

Neighborhood Meeting #2 2024 Central Avenues Improvements

City of Hopkins
October 25, 2023



Project Area



Legend



Project Locations

-  Street & Utility Reconstruction Project Area
-  Pavement Resurfacing Project Area



Street Improvements






Existing & Proposed Street Widths		
Street Segment	Existing Width	Proposed Width
8 th Ave N, 2 nd St N to Mtka Mills Rd	31'	28'
7 th Ave N, HCRRA Alley to 1 st St N	35.4'	35'
7 th Ave N, 1 st St N to Mtka Mills Rd	35' - 36'	32'
3 rd St N, 5 th Ave N to 8 th Ave N	29.5'	28'
6 th Ave N, Mainstreet to 1 st St N	Reclaim & Resurface	
1 st St N, 5 th Ave N to 8 th Ave N	Mill & Overlay	
2 nd St N, 5 th Ave N to 8 th Ave N	Mill & Overlay	



Drainage Improvements – Storm Sewer



- Legend
-  Project Area
 -  Drainage Issues & Improvements
 -  Drainage Issues & Improvements



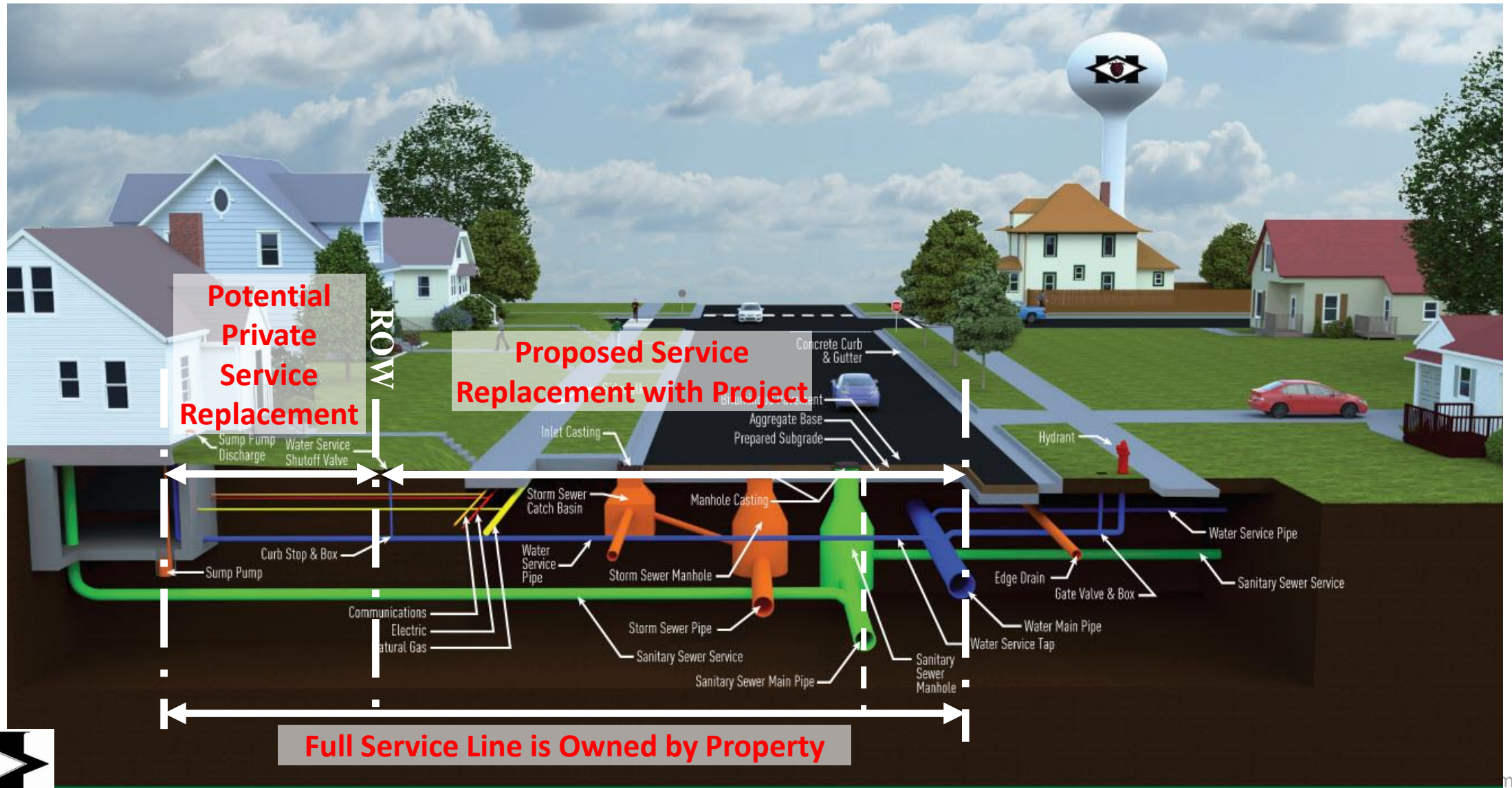
Utility Improvements – Sanitary Sewer



Utility Improvements – Watermain



Service Line Replacement



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



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

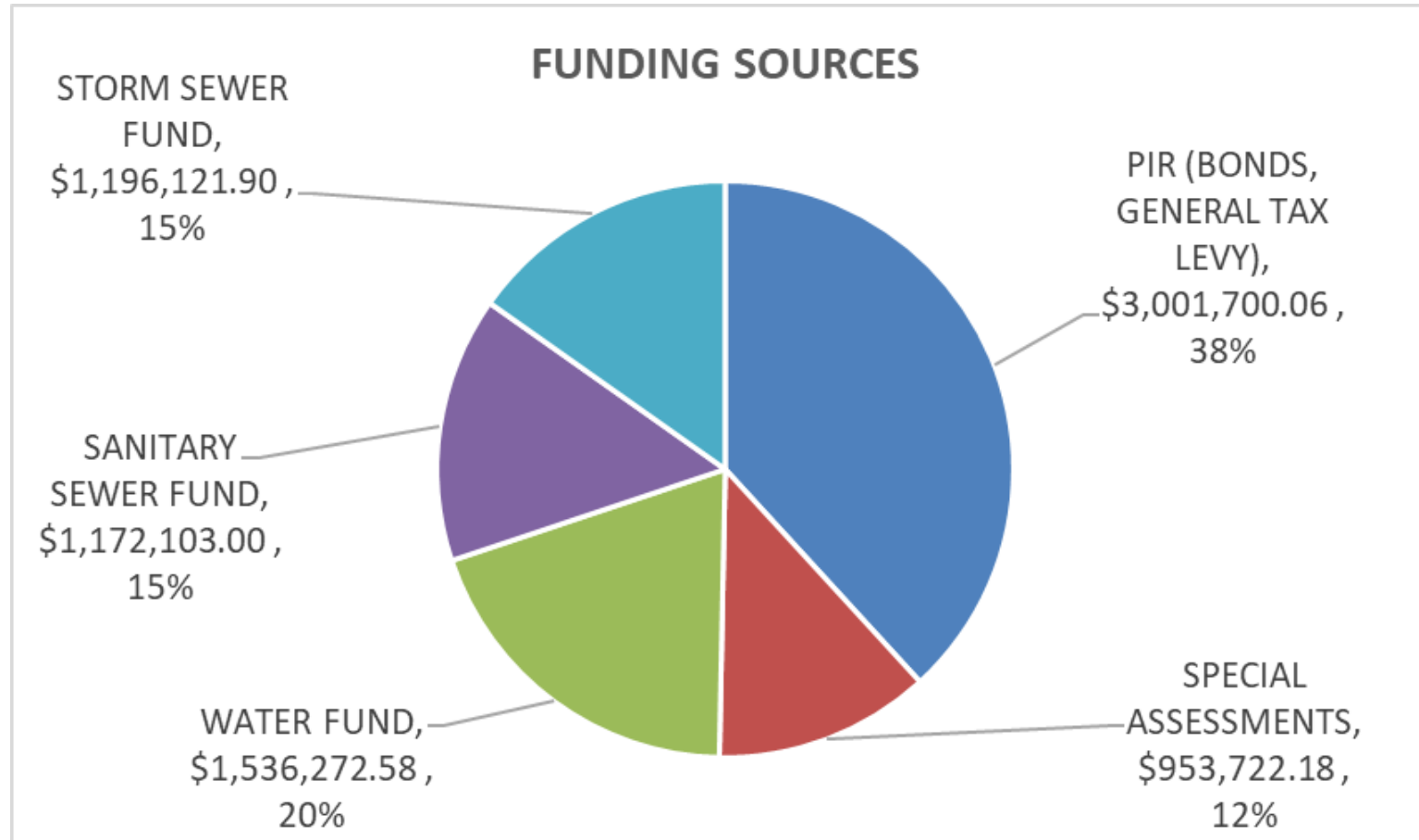


Project Costs

Preliminary Estimated Cost of 2024 Proposed Improvements	
Proposed Street Improvements	\$2,866,000
Proposed Sanitary Sewer Improvements	\$849,000
Proposed Watermain Improvements	\$1,113,000
Proposed Storm Sewer Improvements	\$867,000
Street & Utility Subtotal	\$5,695,000
Contingencies (15%)	\$855,000
Engineering & Administration (20%)	\$1,310,000
Total Estimated Project Costs	\$7,860,000



Project Budget



Special Assessment Policies

- Assessments are proposed for all reconstructed streets (7th Ave N, 8th Ave N, and 3rd St N)
 - No assessments for pavement resurfacing/maintenance work (6th Ave N, 1st St N, 2nd St N)
- Streets (**Street Assessment**)
 - 70% of the total street improvement cost
 - Varies for each property based on front footage
 - Front foot rate subject to cap
 - Streets with no adjacent property addresses (3rd St N) will be distributed one block north and south
- Utility Mains
 - No Assessments
- Utility Services (**Utility Assessment**)
 - 50% of as-bid, actual service costs for residential properties
 - 100% of as-bid, actual service costs for commercial properties
- **Total Assessment = Utility Assessment + Street Assessment**



Special Assessment Caps

- 2024 Front Foot Rate Cap (Single Family Residential Properties)
 - **\$106.14 / front foot**
- Front Footage Cap (Single Family Residential Properties)
 - Front footage counted up to **125 feet**
- Caps do not apply to commercial properties
 - Benefit Appraisals for these properties – lower amount used (appraisal vs. policy)
- Preliminary Assessment amounts have been mailed to each property receiving an assessment for the project
 - **Assessment for typical 50' lot on 7th or 8th Ave N = \$8,582 (\$5,307 Street; \$1,675 Water; \$1,600 Sewer)**
 - 2012 Project Assessments considered when calculating 2024 Assessments



Assessments: Summary of Payment Options

1. **Prepay in full or part without interest until July 26*, 2024**
2. **Prepay in full or part with interest until Nov. 15*, 2024**
3. **Do nothing -- Remaining balance put on taxes after Nov. 15*, 2024**
 - 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

***Dates, interest rate, and income limit are tentative, to be confirmed in Spring 2024**



Project Schedule

November 14 – City Council Meeting

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

January 16 – City Council Meeting

- Approve final plans and authorize bidding

February 9 – Open Bids

February 20 – City Council Meeting

- Council orders public hearing on assessments

Early March (Date TBD) – Neighborhood Meeting 3

- Review final assessments and plans, discuss construction process, collect input

March 19 – City Council Meeting

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

May to October – Construction

- Construction could possibly start in April if weather conditions allow
- Final punch list and cleanup items may go into November and Spring of 2025



Project Communication

Bolton & Menk Project Website

www.Hopkins-2024.com



Sign up for project updates

To sign up for project updates, please enter your contact information below.

Subscription Type

Email Address *

Your contact information is used to deliver requested updates or to access your subscriber preferences.

Subscription Type

Wireless Number *



WHAT IS THE SCOPE OF THE PROJECT?

The project involves street and utility reconstruction improvements including storm sewer, watermain, and sanitary sewer replacement along the following streets:

- 7th Ave N from the Regional Park north of Mainstreet to Minnetonka Mills Rd
- 8th Ave N from 2nd St N to Minnetonka Mills Rd
- 3rd St N from 5th Ave N to 8th Ave N

The project also includes the pavement rehabilitation of the following streets:

- 1st St N from 5th Ave N to 8th Ave N
- 2nd St N from 5th Ave N to 8th Ave N

A map of the project area is shown below. The project will be constructed over the summer of 2024 by the City's Contractor.

NEIGHBORHOOD MEETING

ZOOM meeting: Sep 13, 2023 at 05:30 PM

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Project Contacts

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Thank You!

Any Questions?

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