

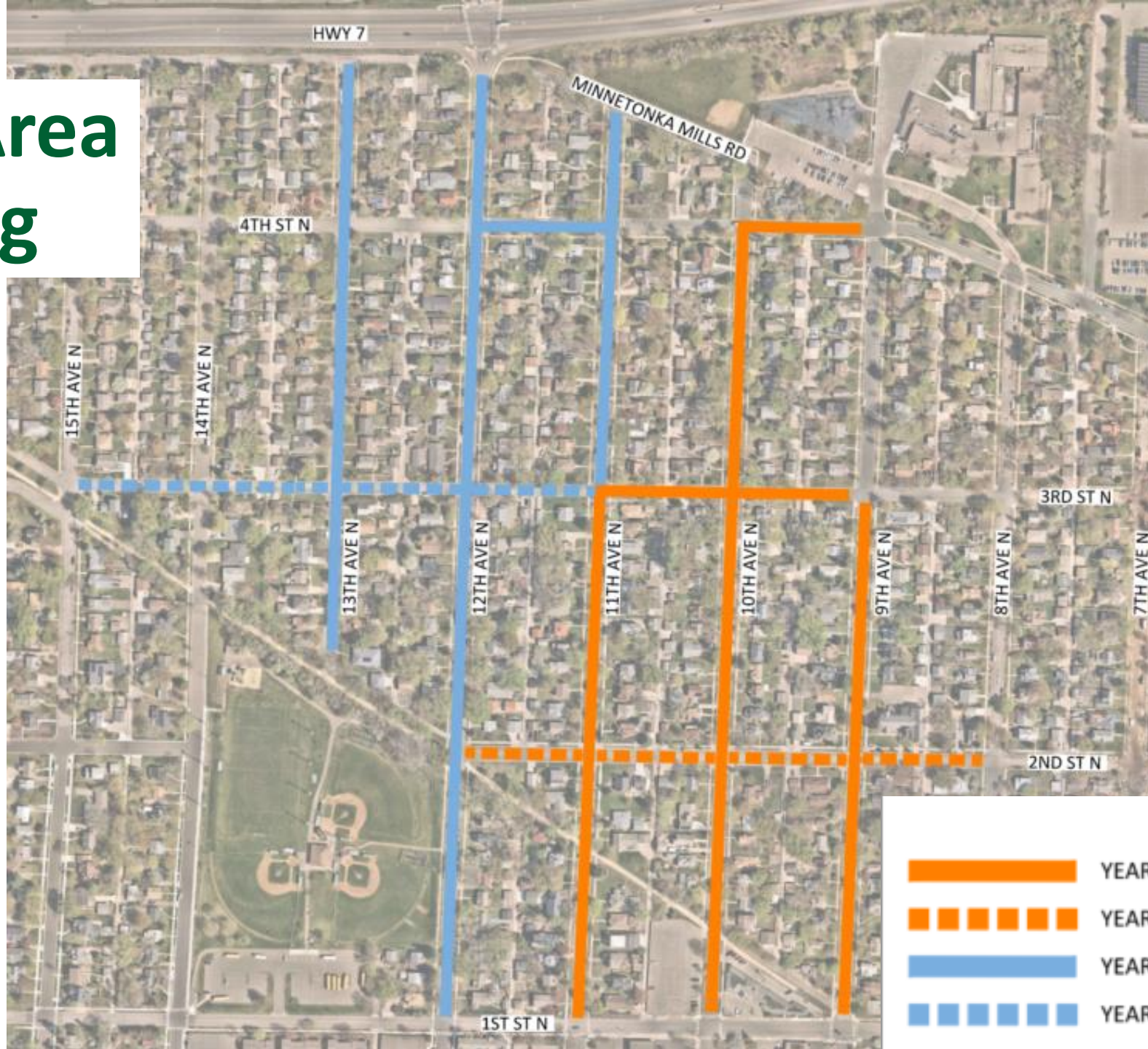
Presentation of Feasibility Study Central Avenues Improvements Phase 2



City of Hopkins
October 15, 2024



Project Area & Phasing



LEGEND

-  YEAR 1 RECONSTRUCTION
-  YEAR 1 STREET RESURFACING
-  YEAR 2 RECONSTRUCTION
-  YEAR 2 STREET RESURFACING



Street Improvements








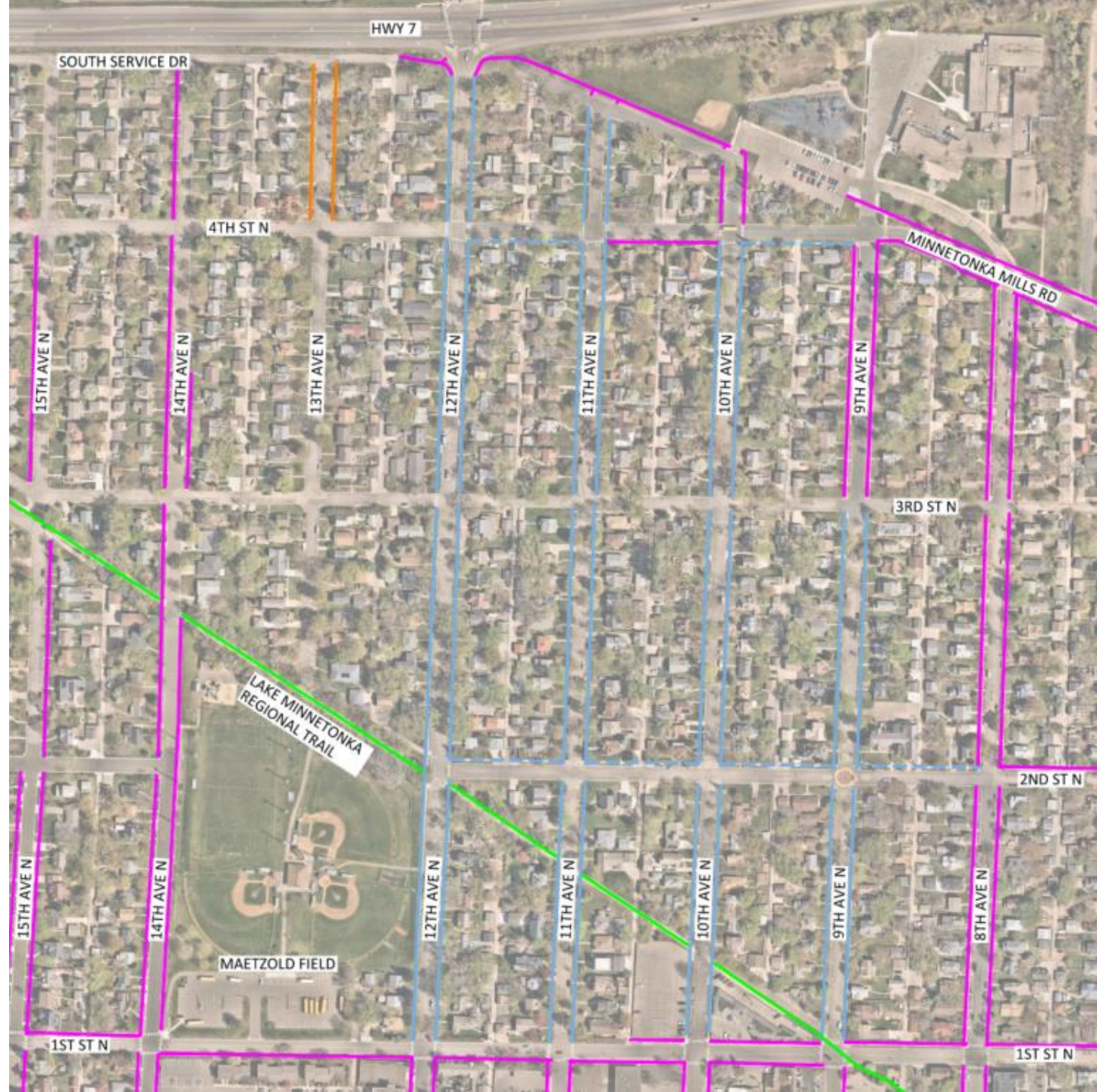
Existing & Proposed Street Widths		
Street Segment	Existing Width	Proposed Width
9 th Ave N, 1 st St N to 3 rd St N	35'	28'
10 th Ave N, 1 st St N to 4 th St N	36'	28'
11 th Ave N, 1 st St N to Mtka Mills Rd	31' - 35'	28'
12 th Ave N, 1 st St N to Hwy 7	36'	36'
13 th Ave N, Trail to S. Service Dr.	36'	28'
3 rd St N, 9 th Ave N to 11 th Ave N	30'	28'
4 th St N, 9 th Ave N to 10 th Ave N	36'	34'
4 th St N, 11 th Ave N to 12 th Ave N	36'	34'
3 rd St N, 11 th Ave N to 15 th Ave N	Reclaim & Resurface	
2 nd St N, 8 th Ave N to 12 th Ave N	Mill & Overlay	



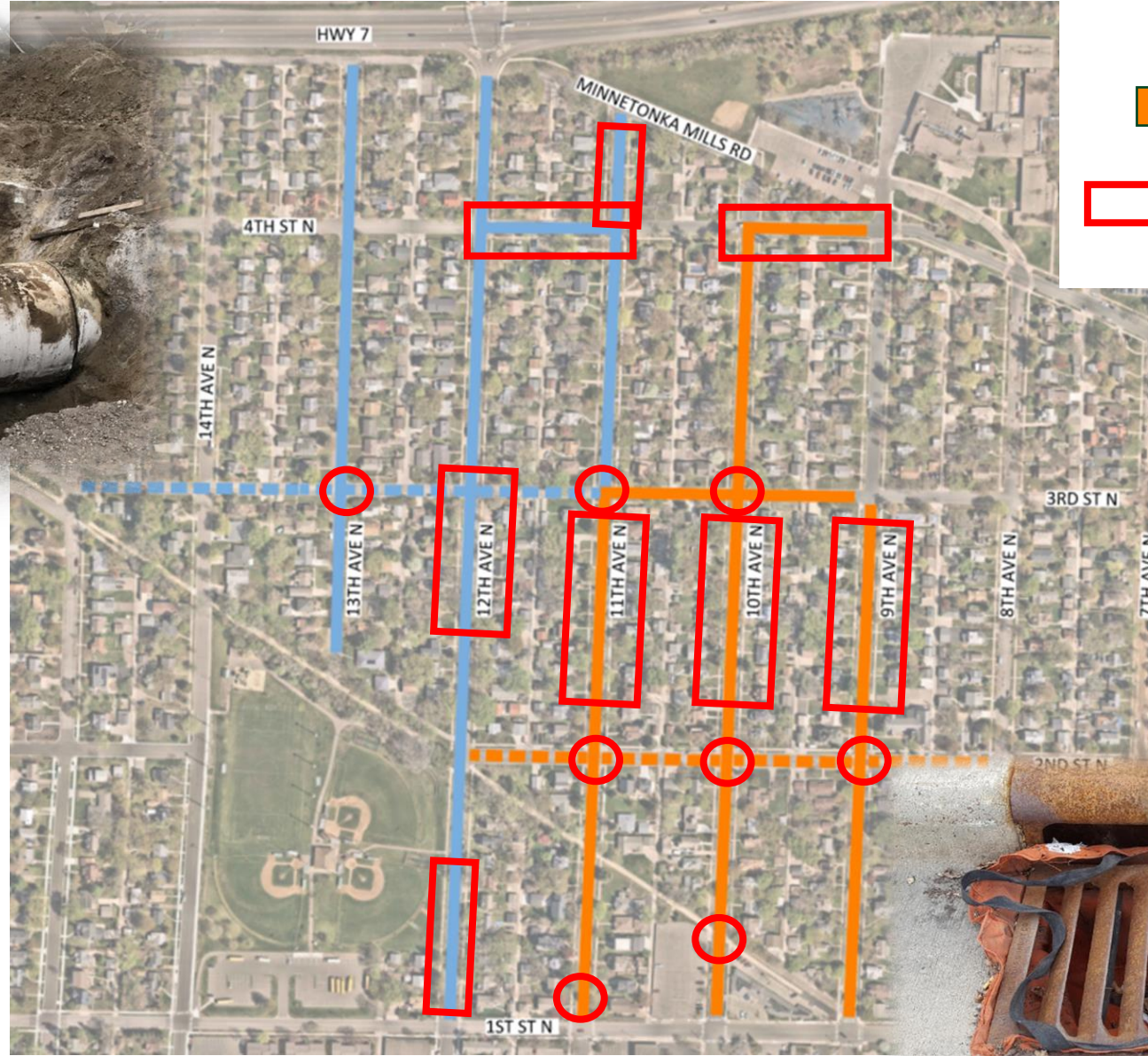
Pedestrian Improvements

LEGEND



-  PROPOSED SIDEWALK REPLACEMENT
-  OPTION TO NOT REPLACE SIDEWALK (COST SAVING MEASURE)
-  EXISTING SIDEWALK OUTSIDE OF PROJECT AREA
-  SPOT SIDEWALK REPAIRS
-  LAKE MINNETONKA REGIONAL TRAIL



Drainage Improvements – Storm Sewer



Legend

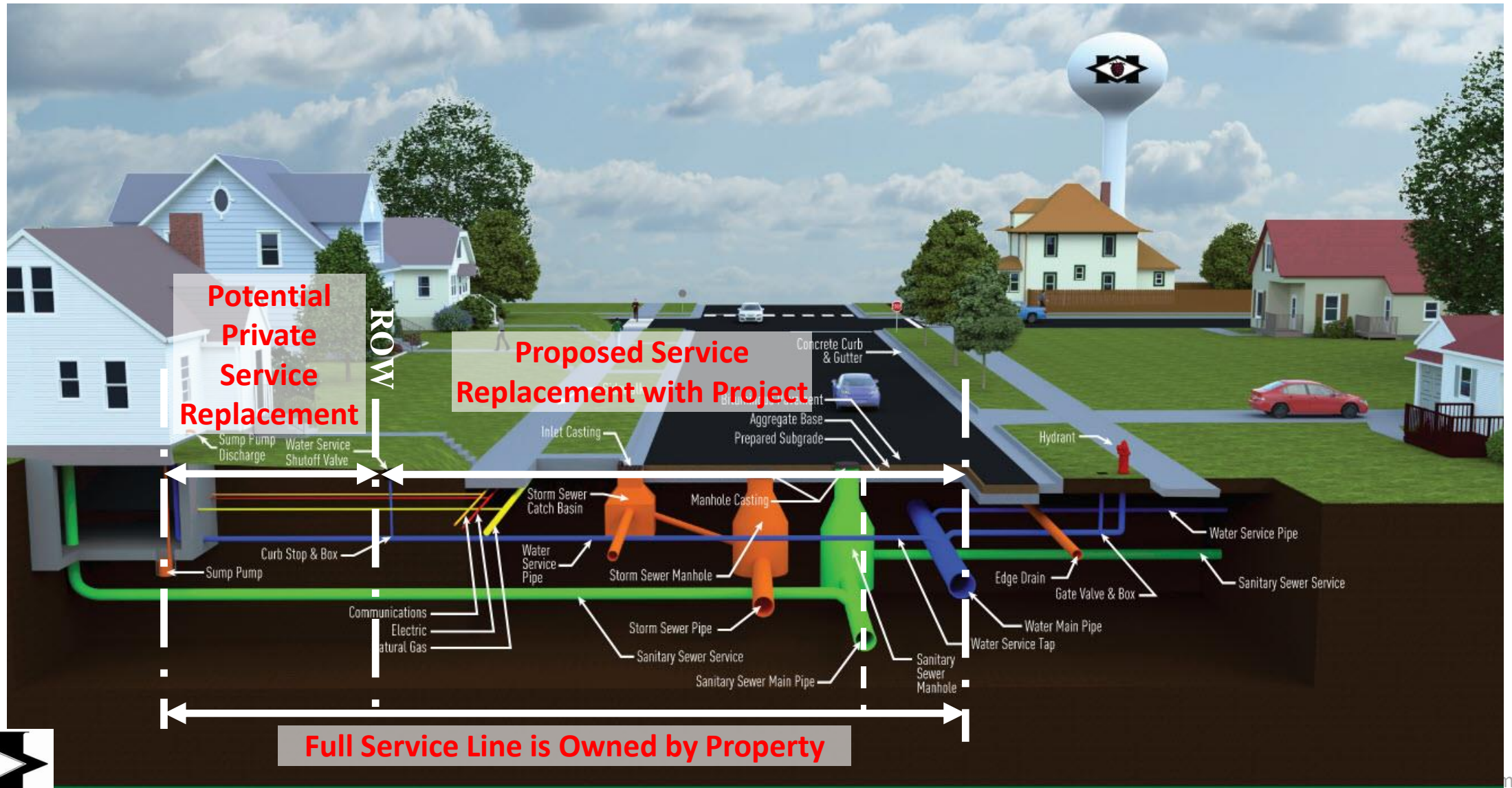
-  Project Area
-  Drainage Issues & Improvements



Utility Improvements: Sanitary Sewer & 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 new 2-inch diameter tree later that Fall or the following Spring



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



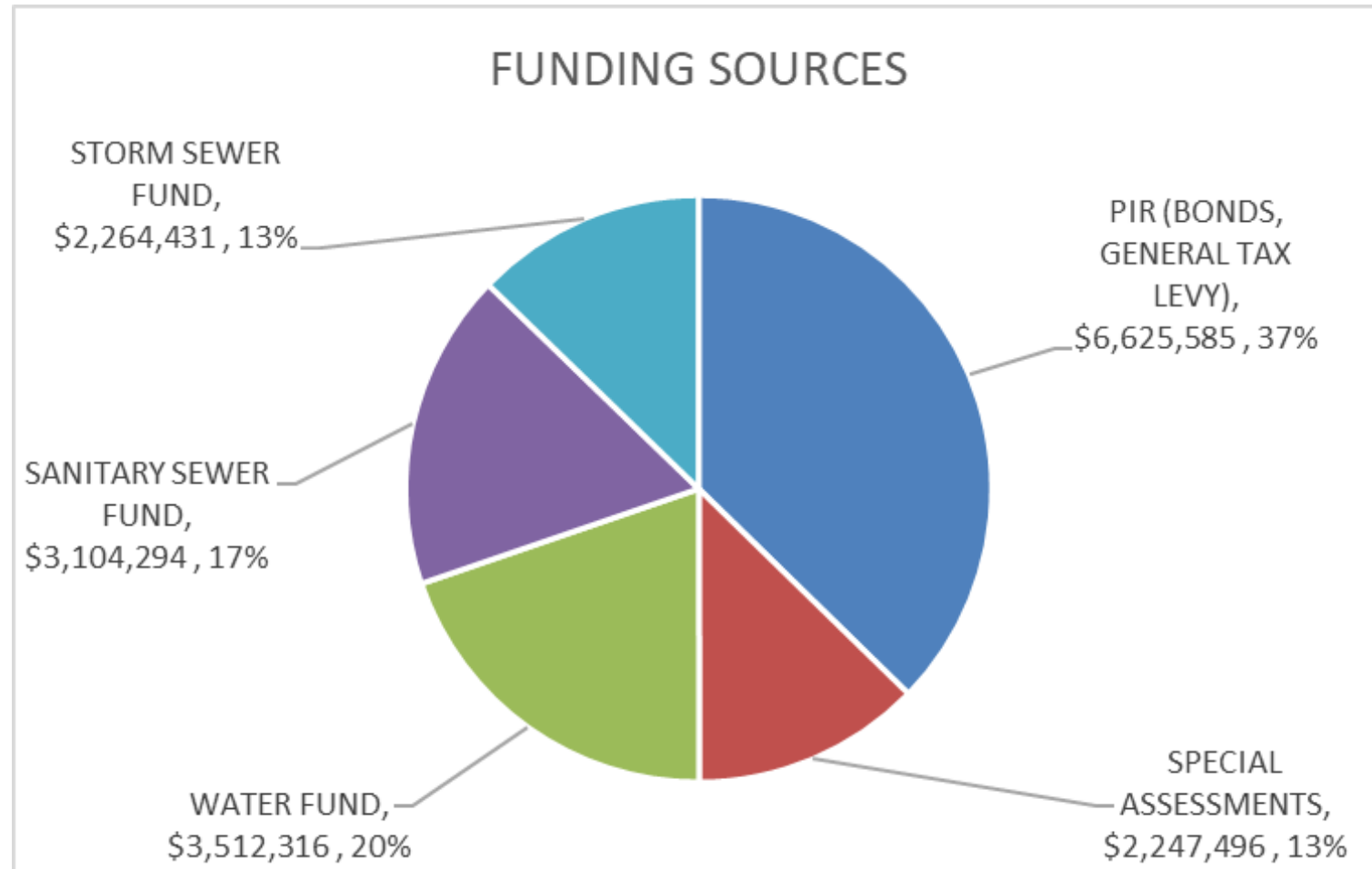
Project Costs

- Cost saving measures included:
 - Narrowed street widths for less pavement to construct, maintain, and treat for stormwater management
 - Mill & Overlay on 2nd St N vs. full recon
 - Reclaim & Resurface on several blocks of 3rd St N vs. full recon
 - Abandon watermain on 3rd St N that is not critical to the system and has no services
 - Trenchless watermain south of TH 7 between 11th Ave N and 13th Ave N
 - Trenchless CIPP lining of sewer mains with no services and over depth sewer to avoid unnecessary and large trench excavations
 - Protecting large trunk storm sewer pipes to remain in place
 - One large two-year project with one construction contract to reduce contingencies and administration costs

Preliminary Estimated Costs of Central Avenues Phase 2 Proposed Improvements	
Proposed Street Improvements	\$5,253,000
Proposed Pedestrian Facility Improvements	\$1,285,000
Proposed Sanitary Sewer Improvements	\$2,288,000
Proposed Watermain Improvements	\$2,588,000
Proposed Storm Sewer Improvements	\$1,669,000
Street & Utility Construction Subtotal	\$13,083,000
Contingencies (15%)	\$1,963,000
Construction Cost with Contingencies (20%)	\$15,046,000
Engineering & Administration (18%)	\$2,708,000
Total Estimated Project Costs	\$17,754,000



Project Funding



Special Assessment Policies

- Assessments are proposed for all reconstructed streets (North-South Avenues; 4th St N; 3rd St N east of 11th Ave)
 - No assessments for pavement resurfacing/maintenance work (2nd St N; 3rd St N west of 11th Ave)
- Streets (**Street Assessment**)
 - 70% of the total street improvement cost
 - Varies for each property based on front footage
 - Streets with no adjacent property addresses (3rd St & 4th St) will be distributed one block north and south
 - Residential properties subject to an assessment cap
- Utility Mains – No Assessments
- Water and Sewer Services (**Utility Assessment**)
 - 50% of as-bid, actual service costs for residential; 100% of as-bid, actual service costs for commercial
 - No assessment if full service replaced in the past 10 years
- **Total Assessment = Utility Assessment + Street Assessment**



Special Assessment Caps

- Front Foot Rate Cap (Residential Properties)
 - **\$109.32 / front foot** (2025 cap rate; increases 3% every year)
- Front Footage Cap (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 will be mailed to each property receiving an assessment in the upcoming weeks
 - Prior to Neighborhood Meeting #2 and the Public Improvement Hearing
 - Assessments range from \$3,598 (50' lot/previous assessment/new sewer) to \$43,047 (commercial property)
 - **Assessment for typical 50' lot on the Avenues = \$8,128.50 (\$5,466 Street; \$1,425 Water; \$1,237.50 Sewer)**
 - 2011 & 2012 Project Assessments considered when calculating Proposed Preliminary Assessments
 - Reduced assessment amounts for 96 properties (280 properties on the preliminary assessment roll)
 - Removed 12 properties from the assessment roll entirely



Assessments: Summary of Payment Options

1. **Prepay in full or part without interest** until July 31* during the 1st year of construction
2. **Prepay in full or part with interest** until November 15* during the 1st year of construction
3. **Do nothing -- Remaining balance put on taxes** after November 15* during the 1st year of construction
 - Paid annually over 15 years, interest rate of about 6%*
4. **Deferred Assessments – Pay at a later date**
 - Homestead property **AND** income limit of approx. \$50,000* **AND** one of the following:
 - Owner 65 years or more **OR** active military **OR** full-time disability

*Dates, interest rate, and income limit are tentative, to be confirmed in the Spring during the 1st year of construction



Resident & Property Owner Outreach

74 Questionnaires Received (approx. 25% of the neighborhood)

Approx. 40 residents/property owners attended Neighborhood Meeting 1 on October 2nd at City Hall

Most common questionnaire responses and resident input received:

- Uneven sidewalks with standing water and ice build up in the winter
- Drainage issues in the street and curb throughout the neighborhood
- Sidewalk requested on some of the side streets; No sidewalk desired by residents on 13th Ave N where none now
- 4-way stop signs requested at 10th Ave N/4th St N and other intersections throughout the neighborhood
- Speeding and stop sign compliance along 12th Ave N
- Safety for bicycles and pedestrians at Regional Trail crossings, especially at 12th Ave N and 2nd St N
 - Some reported crashes involving bicycles over the last 5 years at 12th Ave N & 2nd St N
 - Project team coordinating with Three Rivers Park District on trail crossing improvements at 12th, 11th, and 10th Avenues
- Protect healthy trees throughout the neighborhood
- Sewer or water service issues and questions about private service replacement
- Concerns about narrowing the streets, especially on 9th Ave N
 - Project team will continue to evaluate street widths with City Staff while considering input from residents



Project Communication

Bolton & Menk Project Website

www.HopkinsAvenuesProject.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 CENTRAL AVENUES IMPROVEMENTS PROJECT-PHASE 2

PROJECT SUMMARY PROJECT SCHEDULE PROJECT DOCUMENTS CONSTRUCTION UPDATES FAQ

PROJECT SUMMARY

WHAT IS THE SCOPE OF THE PROJECT?

The project involves street lighting, storm sewer, watermain, and sanitary sewer replacement along the following streets:

- 9th Ave N from 1st St N to 3rd St N
- 10th Ave N from 1st St N to 4th St N
- 11th Ave N from 1st St N to Minnetonka Mills Rd
- 12th Ave N from 1st St N to Highway 7
- 13th Ave N from dead end by the Regional Trail to South Service Dr
- 3rd St N from 9th Ave N to 11th Ave N
- 4th St N from 9th Ave N to 10th Ave N and from 11th Ave N to 12th Ave N

SIGN UP TO RECEIVE UPDATES

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CONTACTS

Bolton & Menk, Inc.

Nick Amatuccio, PE



Project Schedule

October 15, 2024 – City Council Meeting

- Present Feasibility Report and Council calls for the public hearing

November 6, 2024 – Neighborhood Meeting 2

November 12, 2024 – City Council Meeting

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

Following dates/action items assume construction will begin in 2025:

Late January or Early February 2025 – City Council Meeting

- Approve final plans and authorize bidding

Late February or Early March 2025 – Open Bids

March 2025 – City Council Meeting

- Council orders public hearing on assessments

Late March or Early April 2025 – Neighborhood Meeting 3

April 2025 – City Council Meeting

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

May 2025 – Begin Construction



Thank You!

Any Questions?

Nick Amatuccio, PE
Project Manager

Eric Klingbeil, PE
City Engineer



Real People. Real Solutions.

Bolton-Menk.com