

# Neighborhood Meeting #3 2024 Central Avenues Improvements

City of Hopkins  
March 13, 2024



# Project Area



## Legend



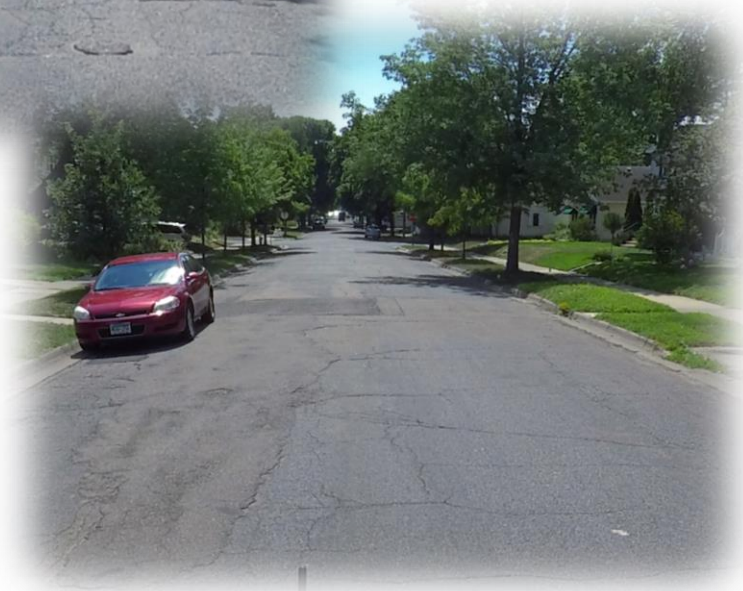
### Project Locations

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





# Street Improvements






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





# Drainage Improvements – Storm Sewer



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





# Utility Improvements – Sanitary Sewer



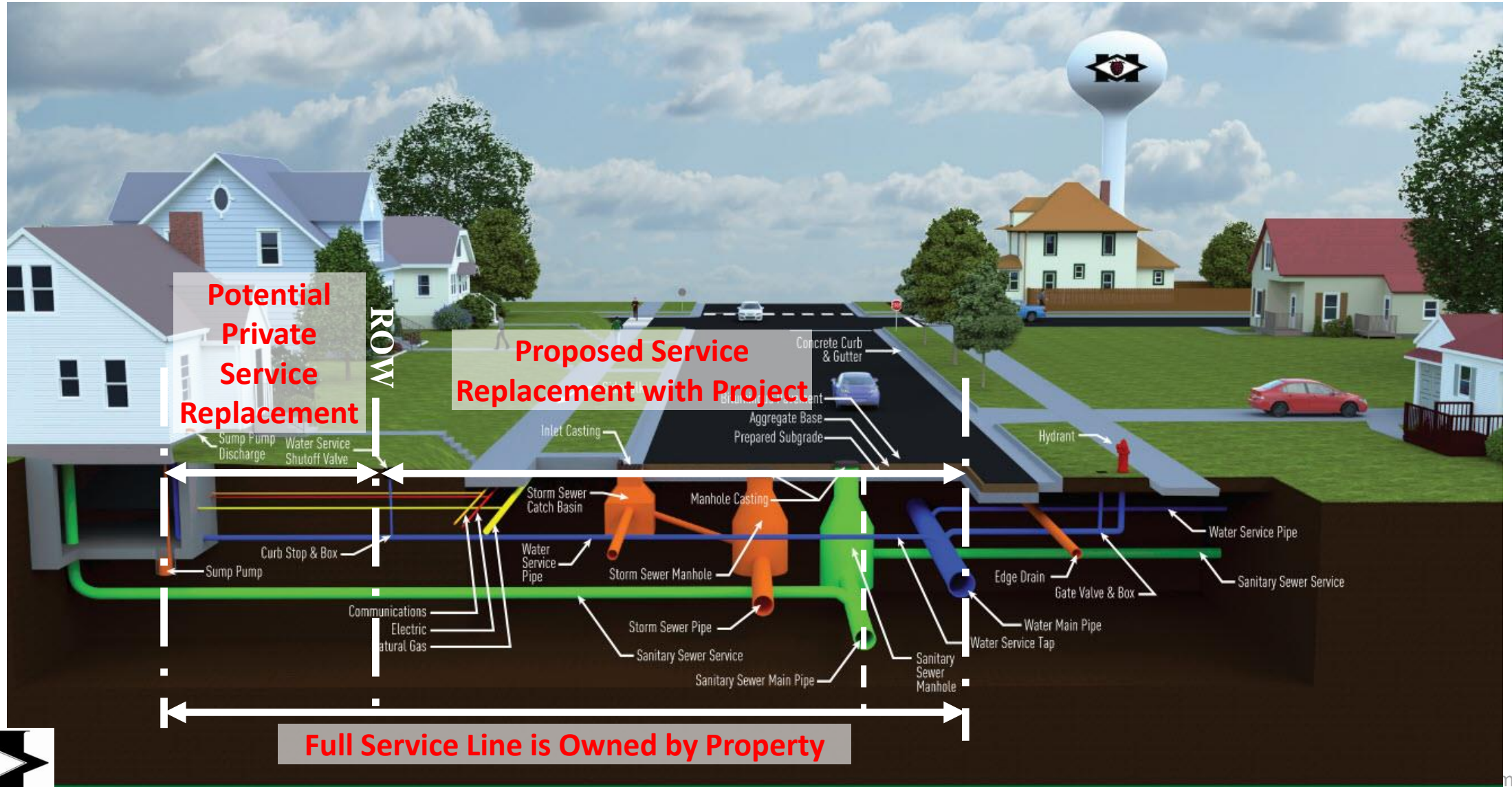


# Utility Improvements – Watermain





# 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](https://extension.umn.edu/tree-and-shrub-insects/emerald-ash-borers)





# Project Budget & Assessments

## # of Properties to be Assessed

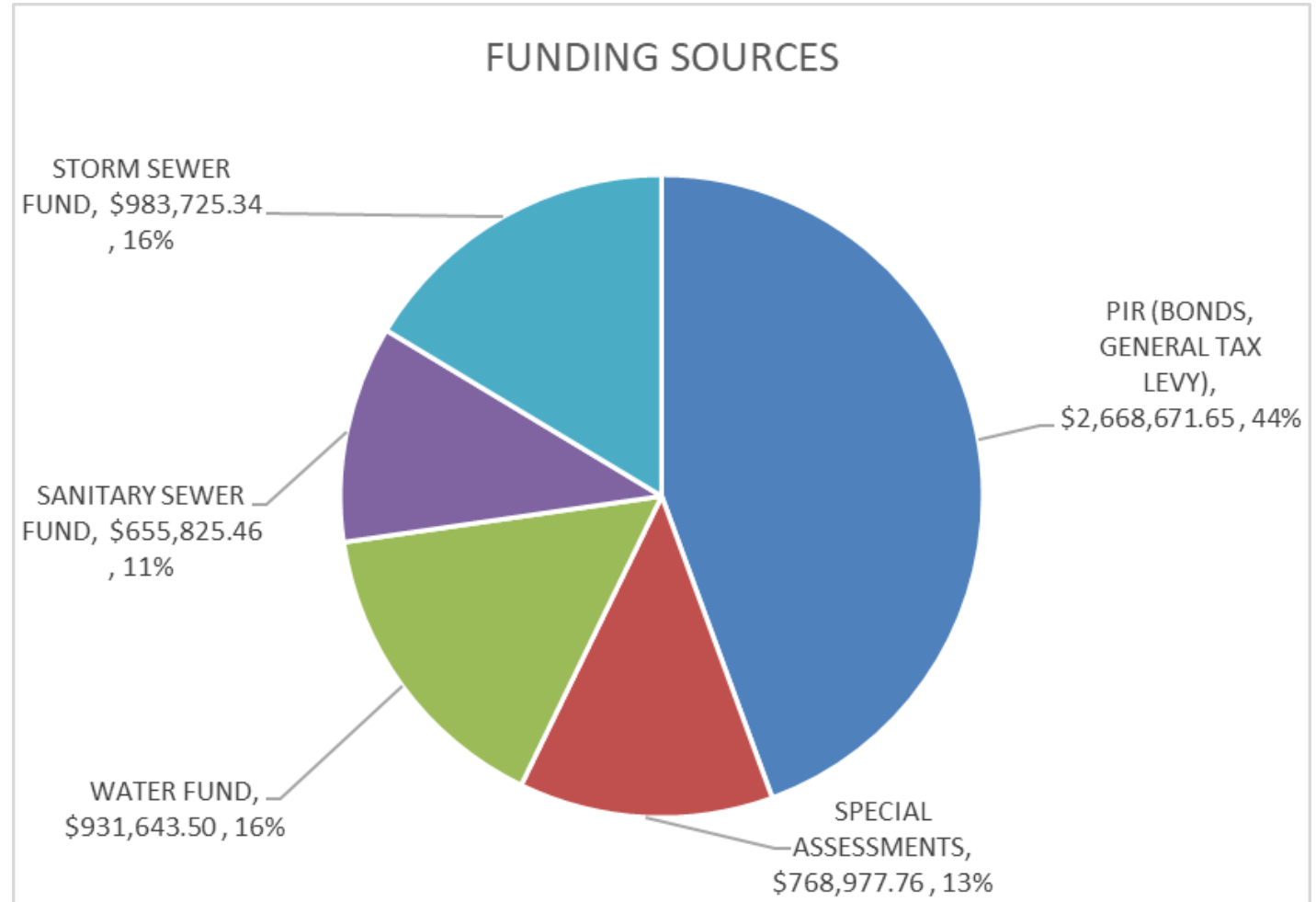
- 148 Properties
  - 147 Single Family Homes
    - 44 Properties have Lower Assessments due to Previous Assessments in 2012
  - 1 Commercial Property

## Total Special Assessment Amount

- \$769,000

## Total Estimated Project Cost

- \$6,000,000
  - \$5,000,000 Construction
    - Includes 5% Contingencies
  - \$1,000,000 Soft Costs
    - Engineering & Administration





# Special Assessment Policies

- Assessments are proposed for all reconstructed streets (7<sup>th</sup> Ave N, 8<sup>th</sup> Ave N, and 3<sup>rd</sup> St N)
  - No assessments for pavement resurfacing/maintenance work (6<sup>th</sup> Ave N, 1<sup>st</sup> St N, 2<sup>nd</sup> 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 (3<sup>rd</sup> 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)
- Final Assessment amounts have been mailed to each property receiving an assessment for the project
  - **Assessment for typical 50' lot on 7<sup>th</sup> or 8<sup>th</sup> Ave = \$6,977.75** (\$5,307 Street; \$836.50 Water; \$834.25 Sewer)
  - **Reduction from Preliminary Assessments of about \$1600 for most properties on 7<sup>th</sup> and 8<sup>th</sup> Ave**
    - Lower utility bid prices than estimated
  - **Assessments did not increase for any property due to favorable bid prices**



# Assessment Calculation Example 1

- 210 7<sup>th</sup> Ave N
  - Street Assessment per cap
    - \$106.14 / foot @ 50' frontage
    - $\$106.14 \times 50' = \$5,307.00$
  - Water Service replacement? - Yes
    - $\$1673.00 \times 50\% = \$836.50$
  - Sewer Service replacement? - Yes
    - $\$1668.50 \times 50\% = \$834.25$
- **Total Assessment** =  $\$5,307.00 + \$836.50 + \$834.25$   
= **\$6,977.75**





# Assessment Calculation Example 2

- 110 7<sup>th</sup> Ave N
  - Street Assessment per cap
    - \$106.14 / foot @ 50' frontage
    - $\$106.14 \times 50' = \$5,307.00$
  - Water Service replacement? - Yes
    - $\$1673.00 \times 50\% = \$836.50$
  - Sewer Service replacement? - No
- **Total Assessment** =  $\$5,307.00 + \$836.50$   
=  **$\$6,143.50$**



# Assessment Calculation Example 3

- 315 8<sup>th</sup> Ave N
  - Street Assessment per cap
    - \$106.14 / foot @ 55' frontage
    - $\$106.14 \times 55' = \$5,837.70$
    - Mtka Mills Rd Unit Assessment paid in 2012 = \$2,242.57
    - Assessment cap at 2012 rate (\$74.45 / foot) = \$4,094.75
    - Percentage of cap paid in 2012 = 54.767%
    - Remaining percentage owed on 2024 cap = 45.233%
    - Street Assessment =  $\$5,837.70 \times 45.233\% = \$2,640.57$
  - Water Service replacement? - Yes
    - $\$1673.00 \times 50\% = \$836.50$
  - Sewer Service replacement? - Yes
    - $\$1668.50 \times 50\% = \$834.25$
- **Total Assessment** =  $\$2,640.57 + \$836.50 + \$834.25$   
= **\$4,311.32**





# Assessment Calculation Example 4

- 242 6<sup>th</sup> Ave N
  - Street Assessment per unit
    - 3<sup>rd</sup> Street N project costs = \$506,156.23
    - Amount assessed to properties
      - $\$506,156.23 \times 70\% = \$354,309.36$
      - 97 properties one block north and south of 3<sup>rd</sup> St N
        - $\$354,309.36 / 97 = \$3,652.67$
    - Water Service replacement? - No
    - Sewer Service replacement? - No
  - **Total Assessment = \$3,652.67**



# Assessments: Summary of Payment Options

1. **Prepay in full or part without interest until July 31, 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 6.5%\*
  - Will impact escrow payments included in mortgage
4. **Deferred Assessments – Pay at a later date**
  - Homestead property, income limit of \$46,831
  - Owner 65 years or more, active military, or disability

**\*Interest rate is tentative/assumed; to be confirmed soon and mailed to residents this Spring**





# Example Payment Schedule

**\$6,977.75**  
**Assessment**  
**at 6.5%**  
**Interest**

Tax Year	Principal Balance	Annual Principal	Annual Interest	Service Charge	Total Amount*
2024	\$6,977.75	\$0.00	\$0.00	\$0.00	\$0.00
2025	\$6,512.57	\$465.18	\$642.53	\$2.50	\$1,110.21
2026	\$6,047.39	\$465.18	\$423.32	\$2.50	\$891.00
2027	\$5,582.21	\$465.18	\$393.08	\$2.50	\$860.76
2028	\$5,117.03	\$465.18	\$362.84	\$2.50	\$830.52
2029	\$4,651.85	\$465.18	\$332.61	\$2.50	\$800.29
2030	\$4,186.67	\$465.18	\$302.37	\$2.50	\$770.05
2031	\$3,721.49	\$465.18	\$272.13	\$2.50	\$739.81
2032	\$3,256.31	\$465.18	\$241.90	\$2.50	\$709.58
2033	\$2,791.13	\$465.18	\$211.66	\$2.50	\$679.34
2034	\$2,325.95	\$465.18	\$181.42	\$2.50	\$649.10
2035	\$1,860.77	\$465.18	\$151.19	\$2.50	\$618.87
2036	\$1,395.59	\$465.18	\$120.95	\$2.50	\$588.63
2037	\$930.41	\$465.18	\$90.71	\$2.50	\$558.39
2038	\$465.23	\$465.18	\$60.48	\$2.50	\$528.16
2039	\$0.00	\$465.23	\$30.24	\$2.50	\$497.97
		<b>Principal</b>	<b>Interest</b>		<b>Total</b>
	<b>Totals</b>	\$6,977.75	\$3,817.43		\$10,832.68

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

# Project Schedule

## **March 13 – 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

## **April to October – Construction**

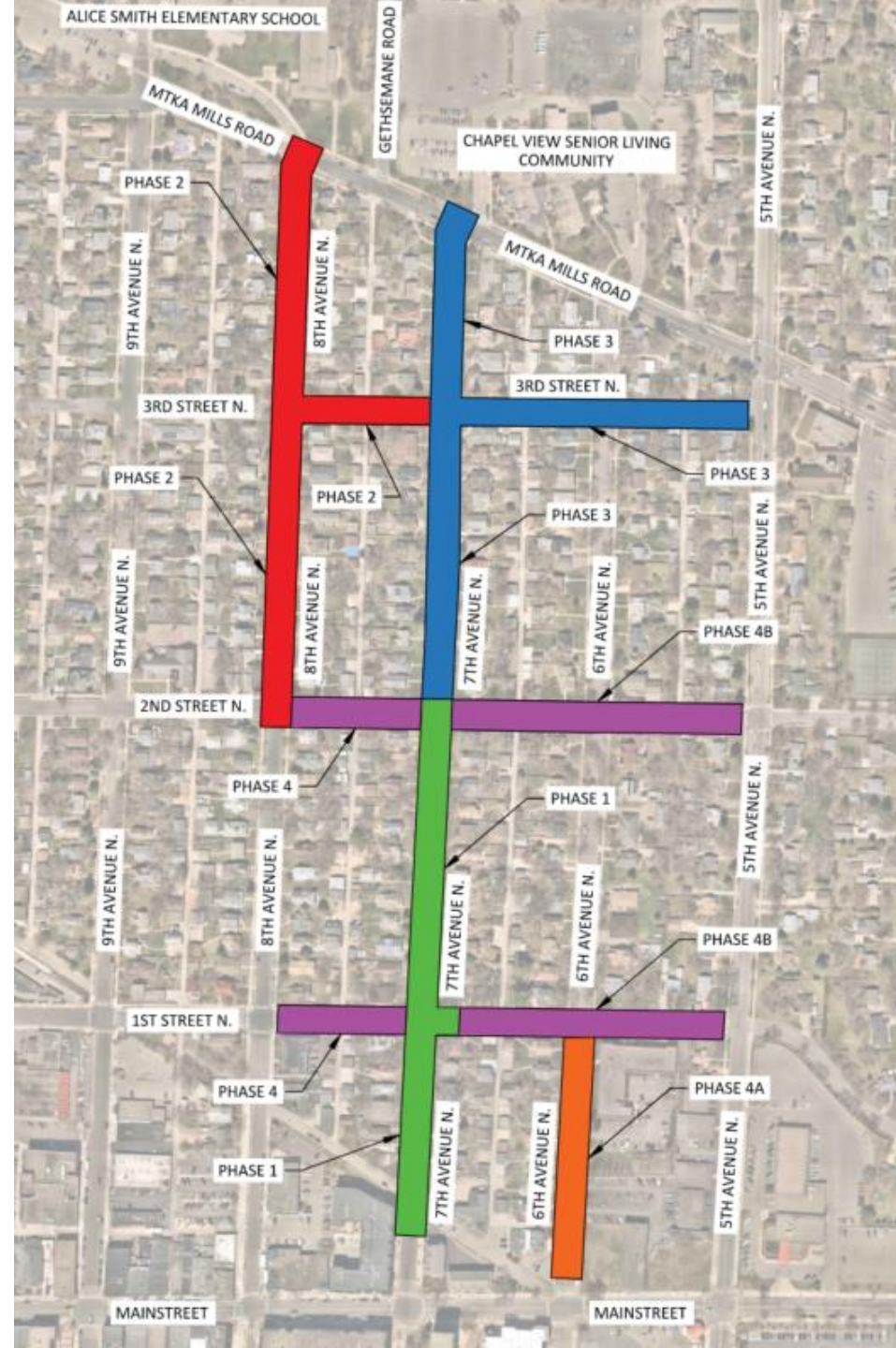
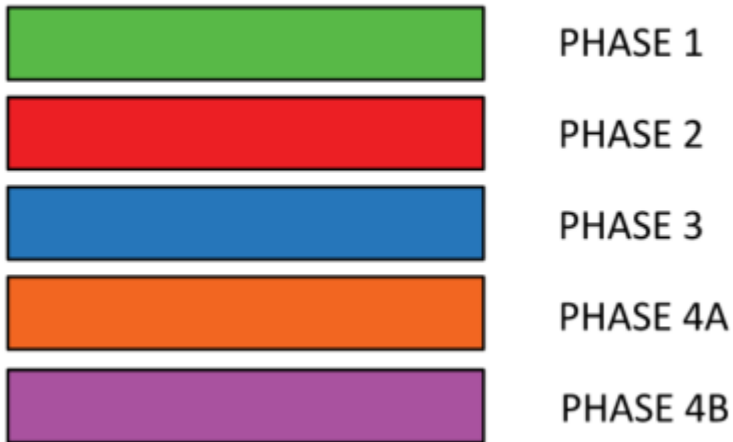
- Final punch list and cleanup items may go into November and Spring of 2025





# Preliminary Construction Phasing Plan

## LEGEND





# 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

3 weeks of boulevard restoration

- 10. Pour concrete sidewalks
- 11. Pave asphalt driveways
- 12. Irrigation and invisible dog fence repairs
- 13. Restoration behind the curb (topsoil and turf)





# Construction Process

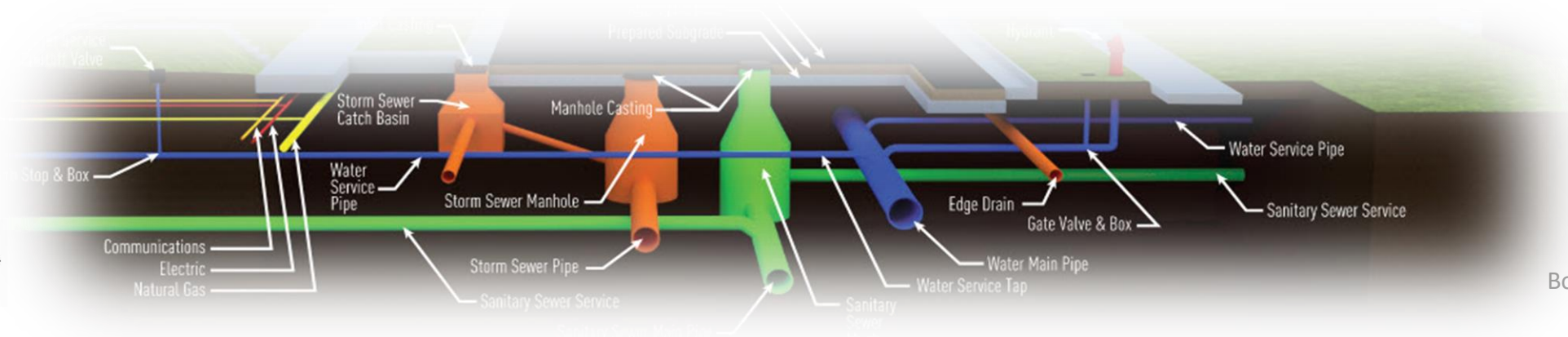
2 to 4 weeks of final cleanup and paving

- 14. Miscellaneous work – signage, tree planting, manhole castings, and cleanup
- 15. Final layer of asphalt roadway is paved
- 16. Roadway pavement markings (striping)



# Construction Impacts and Access

- Private Utilities (Gas, Power, Cable, Phone)
  - Relocations will occur prior to and during construction
  - Unplanned outages may occur during construction, which can be reported directly to the utility company
- Temporary Water Shutdowns
  - Temporary system to be installed to maintain service during construction
- No planned disruption to sewer service
- Temporary Access Restrictions
  - Utility Excavations
  - Concrete Curb and Driveway Aprons
- Landscaping and Retaining Walls
- Notify the project team of special needs or events





# Project Website

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 \*



**HOPKINS | MN** 2024 CENTRAL AVENUES IMPROVEMENTS

PROJECT SUMMARY PROJECT SCHEDULE PROJECT DOCUMENTS CONSTRUCTION UPDATES FAQ

## PROJECT SUMMARY

### 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  
Register Today!

#### SIGN UP TO RECEIVE UPDATES

Click to subscribe



# Project Communication

- Website (Weekly) [www.Hopkins-2024.com](http://www.Hopkins-2024.com)
- Newsletters (Monthly) & Notices (As Needed)
- Project Help Line: **952-236-3998**
- Construction Manager: Josh Hrabe
  - 612-965-2473; [joshhr@bolton-menk.com](mailto:joshhr@bolton-menk.com)
- Construction Inspector: Jamie Hand
  - 612-394-3747; [jamie.hand@bolton-menk.com](mailto:jamie.hand@bolton-menk.com)



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### CONSTRUCTION NEWSLETTER

 Assessments Project Schedule Construction Access & Parking Private Utilities Safety Contact Map & Phasing

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#### 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 23<sup>rd</sup>**  
**OR**  
**Wednesday, March 1<sup>st</sup>**

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 (1<sup>st</sup> layer), Begin Phase 2 Construction

**July/August** – Phase 2 Streets Paved (1<sup>st</sup> layer), Begin Phase 3 Construction

**October** – Phase 3 Streets Paved (1<sup>st</sup> layer), Begin Phase 4 Construction

**Late October/Early November** – Work Complete, final layer of pavement installation





# Thank You!

## Any Questions?

Nick Amatuccio, PE

Project Manager

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Eric Klingbeil, PE

City Engineer

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