

# Public Improvement Hearing 2024 Central Avenues Improvements

City of Hopkins  
November 14, 2023



# Project Area



## Legend



## Project Locations

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



# Project Costs

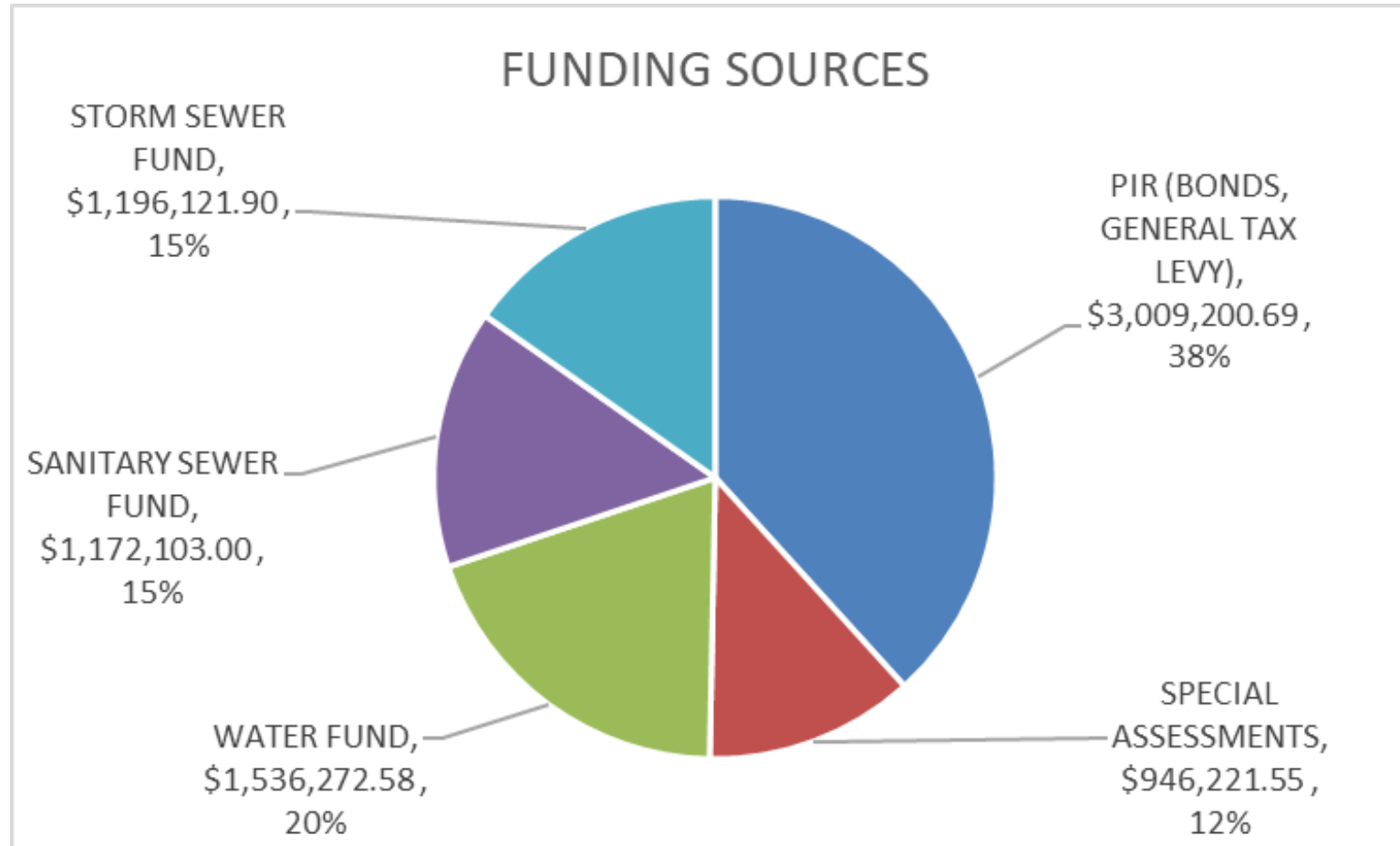
## Cost Savings Implemented

- Leave PVC sanitary main in place
  - ½ block of PVC sanitary sewer on 7<sup>th</sup> Ave N = **\$100,000 Savings**
- Reclaim/Resurface 6<sup>th</sup> Ave N when originally planned for reconstruction
  - Curb and utilities are in relatively good condition = **\$200,000 Savings**
- Narrow Reconstructed Streets
  - 7<sup>th</sup> Ave N by 3' to 4'
  - 8<sup>th</sup> Ave N by 3'
  - 3<sup>rd</sup> St N by 1.5'
  - = **\$120,000 Savings**

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



# Project Budget



# Special Assessment Policies

- Assessments are proposed for all reconstructed streets
  - No assessments for pavement resurfacing/maintenance work
- Streets (**Street Assessment**)
  - Varies for each property based on front footage
    - Front foot rate subject to cap for residential properties = **\$106.14 / front foot**
  - 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
- **Total Assessment = Utility Assessment + Street Assessment**
- 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%\*
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

## **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**

## **March 19 – City Council Meeting**

- Public hearing on assessments and award contract

## **May to October – Construction**





# Thank You!

## Any Questions?

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City Engineer



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