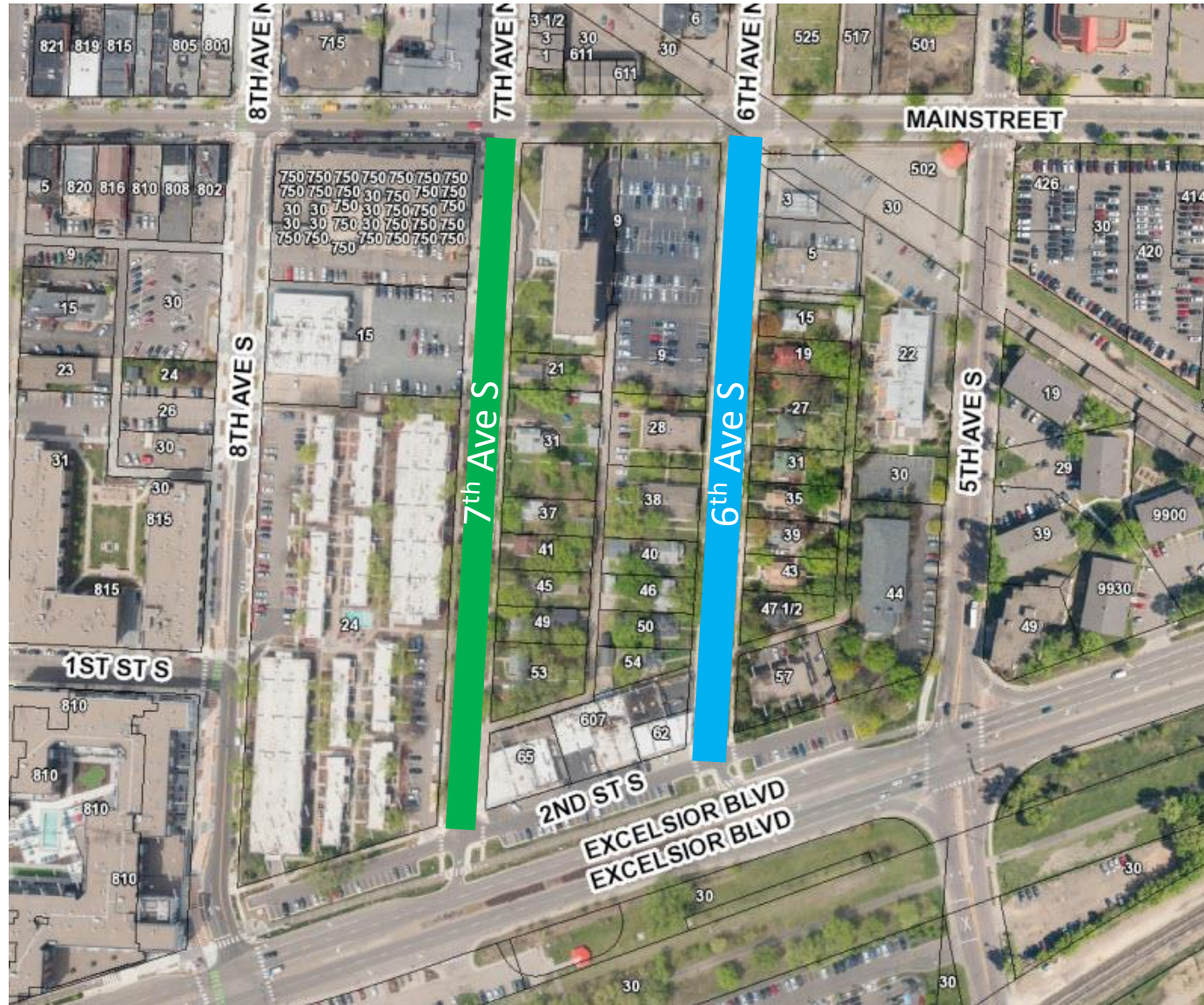
Neighborhood Meeting #3



2022 Street & Utility Improvements

City of Hopkins
February 23, 2022



Project Area – 7th Ave S & 6th Ave S



-  Full Reconstruction of Street & Utilities
-  Pavement Resurfacing





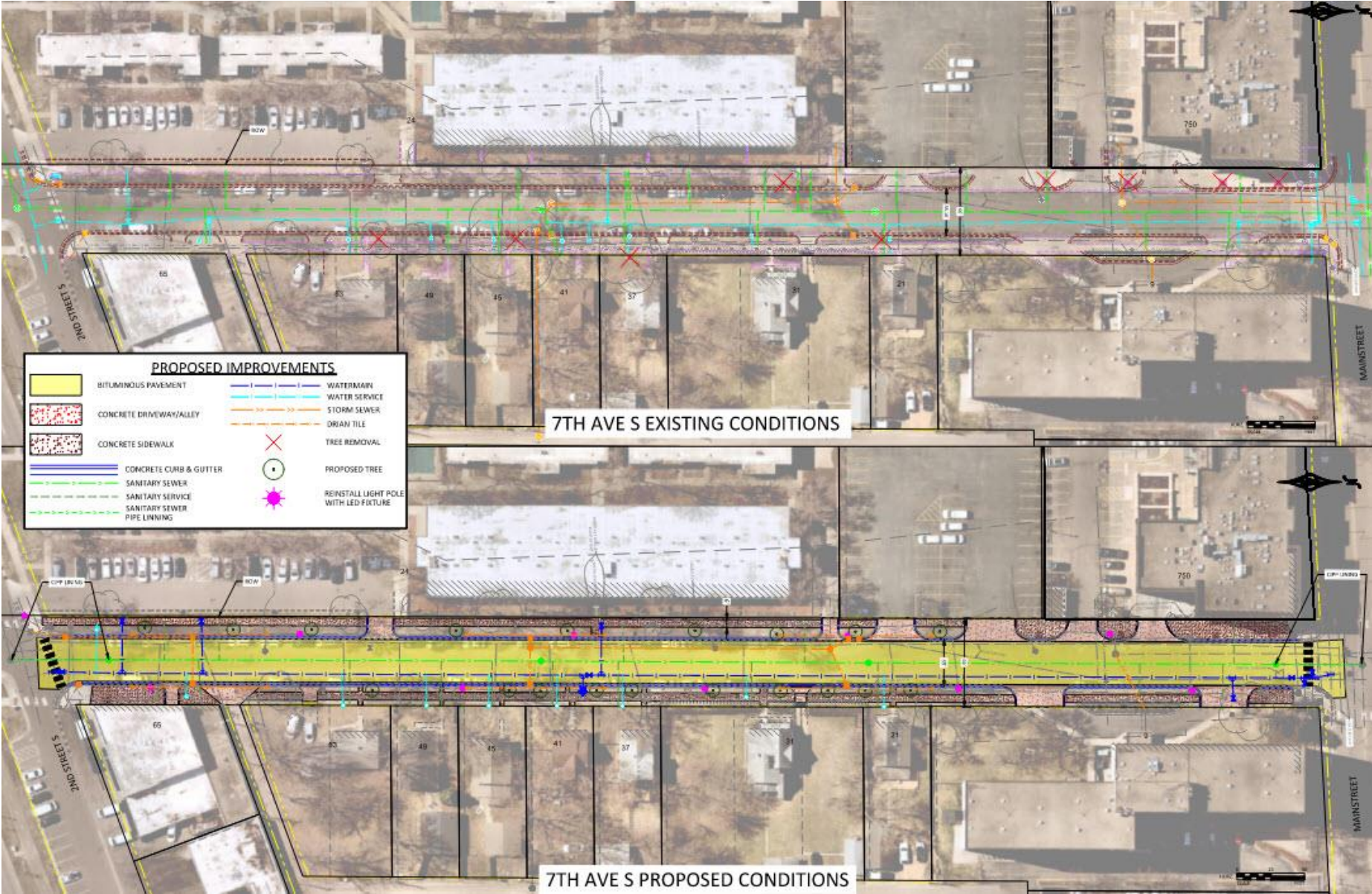
Bolton-Menk.com



Existing Pavement Conditions



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

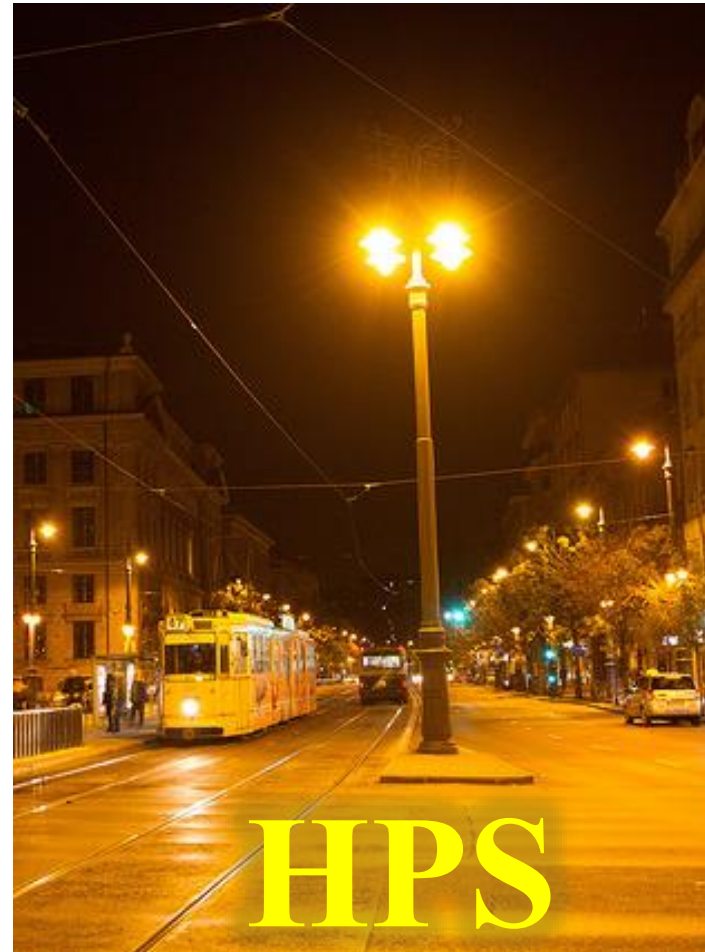


Image Source:

https://thegreensunshineco.com/hps-vs-led-grow/10304789906_490eebdcbbc_z/



Project Budget & Assessments

of 7th Ave Properties to be Assessed

- 65 Properties
 - 7 Single Family Homes
 - 48 Condo Units
 - 10 Commercial/Multi-Family Properties

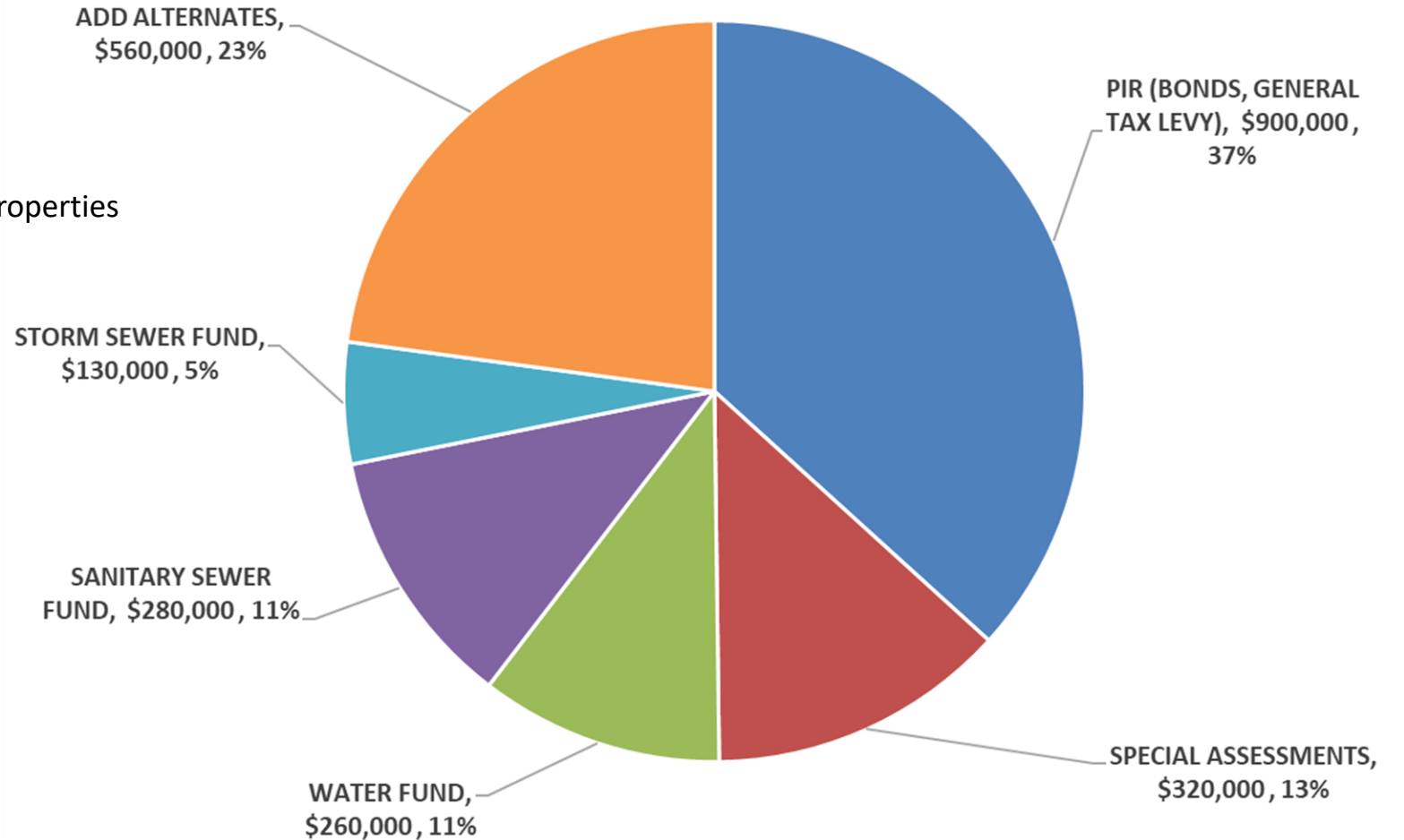
Total Special Assessment Amount

- \$322,794.87

Total Estimated Project Cost

- \$2,450,000

FUNDING SOURCES



Special Assessment Policies

- Assessments for 7th Ave S (Reconstruction)
 - Individual letters with assessment amounts were mailed in early February
- 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/multi-family buildings
- **Total Assessment = Utility Assessment + Street Assessment**



Special Assessment Caps

- 2022 Front Foot Rate Cap (Single Family Residential Properties)
 - **\$100.05 / front foot**, 3% annual increase
- Front Footage Cap (Single Family Residential Properties)
 - Front footage counted up to **125 feet**
- Caps do not apply to commercial properties or multi-family buildings
 - Benefit Appraisals for these properties – lower amount used (appraisal vs. policy)

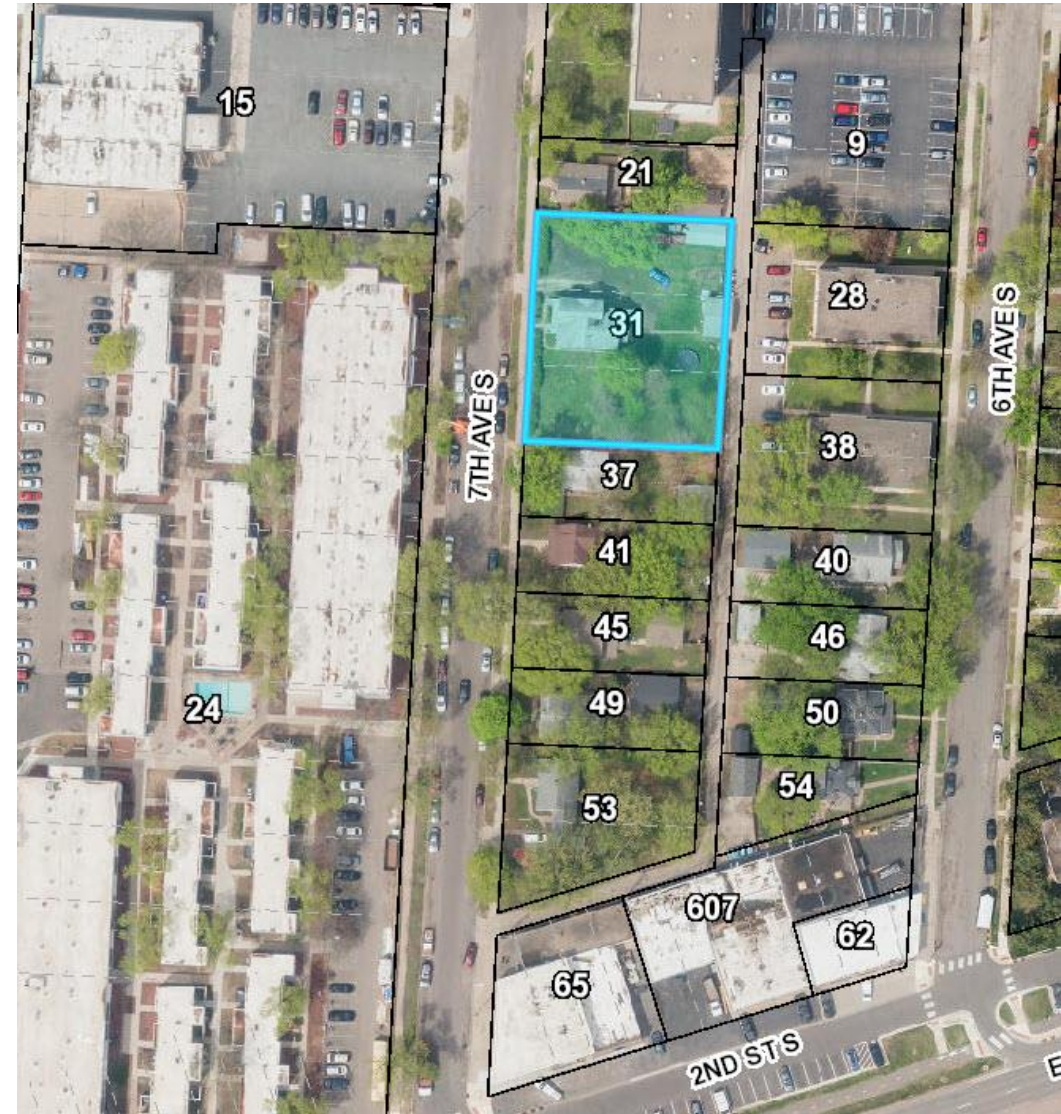


Utility Assessment Rates

- Total assessment amount may have 3 parts:
 - 1. Street Assessment** (front footage rate)
 - Single Family Residential: \$100.05 / front foot
 - Multi Family & Commercial Properties: Lesser of actual street cost/front foot or Benefit Appraisal
 - 2. Water Service Assessment** (50% of cost) – Single-Family Res.
 - 50% of \$3,138.02 as bid cost = \$1,569.01
 - 3. Sewer Service Assessment** (50% of cost) – Single-Family Res.
 - 50% of \$2,645.49 as bid cost = \$1,322.75
- No sewer/water assessments for sewer/water service lines less than 10 years old

Assessment Calculation Example

- 31 7th Ave S
 - Street Assessment per cap
 - \$100.05 / foot @ 150' frontage
 - Front footage cap @ 125'
 - $\$100.05 \times 125' = \textbf{\$12,506.25}$
 - Water Service replacement? - Yes
 - **\$1,569.01**
 - Sewer Service replacement? - Yes
 - **\$1,322.75**
- **Total Assessment** = $\$12,506.25 + \$1,569.01 + \$1,322.75$
= **\$15,398.01**



Assessments: Summary of 4 Payment Options

1. **Prepay in full or part without interest until July 29, 2022**
2. **Prepay in full or part with interest until Nov. 20, 2022**
3. **Do nothing -- Remaining balance put on taxes after Nov. 20, 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
 - Interest is accrued during deferment period

***Interest rate and income limit are tentative, to be confirmed in Spring 2022**



Example Payment Schedule

**\$8,000
Assessment
at 5.0%
Interest**

Tax Year	Principal Balance	Annual Principal	Annual Interest	Service Charge	Total Amount*
2022	8,000.00	-	-	-	-
2023	7,466.67	533.33	566.67	2.50	1,102.50
2024	6,933.34	533.33	373.33	2.50	909.16
2025	6,400.01	533.33	346.67	2.50	882.50
2026	5,866.68	533.33	320.00	2.50	855.83
2027	5,333.35	533.33	293.33	2.50	829.16
2028	4,800.02	533.33	266.67	2.50	802.50
2029	4,266.69	533.33	240.00	2.50	775.83
2030	3,733.36	533.33	213.33	2.50	749.16
2031	3,200.03	533.33	186.67	2.50	722.50
2032	2,666.70	533.33	160.00	2.50	695.83
2033	2,133.37	533.33	133.34	2.50	669.17
2034	1,600.04	533.33	106.67	2.50	642.50
2035	1,066.71	533.33	80.00	2.50	615.83
2036	533.38	533.33	53.34	2.50	589.17
2037	-	533.38	26.67	2.50	562.55
		Principal	Interest		Total
	Totals	8,000.00	3,366.69		11,404.19

*Actual amounts may be different due to rounding and interest rates



Project Schedule

February 23, 2022 – Neighborhood Meeting 3

- Review final assessments, final plans, collect input prior to construction

March 1, 2022 – City Council Meeting

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

May to October 2022 – Construction

- Overall duration will be shorter but start and end dates are TBD
- Roughly 3 months to reconstruct 7th Ave from start to finish



Construction Process

- 4 weeks of pavement removals and utility construction

1. Remove pavement
2. Sanitary sewer replacement
3. Watermain replacement
4. Sewer and water service replacement
5. Storm sewer installation



Construction Process

- 3 weeks of street reconstruction
 6. Roadway reconstruction – excavation and grading
 7. Installation of concrete curb and gutter
 8. Pour concrete driveways
 9. First layer of asphalt roadway is paved



Construction Process

- 2 weeks of lighting work
 - 10. Install light bases, conduits, and wiring
- 3 weeks of boulevard restoration
 - 11. Pour concrete sidewalks
 - 12. Pave asphalt driveways
 - 13. Restoration behind the curb (topsoil and turf)



Construction Process

- 2 weeks of final cleanup and paving
 - 14. Miscellaneous work – signage, tree planting, manhole castings, and light poles
 - 15. Final layer of asphalt roadway is paved



Reconstructed Street Example



Project Website

Bolton & Menk Project Website
www.Hopkins-2022.com



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[PROJECT SUMMARY](#) [PROJECT SCHEDULE](#) [PROJECT DOCUMENTS](#) [CONSTRUCTION UPDATES](#)

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/joinMeeting?meetingRef=ZUSf-GhqjMqHNTLWgfirsWwUnzXNLeSHSCX>

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Bolton-Menk.com



Project Communication

- Website (Weekly) www.Hopkins-2022.com
- Newsletters (Monthly)
- Notices (As Needed)
- On-Site Lead Contact: Josh Hrabe
 - 612-965-2473
 - joshhr@bolton-menk.com



Newsletter No. 1, Page 1

February, 2017



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**BOLTON
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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

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.



PROJECT SCHEDULE

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



Thank You!

Any Questions?

Nick Amatuccio, PE

Project Engineer

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Eric Klingbeil, PE

City Engineer

eklingbeil@hopkinsmn.com; 952-548-6357



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